

# City of Miami Gardens

## Department of Community Development



### 5-YEAR CONSOLIDATED PLAN

### PROGRAM YEARS 2016 – 2020

**DRAFT**

Updated May 2016 by:

The Florida Housing Coalition

## Contents

Executive Summary.....	5
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) .....	5
The Process .....	9
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b).....	9
PR-10 Consultation - 91.100, 91.200(b), 91.215(l) .....	10
PR-15 Citizen Participation.....	17
Needs Assessment .....	23
NA-05 Overview .....	23
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c) .....	24
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2) .....	44
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2) .....	47
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2).....	50
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2) .....	51
NA-35 Public Housing – 91.205(b) .....	53
NA-40 Homeless Needs Assessment – 91.205(c).....	58
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d).....	62
NA-50 Non-Housing Community Development Needs – 91.215 (f) .....	65
Housing Market Analysis.....	67
MA-05 Overview .....	67
MA-10 Number of Housing Units – 91.210(a)&(b)(2).....	68
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a) .....	71
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a).....	83
MA-25 Public and Assisted Housing – 91.210(b) .....	88
MA-30 Homeless Facilities and Services – 91.210(c).....	91
MA-35 Special Needs Facilities and Services – 91.210(d).....	94

MA-40 Barriers to Affordable Housing – 91.210(e) .....	96
MA-45 Non-Housing Community Development Assets – 91.215 (f) .....	97
MA-50 Needs and Market Analysis Discussion .....	108
Strategic Plan .....	111
SP-05 Overview .....	111
SP-10 Geographic Priorities – 91.215 (a)(1) .....	113
SP-25 Priority Needs - 91.215(a)(2) .....	114
SP-30 Influence of Market Conditions – 91.215 (b) .....	118
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2) .....	119
SP-40 Institutional Delivery Structure – 91.215(k) .....	121
SP-45 Goals Summary – 91.215(a)(4) .....	124
SP-50 Public Housing Accessibility and Involvement – 91.215(c) .....	127
SP-55 Barriers to affordable housing – 91.215(h) .....	128
SP-60 Homelessness Strategy – 91.215(d) .....	130
SP-65 Lead based paint Hazards – 91.215(i) .....	132
SP-70 Anti-Poverty Strategy – 91.215(j) .....	133
SP-80 Monitoring – 91.230 .....	134
Expected Resources .....	135
AP-15 Expected Resources – 91.220(c)(1,2) .....	135
Annual Goals and Objectives .....	138
Projects .....	141
AP-35 Projects – 91.220(d) .....	141
AP-38 Project Summary .....	142
AP-50 Geographic Distribution – 91.220(f) .....	145
Affordable Housing .....	146
AP-55 Affordable Housing – 91.220(g) .....	146

AP-60 Public Housing – 91.220(h)..... 147

AP-65 Homeless and Other Special Needs Activities – 91.220(i)..... 149

AP-75 Barriers to affordable housing – 91.220(j) ..... 152

AP-85 Other Actions – 91.220(k) ..... 154

Program Specific Requirements..... 157

DRAFT

# Executive Summary

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

### 1. Introduction

Miami Gardens is a distinctive suburban City in Miami-Dade County. Incorporated in 2003, Miami Gardens is the largest predominantly African-American municipality in the state of Florida, with a solid working-class and middle-class resident base and a strong sense of community ownership and civic pride. The City has a sufficiently large population to be recognized as an “entitlement community” by the U.S. Department of Housing and Urban Development (HUD), meaning that it automatically receives annual HUD Community Planning & Development (CPD) grant funds according to a population-based formula. Currently, the only CPD program from which Miami Gardens receives funding is the Community Development Block Grant (CDBG). This Five Year Consolidated Plan and One Year Action Plan meet HUD’s requirements for CPD grantees, identifying goals and objectives for the use of CPD funds based on public input and an analysis of housing and community development needs and resources.

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City of Miami Gardens has developed its strategic plan based on an analysis of the data presented in this plan and the community participation and stake holder consultation process. Through these efforts, the city has identified five priority needs and five goals to address those needs. The priority needs include: 1) Improved Public Facilities and Infrastructure, 2) Expanded Public Service Offerings, 3) Increased Affordable Housing Options, 4) Expand Economic Development Opportunities, and 5) Improve Efforts to End Homelessness.

To provide for those needs, the five goals for the next five years are as follows:

1. Improve and Expand Public Infrastructure
2. Increase Capacity of Area Service Providers
3. Preserve Existing Housing Stock
4. Provide for New Affordable Housing Opportunities
5. Improve and Expand Economic Development Activity

### 3. Evaluation of past performance

The City of Miami Gardens became eligible to receive HUD CPD funds in 2006. Since that time, the City has received roughly \$11.35 million in CDBG funds. Five (5) high priority goals were identified in 2006 and have been the focus of CDBG-funded projects, and the City's Community Development Department (CD Dep't) has been tasked with establishing and implementing programs that would meet these goals.

**Goal #1:** Assist in the development of state-of-the-art recreational facilities and services. Accomplishments over the past nine years include:

- Energy-efficient sports lighting, a completely refurbished football field, and a shade structure over the playground area at Brentwood Park
- New playground equipment and resurfaced basketball courts at Miami Carol City Park
- Renovation of Bunche Park's 4 basketball courts, including new surfaces and poles with backboards
- New perimeter fence and landscaping at Betty T. Ferguson Recreation Complex
- Vacant and blighted lot in Vista Verde Neighborhood was redeveloped as a small community garden in collaboration with a nonprofit volunteer organization

**Goal #2:** Provide funding to redevelop blighted residential and commercial areas. In just eight years, the City has performed rehabilitation on 211 single-family homes using CDBG as well as other grant funds; more than 700 homeowners and residents have benefited from this assistance. In addition, through the Homeownership Assistance Program, 23 first-time homebuyers were assisted with down payment and closing costs.

**Goal #3:** Improve maintenance of stormwater facilities. The Livable Neighborhoods program was created in 2006 with the intent of improving storm water drainage facilities in neighborhoods with a history of flooding problems. Using CDBG and Disaster Recovery funding from the State of Florida, three projects were completed in the Kings Gardens I & II, Bunche Park, and Vista Verde Neighborhoods. Over 5,000 households in these neighborhoods benefited from the improved storm water drainage, sidewalks and crosswalks, lighting, repaired streets, and landscaping. The City is continuing the Livable Neighborhoods program in the Vista Verde Neighborhood into 2015-2016.

**Goal #4:** Create economic development programs that promote business attraction and retention. To meet this goal, the City established the Business Incentive Program (BIP), which provides financial assistance for businesses that need to expand or are looking to get started. The BIP also provides financial assistance for façade improvements. Over the past nine years, a total of 30 businesses (several located in the same shopping plaza) have received assistance including: construction for expansion and to remedy code violations, façade improvements to include signage and painting, and energy efficiency improvements.

**Goal #5:** Create partnerships with community-based organizations to establish programs and services for youth and elderly residents. Funded programs included after-school tutoring, summer and development programs for youth, telephone reassurance and home-delivered meals programs for the elderly, homebuyer counseling and foreclosure prevention services, financial fitness for individuals and business, and food pantry services. Thousands of individuals have been direct and indirect recipients of these services rendered by 16 different non-profit agencies and the City. In addition to its annual CDBG funding allocation, the City has also leveraged \$20.8 million from other funding sources, enabling us to serve more than 5,000 households and nearly 15,000 people.

#### **4. Summary of citizen participation process and consultation process**

The City of Miami Gardens consulted with community service providers, other jurisdictions, and other entities with a potential interest in or knowledge of that jurisdiction's housing and non-housing community development issues. The City reached out through its website, Facebook, e-mails, stakeholders' meetings, citizen participation meetings, online surveys in English and Spanish, paper flyers, and a newspaper advertisement in the Miami Herald. Individuals and organizations were invited to attend several stakeholder meetings and public meetings, and to respond to an online survey. At each meeting, attendees were encouraged to participate, provide input and make recommendations. The online survey also provided an opportunity for those not in attendance to make suggestions and recommendations on the Five Year Consolidated Plan and the One Year Action Plan.

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

Citizens and stakeholders expressed widespread support for purchase assistance for low- and moderate-income homebuyers. Other priorities identified included, but were not limited to, expanding affordable rental housing opportunities, improving public infrastructure, home rehabilitation assistance targeted to elders, financial counseling and foreclosure prevention, crime prevention, and youth enrichment activities.

Stakeholder meeting comments: See Attachment A

Citizen participation meeting comments: See Attachment B

Online public survey responses: See Attachment C

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

All comments were accepted.

## 7. Summary

Primary data sources for the Consolidated Plan include: 2010-2014 American Community Survey 5-Year Estimates, 2008-2012 CHAS, Bureau of Labor Statistics, Boxwood Means market data, 2000 Census, 2010 Census, Center for Disease Control, Longitudinal Employer-Household Dynamics, Homeless Management Information System (HMIS), Inventory Management System/PIH Information Center (IMS/PIC), and local data sources. A disparity exists between data tables throughout the plan in that tables which utilize ACS contain 2014 data and tables that utilize CHAS contain 2012 data. At the time of writing only 2012 CHAS data was available from HUD. However, 2014 ACS data was available and thus it best to utilize the most current data source where possible, and that incongruences in the source years were outweighed by the more accurate demographic and housing picture painted by the 2014 ACS data.

Due to data constraints in HUD's CPD Maps tool, the maps contain data from the 2011 American Community Survey. Where possible, the data used in the tables and text throughout the plan is from the more current 2014 ACS. This disparity in the source of data between the tables and maps does not lessen the value or usefulness of the maps because the purpose of the maps is to show geographic concentrations and distributions, not precise values.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	MIAMI GARDENS	Department of Community Development

**Table 1 – Responsible Agencies**

#### Narrative

The City of Miami Gardens Community Development Division is the responsible entity for carrying out the day-to-day administration of the housing and community development programs. The staff works with City Departments, local nonprofit and for-profit organizations, and contractors to carry out the goals of the Consolidated Plan and the Action Plan.

#### Consolidated Plan Public Contact Information

Laurin Yoder, Community Development Division Director

City of Miami Gardens

18605 NW 27 Avenue, Suite 151

Miami Gardens, FL 33056

Ph (305) 622-8041 | Fax (305) 622-8046

lyoder@miamigardens-fl.gov

www.miamigardens-fl.gov

## **PR-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

To comply with the Consolidated Plan development process, federal regulations (24 CFR 91.200(b), 91.215(i)), the City of Miami Gardens consulted with community service providers, other jurisdictions, and other entities with a potential interest in or knowledge of that jurisdiction's housing and non-housing community development issues. The City reached out through its website, Facebook and e-mails; held two stakeholders' meetings and two citizen participation meetings; conducted online surveys in English and Spanish; distributed paper flyers; and placed a newspaper advertisement in the Miami Herald. Individuals and organizations were invited to attend several stakeholder meetings and public meetings, and to respond to an online survey. This provided every stakeholder, interested party and resident with the opportunity to provide feedback. At each meeting, attendees were encouraged to participate, provide input and make recommendations. The online survey also provided an opportunity for those not in attendance to make suggestions and recommendations on the Five Year Consolidated Plan and the One Year Action Plan.

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

In the development of this Plan, the City of Miami Gardens consulted with public and assisted housing providers, as well as private and governmental health, mental health and social service agencies. The first step in the consultation process was the identification of stakeholders and citizens that would participate in the citizen participation/consultation process. Once the agencies and organizations were identified, they received invitations to stakeholder meetings and citizen's participation meetings, and were asked to complete the online survey. In addition to these direct invitations, a notice was placed in the Miami Herald and on the City's website. The meetings were also published on the City's Event Calendar, the Mayor and City Commission were notified, departments within the City were notified, and informational flyers requesting responses to the online survey were distributed at City Hall. By using these methods to seek public comment and participation, the City was able to reach out to:

- Public and private agencies that provide health services and social and fair housing services;
- State and local health and child welfare agencies in regard to the portion of its consolidated plan concerning lead-based paint hazards;
- Adjacent local governments and local government agencies with metropolitan-wide planning responsibilities;
- Public and private agencies that address the needs of persons with HIV/AIDS and their families;
- The County public housing agency concerning public housing needs, planned programs, and activities; and

- Local businesses and industry to determine the needs of these organizations in better planning the funds for economic development activities.

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

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

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

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

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

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

In 2009, the City of Miami Gardens joined Miami, North Miami, and Miami-Dade County in contributing Homelessness Prevention and Rapid Re-Housing Program (HPRP) funds for the creation of the Housing Assistance Network of Dade (HAND), to be operated by Citrus Health Network. HPRP was a time-limited HUD funding program designed as a response to the Recession, and is no longer available.

DRAFT

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

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

1	<b>Agency/Group/Organization</b>	Citrus Health Network, Inc.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through stakeholder meetings held during the citizen participation process and online surveys. The City of Miami Gardens maintains open lines of communication with this organization and the input was taken into consideration when addressing program needs.

2	<b>Agency/Group/Organization</b>	Miami-Dade County Homeless Trust
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Miami Gardens maintains open lines of communication with this organization and the input was taken into consideration when addressing program needs.
3	<b>Agency/Group/Organization</b>	Miami Job Corps
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization was consulted through stakeholder meetings held during the citizen participation process and online surveys. The City of Miami Gardens maintains open lines of communication with this organization and the input was taken into consideration when addressing program needs.

4	<b>Agency/Group/Organization</b>	Miami-Dade Public Housing and Community Development
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	These organizations were consulted through meetings, phone calls, and e-mails to obtain direct information and input in the specific areas of the Consolidated Plan where their expertise and input was required. The consultation provided information needed in the development of the plan. Several agencies that were asked to participate did not attend meetings or respond to surveys. The City will work to improve and increase participation and coordination with these agencies in the future.

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

There were no agency types not consulted during this process.

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

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

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

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

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

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

## **PR-15 Citizen Participation**

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

The City's citizen participation plan adheres to HUD's requirements set within the Consolidated Plan. This plan includes soliciting participation from all City residents, including minorities, non-English speakers, and low- and moderate-income persons, particularly those living in slum or blighted areas, as well as those with any disability. Citizen views were obtained through public hearings that addressed housing and community development, development of proposed activities and review of program performance. The City held four public meetings which were advertised in the Sunday edition of the Miami Herald Neighbors Section on February 28, 2016. Meeting notices were also advertised on the City's website and its Calendar of Events. In addition, meeting invitations were sent to the City's Public Service and Citizen contact list in February 2016.

The following meetings were held to solicit comment on the Plan and the City's Housing, Homeless and Community and Economic Development needs:

1. Stakeholder's meetings were held on March 1 and March 8, 2016 at 2:00 p.m. at the Miami Gardens City Hall. Invitations were emailed to over 100 housing, economic and community development stakeholders in and around the City. Fifteen stakeholders attended the March 1 meeting and ten stakeholders attended the March 8 meeting. Public comments were collected and evaluated. A meeting summary and Citizen's comment are provided in Attachment A. Two public meetings targeted to City residents were held. The first on March 10th at the Betty Ferguson Center, 300 NW 199th St., Miami Gardens, and the second on March 24th at the North Dade Library, 2445 NW 183rd St, Miami Gardens. Two citizens attended the March 8 meeting but there was no turnout for the March 24 meeting. Public comments were collected and evaluated. A meeting summary and comments are provided in Attachment B.

A Community Survey in English and Spanish was conducted. Links to the survey website were posted on the City's Facebook page and website and paper copies were created and distributed at City Hall. The Surveys opened on February 15, 2016 and closed on March 30, 2016. 229 responses were received and comments are detailed in Attachment C.

Two workshops were held to provide technical assistance to community based organizations interested in applying for funding for public service activities. A total of 29 agencies were represented at these workshops which were held on March 17, 2016 and April 12, 2016. The purpose of these workshops was to provide community based agencies with an overview of the CDBG program and eligible public service activities. A pre-proposal meeting was also held on April 12, 2016 to give agencies an opportunity to ask specific questions about the Public Services program and the Request for Proposal.

Residents will have additional opportunities to provide comments on the proposed plans by submitting oral or written comments during the 30-day comment period (June 13-July 13, 2016) and at a public

meeting to be held on June 20, 2016 at the Miami Gardens City Hall at 10:00 a.m. A public meeting will be held on July 13, 2016 for the approval of the Consolidated Plan and 2016 Action Plan by City Council.

All Citizen Comments and survey responses were carefully considered when setting goals and priorities for the Consolidated Plan.

DRAFT

**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	Stakeholders	Fifteen stakeholders were in attendance. See Attachment A for a complete list.	Comments were received in support of the current housing programs operating in the City (Owner Occupied Rehabilitation, Down Payment Assistance). The need for more affordable rental housing and Community Land Trusts were mentioned as was the desire for financial literacy education. The need for improvement (clean up, streetscaping) to the Kings Garden and Vista Verde neighborhoods, additional job creation efforts and services and housing for homeless households was also discussed.	All comments were accepted.	N/A

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)
2	Public Meeting	Stakeholders	10 people were in attendance. See attachment A for a complete list.	Comments received at this meeting echoed sentiments of those previously voiced at the first stakeholder meeting. Additional comments were made requesting foreclosure prevention education as well as a preference for elderly clients in the City's owner occupied rehabilitation program.	All comments were accepted.	N/A
3	Public Meeting	Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	2 citizens were in attendance.	Comments received included requests for septic to sewer conversions, metro rail expansion, road maintenance and streetscape improvements, preferences for locally based organizations in awarding funding, purchase assistance and rehabilitation of homes with a preference for elderly, an aversion to Section 8 housing and the need for an Emergency Shelter for those experiencing homelessness.	All comments were accepted	N/A

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)
4	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Stakeholders</p>	<p>A total of 229 persons responded to the survey. About 88% of respondents were Miami Gardens residents, while the remaining respondents were business owners or landlords operating in the City, social service or health providers, and others. Additionally, about 88% of respondents were between the ages of 35 and 74. About 89% of respondents were African-American. About 85% of respondents were homeowners, while most of the remaining respondents were renters.</p>	<p>70% of respondents ranked affordable homes for purchase as a high priority housing need. 74% ranked community centers as a high public facilities priority. 72% ranked redevelopment of blighted properties as a high economic/community development priority. 86% ranked crime prevention as a high public service priority. Youth services and employment trainings were also high public service priorities (80% and 74%, respectively). See Attachment C for a complete summary of comments and responses.</p>	<p>All comments were accepted.</p>	<p>Surveys are closed</p>

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)
5	Public Meeting	Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing	There were no attendees.	No comments were received.	N/A	N/A

**Table 4 – Citizen Participation Outreach**

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

This part of the Consolidated Plan examines the need for safe and affordable housing among Miami Gardens residents, particularly those with low incomes. The following sections review basic demographic and economic indicators, including population, household income, and poverty rates. These indicators provide context for understanding the extent and geographic distribution of housing problems—including cost burden, overcrowding, and incomplete plumbing or kitchen facilities. Additionally, this part examines racial and ethnic disparities in the distribution of housing problems, and considers the unique needs of public housing residents, people experiencing or at risk of homelessness, elders, people with disabilities, people with HIV/AIDS, and other vulnerable populations. Finally, non-housing community development needs, such as public services, are considered.

DRAFT

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

Since 2000, the area that is now Miami Gardens has experienced a population growth rate comparable to that of Miami-Dade County as a whole (about 15%\*). Both median household income and median monthly housing costs are moderately lower in Miami Gardens than in the County, and on balance, the distribution of households by income bracket and housing cost burden is similar between the City and the County. For example, 54% of households in the City and 52% of households in the County are moderate-income (see figure below).\*\* 73% of the City's moderate-income households (40% of all City households) are cost burdened, while 76% of the County's moderate-income households (39% of all County households) are cost burdened.

Compared to Florida as a whole, moderate-income households are more prevalent in both Miami Gardens and Miami-Dade County, and cost burden is more prevalent among households overall ("only" 28% of Florida's households are moderate-income and cost burdened--see figure following the table below). In short, housing cost burden is prevalent among moderate-income households in the state as a whole, but especially in Miami-Dade County--and Miami Gardens is no exception. This section provides more detail on housing cost burden and other housing problems in Miami Gardens, including overcrowding and incomplete plumbing and kitchen facilities.

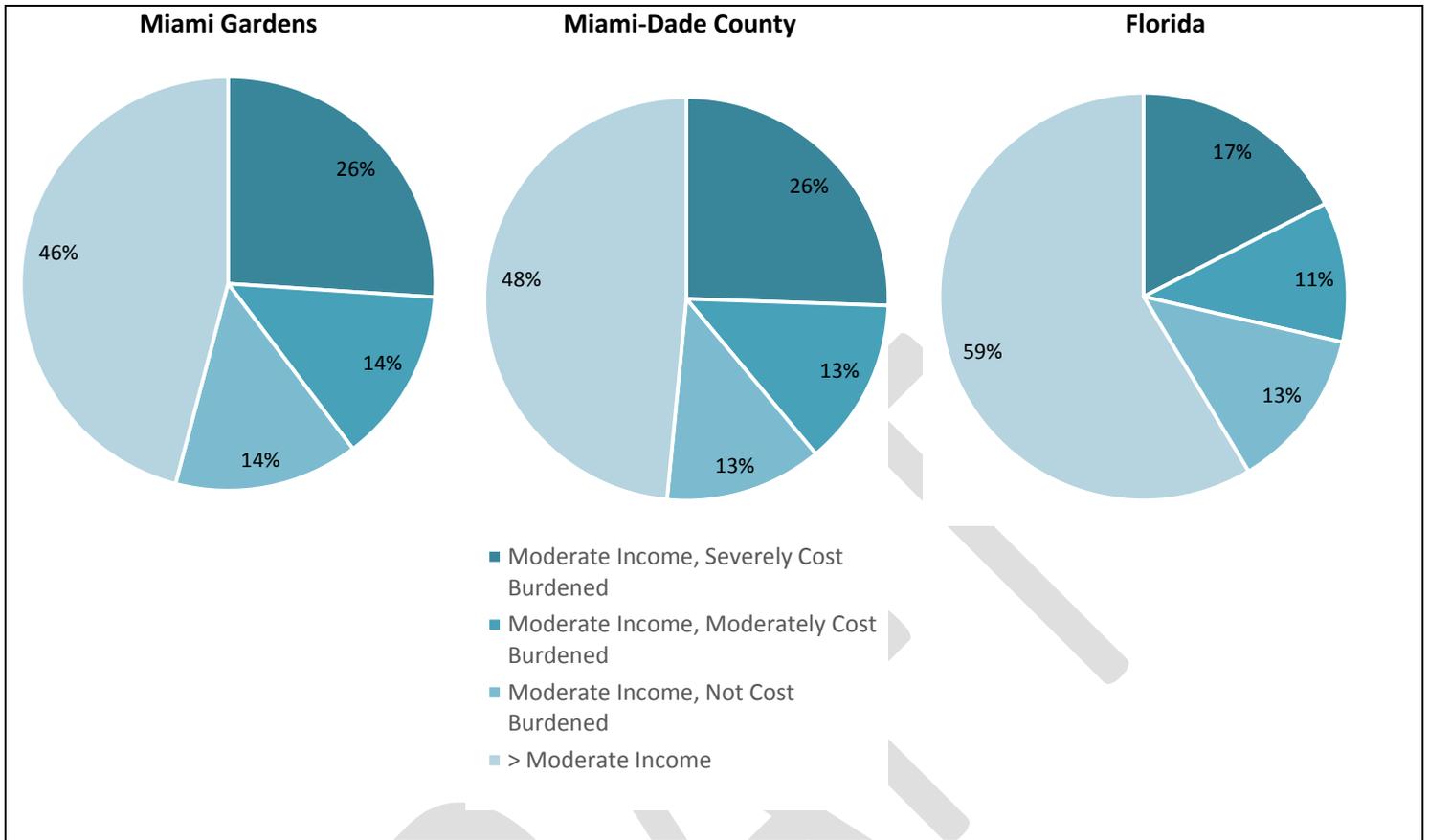
\*Since Miami Gardens had not yet been incorporated in 2000, the 2000 values for the City's total population and households are derived from the Census tracts that would be wholly or partially included in the city limits.

\*\*According to CDBG regulations, "moderate-income" refers to households at or below 80% AMI, while "low-income" refers to households at or below 50% AMI. The CDBG terminology for households in these income brackets is used in this document unless otherwise noted. However, according to Florida Statutes and certain other federal regulations, these income brackets are referred to as "low-income" and "very low-income", respectively.

Demographics	Base Year: 2000	Most Recent Year: 2014	% Change
Population	96,189	110,867	15%
Households	28,263	31,365	11%
Median Income	\$0.00	\$39,545.00	

**Table 5 - Housing Needs Assessment Demographics**

Alternate Data Source Name:  
2010-2014 ACS 5-Year Estimates



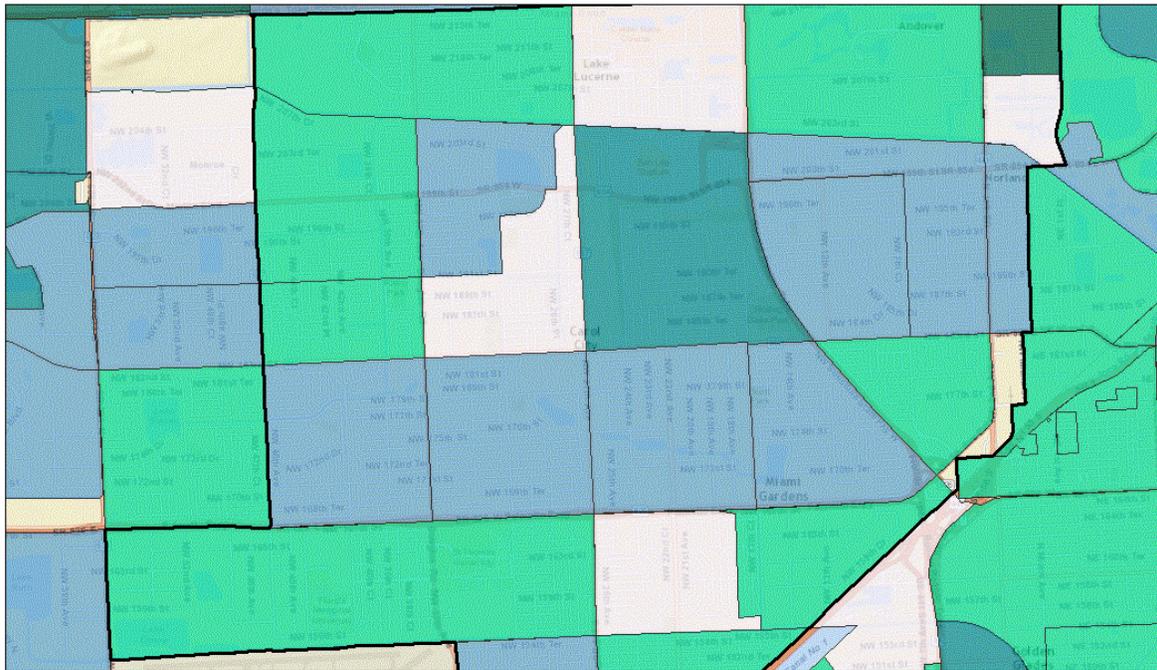
**Low-Income, Cost Burdened Households in Miami Gardens, Miami-Dade County, and Florida**

**Population Change**

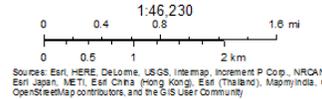
The map below shows the percent change in the population of each Census tract between 2000 and 2010. The highest growth rates (>15%) are found in the City's northeastern section (from Lake Lucerne to the Andover Lakes neighborhood) and southwestern section (from the Pine Tree Lake/Golden Highlands neighborhood to the Palmetto Industrial Park). Moderate levels of population growth (10% to 15%) are seen along the north-south corridor in central Miami Gardens, and in the Norwood and Norland neighborhoods.



### Median Household Income -



December 22, 2015

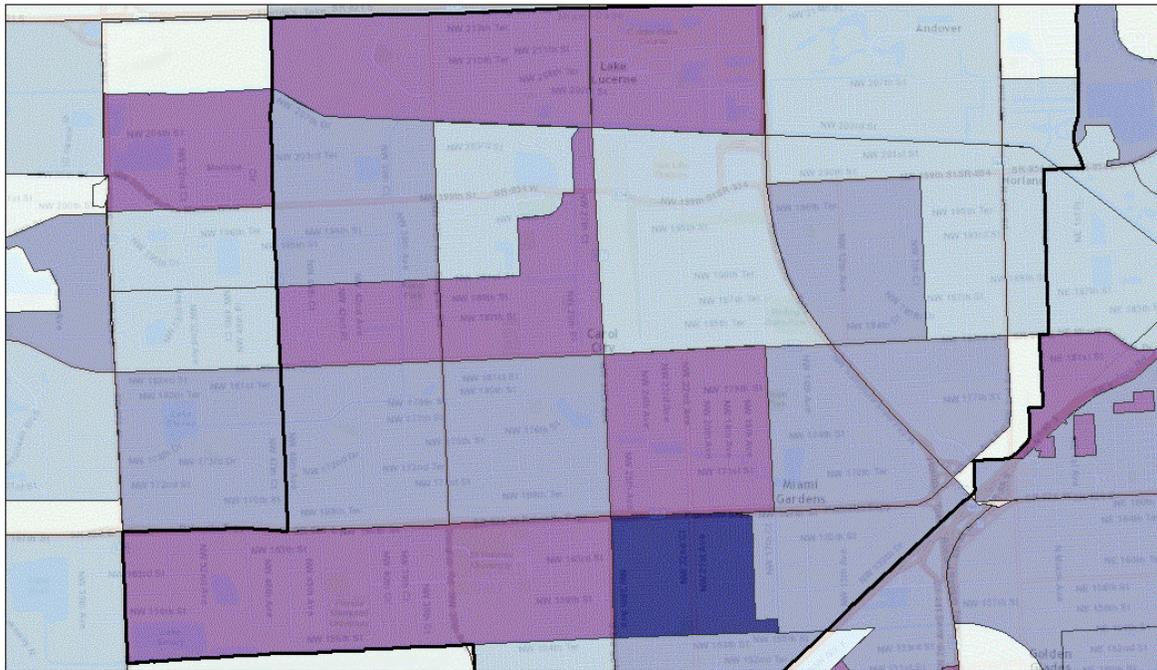


### Poverty Rate

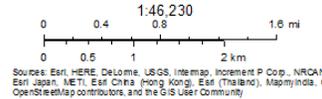
Miami Gardens' poverty rate in 2012 was 21%, according to the 5-year ACS. Census tracts with poverty rates of 25% or higher are mainly found in bands in the northwestern, west-central, and southwestern areas of the City. The Census tract encompassing most of the Bunche Park neighborhood has the highest poverty rate (>35%), while the Census tract in the northern Andover Lakes neighborhood has the lowest poverty rate (<7%).

Note that the Census tract in southern Andover Lakes has a relatively low poverty rate, despite having one of the lowest median household incomes in the City. This Census tract has a high elderly population (21% all residents) and includes the 218-unit Robert Sharp Towers (a subsidized elderly housing apartment complex) and a series of low-cost market-rate apartments on NW 204th Street.

### Poverty Rate -



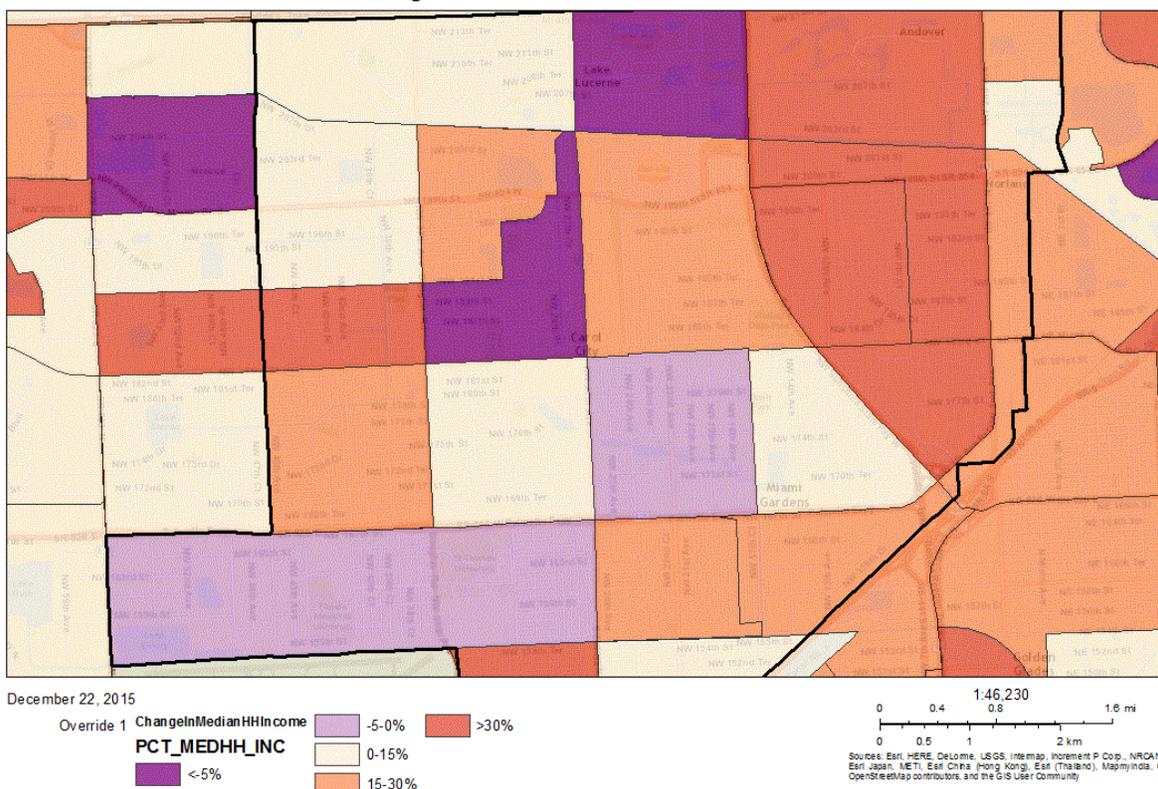
December 22, 2015



### Change in Median Household Income

The City's largest increases in median household income (>30%) from 2000 to 2010 are found in the relatively low-poverty northeastern area extending from the casino area to the Florida Shopping Plaza. The steepest decreases occurred in the casino area and the Census tract west of the Sun Life Stadium, while slight decreases occurred north of the Bunche Park neighborhood and along the City's southwestern border. The Census tract encompassing Bunche Park actually had a moderate increase in median household income, but bear in mind that modest changes in low numbers (such as the area's low median household income) give rise to relatively high percent changes.

### Change in Median Household Income -



### Percentage Point Change in Poverty Rate

In no Census tract did the poverty rate have a percentage point change greater than 9% in either direction between 2000 and 2010. The Census tracts where the poverty rate declined are mainly located in the eastern and central parts of the City, while poverty increases of 3 or more percentage points were mainly found in the south-central and northwestern areas. Among the City's Census tracts, there is not a perfect correlation between increases in median household income and decreases in poverty rate. For example, the Census tract west of the Sun Life Stadium saw a slight decrease in both its median household income and poverty rate, while the Bunche Park area Census tract experienced an increase in both median household income and poverty rate.



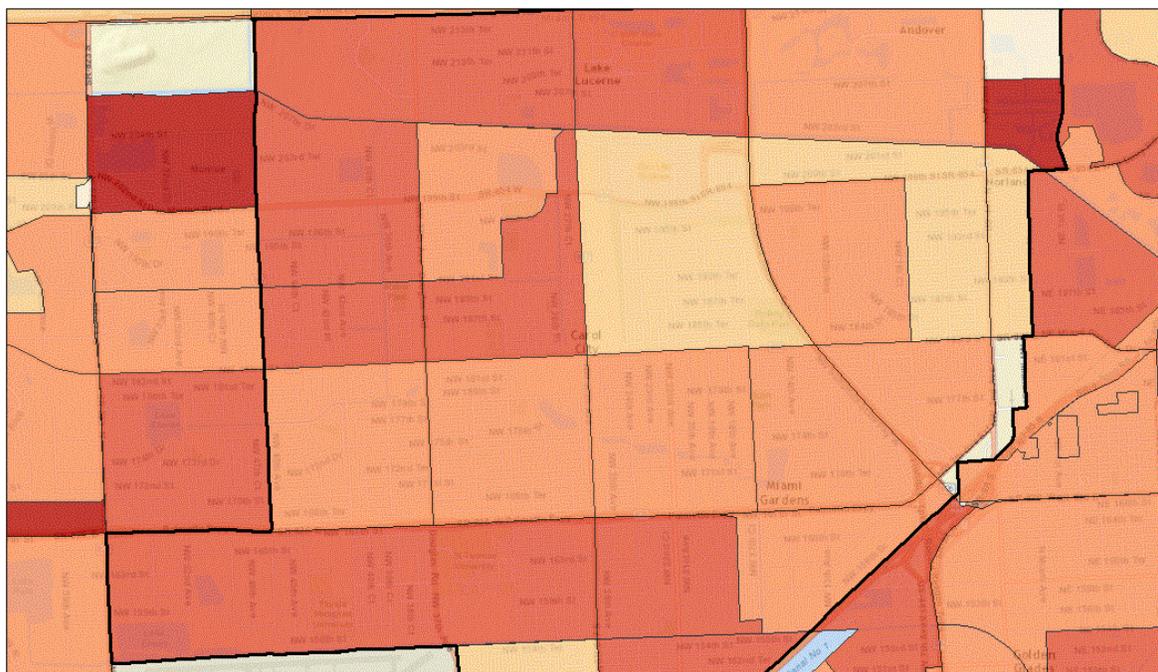
## Moderate-Income and Extremely Low Income Households by Census Tract

The following two maps show the percentages of households in each Census tract that are moderate-income (80% AMI or below) and extremely low-income (30% AMI or below), respectively. A map of low-income households (50% AMI or below) by Census tract is excluded for the sake of simplicity, but these households have similar geographic pattern to moderate-income and ELI households.

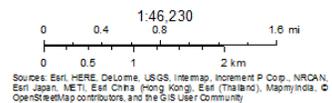
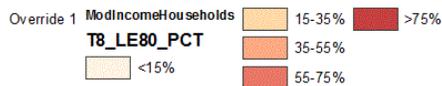
### Moderate-Income Households

Among Miami Gardens' Census tracts, the share of households that are moderate-income (80% AMI or below) has a similar pattern to median household income. Most Census tracts with relatively high shares (55% to 75%) of moderate-income households are in the City's western half, while the Census tracts with the lowest shares of moderate-income household are in northeastern Miami Gardens. Notably, the Census tract in the southern Andover Lakes neighborhood has the City's highest share (>75%) of moderate-income households.

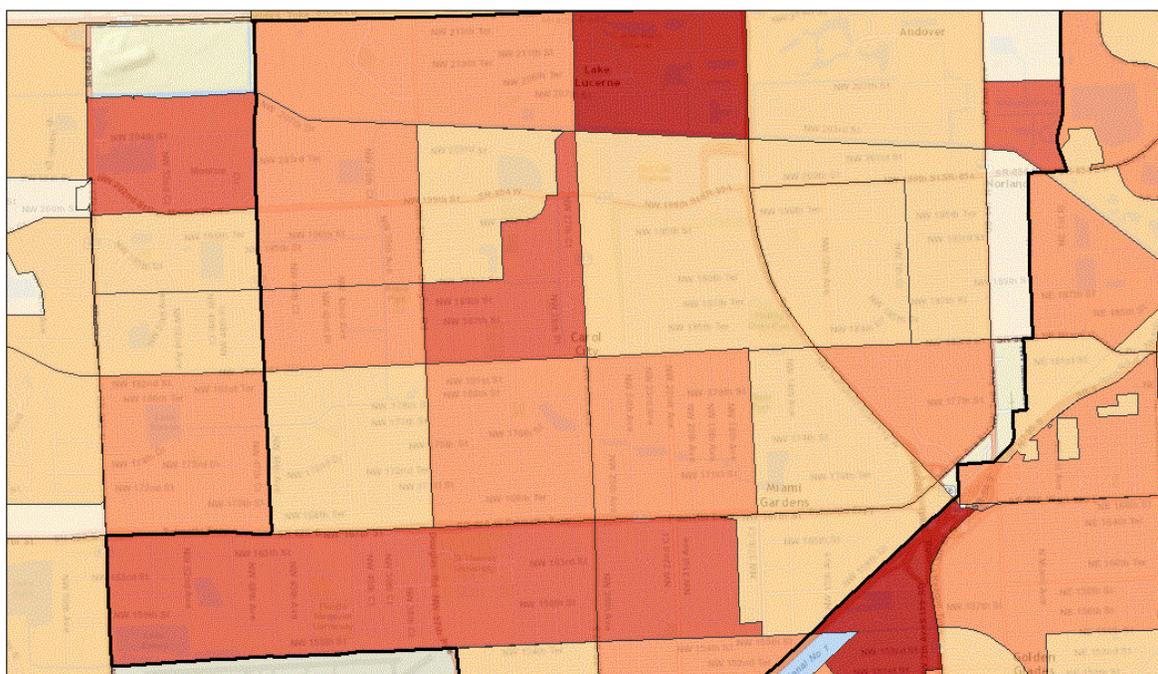
Moderate Income Households -



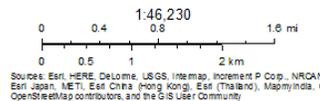
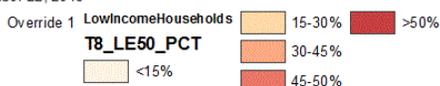
December 22, 2015



### Low Income Households -



December 22, 2015



### Extremely Low-Income Households

Not surprisingly, the share of extremely low-income households (30% AMI or below) resembles the pattern of poverty rates among the City's Census tracts, with the highest concentrations of ELI households located in east-west bands on the City's west side. Relatively low shares of ELI households, like relatively low poverty rates, are found in eastern Miami Gardens. The casino area, the Census tract west of Sun Life Stadium, and the Bunche Park area Census tract have the highest shares of ELI households (>30%). The southern Andover Lakes Census tract has a moderately high share of ELI households despite having a relatively low poverty rate.



## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	100	15	0	25	140	25	10	75	15	125
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	90	0	15	15	120	15	45	35	20	115
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	310	225	140	35	710	90	160	215	75	540
Housing cost burden greater than 50% of income (and none of the above problems)	1,735	1,360	305	0	3,400	1,510	1,275	1,165	475	4,425
Housing cost burden greater than 30% of income (and none of the above problems)	210	525	795	255	1,785	235	335	1,580	1,120	3,270

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	420	0	0	0	420	230	0	0	0	230

**Table 7 – Housing Problems Table**

Data 2008-2012 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	2,235	1,600	470	75	4,380	1,630	1,480	1,490	585	5,185
Having none of four housing problems	600	670	1,450	915	3,635	425	1,085	2,820	2,510	6,840
Household has negative income, but none of the other housing problems	420	0	0	0	420	230	0	0	0	230

**Table 8 – Housing Problems 2**

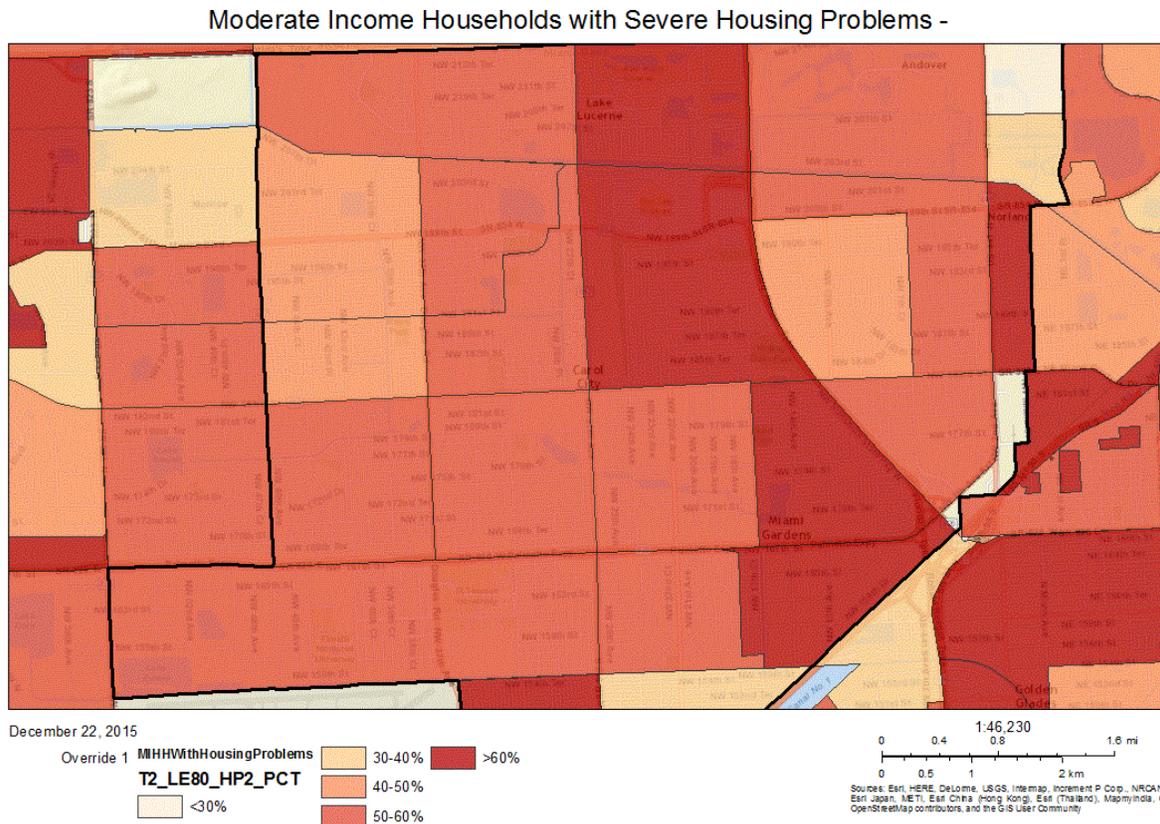
Data 2008-2012 CHAS  
Source:

**Moderate-Income and Extremely Low Income Households with Severe Housing Problems by Census Tract**

The following two maps show the percentages of moderate-income and extremely low-income households, respectively, that have severe housing problems--including severe cost burden, severe overcrowding, and incomplete plumbing or kitchen facilities. Preliminary analyses indicated that severe cost burden is by far the predominant severe housing problem in the City's Census tracts.

## Moderate-Income Households with Severe Housing Problems

The prevalence of severe housing problems among Miami Garden's moderate-income households is striking--in most Census tracts, 50% or more of these households have severe housing problems, mostly consisting of severe cost burden. Moderate-income households in the Andover Lakes neighborhood have the lowest prevalence of severe housing problems, while similar households in a band to the west of the Florida Turnpike have the highest.



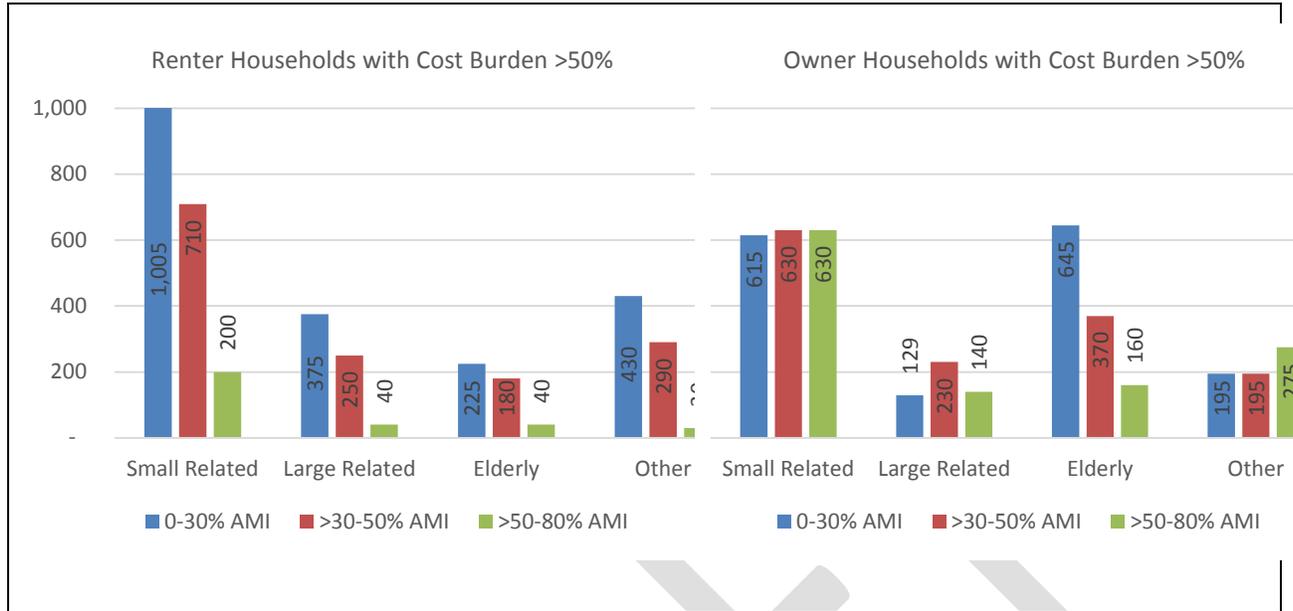
## Extremely Low-Income Households with Severe Housing Problems

In most Census tracts in Miami Gardens, at least half of extremely low-income households have severe housing problems, which mainly consist of severe cost burden. The prevalence of severe housing problems among the extremely low-income households does not appear to have a consistent relationship with median household income or poverty rate among the City's Census tracts. Severe housing problems are most prevalent among ELI households in several northeastern and southeastern Census tracts.





The figure below provides a visualization of the data in Table 10 above.



**Severe Cost Burden by Tenure, Income Bracket, and Household Type**

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	360	175	110	20	665	60	135	120	40	355
Multiple, unrelated family households	55	50	45	15	165	30	80	170	49	329
Other, non-family households	0	0	0	15	15	15	0	0	4	19
Total need by income	415	225	155	50	845	105	215	290	93	703

**Table 11 – Crowding Information – 1/2**

Data 2008-2012 CHAS

Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 12 – Crowding Information – 2/2**

Alternate Data Source Name:  
2010-2014 ACS 5-Year Estimates

**Describe the number and type of single person households in need of housing assistance.**

Single-person households account for nearly 23% of all Miami Gardens households--about 21% of owner households and 26.5% of renter households. Single-person households are also slightly more likely to have elderly members--single-person households account for 27% of households with a member who is 65 or older, compared to 21% of households with no members who are 65 or older (2014 5-y ACS). This suggests that single-person households may be more susceptible to housing cost burden than larger households, since renters have higher rates of cost burden than owners, and elders have limited ability to expand their income in response to rising housing costs.

Data on household size by tenure, income bracket, and cost burden is not available. However, by definition, all single-person households fall in the elderly or "other" (non-elderly non-family) household categories in the CHAS data shown in the tables above. Miami Gardens has 1,620 moderate-income, severely cost burdened elderly households (445 renter and 1,175 owner households), and 1,415 severely cost burdened "other" households (750 renter and 665 owner households).

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

**People with Disabilities**

In 2013, about 10,600 people in Miami Gardens (10% of the City's civilian noninstitutionalized population) had a disability. For noninstitutionalized civilians 16 years and older, only 20% of people with disabilities were in the labor force, compared to 70% of those without a disability. Overall, the poverty rate for people with disabilities was not much higher than for those without (25% vs. 22%, respectively). However, certain age groups have larger gaps between the poverty rates for people with and without disabilities. For example, among people aged 18 to 34, 28% of those with disabilities are poor, compared to 21% of those without (2013 5-y ACS). Among people aged 65 and older, 25% of those with disabilities are poor, compared to 16% of those without. Overall, disabilities are most prevalent among people aged 65 and older (2013 3-y ACS).

(Note: 2013 ACS data was used for people with disabilities because one tabulation was only available in the 1-y ACS for 2014. 3- and 5-y ACS is more precise for relatively small jurisdictions like Miami Gardens.)

### **What are the most common housing problems?**

Housing cost burden is the most common housing problem in Miami Gardens. 73% of moderate-income households are cost burdened (paying over 30% of income for housing), while only 8% are living in crowded conditions. Moderate overcrowding (more than 1 but no more than 1.5 persons per room) is far more common than severe overcrowding (>1.5 persons per room). Only 1.5% of moderate-income households lack complete plumbing or kitchen facilities.

### **Are any populations/household types more affected than others by these problems?**

Housing cost burden is widespread among moderate-income owner and renter households alike. However, ELI renters and renters between 50% and 80% AMI are less likely to be cost burdened than owners in the same income brackets. 72% of ELI renters and 62% of >50%-80% AMI renters are cost burdened, compared to 79% and 69% of ELI and >50%-80% AMI owners, respectively. For households between 30% and 50% AMI, though, renters are more likely to be cost burdened than owners. 91% of renters in this income bracket are cost burdened, compared to 70% of owners.

Renters between 30% and 50% AMI are actually more likely to be cost burdened than ELI renters, possibly because ELI renters are more likely to have Housing Choice Vouchers or other housing assistance. However, cost burden among ELI renters is deeper--87% of cost burdened ELI households pay >50% of their incomes for housing, compared to 69% of cost burdened renters with incomes between 30% and 50% AMI.

The tables above show numbers rather than percentages of different household types that face cost burden and other problems, since absolute numbers are more relevant for local planning purposes. The figure below Table 10 (Cost Burden >50%) shows the distribution of severely cost burdened households by tenure, income bracket, and household type. Among all moderate-income households (income ≤80% AMI) in Miami Gardens, small-family ELI small-family renters comprise the single largest group of severely cost burdened households. (HUD defines "small families" as those with two non-elderly members, or 3 or 4 members.) Except for renters between 50% and 80% AMI, relatively large numbers (>600) of small-family households in each income bracket x tenure category are severely cost burdened. Additionally, 645 ELI elderly owner households are severely cost burdened. (HUD defines an elderly household as single person aged 62 or older, or a 2-person household with at least one member aged 62 or older.)

In the figure below Table 10, notice that the pattern of severely cost burdened households by income bracket is different for renters and owners. For each type of renter household, the number of severely cost burdened households decreases as income bracket increases. This is not true for all household

types among owner households, though. For example, at each income bracket between 0% and 80% AMI, there are just over 600 severely cost burdened small families that own homes. This is due in part to the different income distributions for owners and renters (see Figure on p. 30). Renters are concentrated in lower income brackets, so most severely cost burdened renter households are in lower income brackets. Since owners are concentrated in higher income brackets, larger numbers of owners with severe cost burden are found in these income brackets. Additionally, many owners between 30% and 80% AMI may still be subject to high costs from subprime mortgages obtained during the housing boom, and/or may have seen their incomes decline during the recession.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Extremely low-income (ELI) households with severe cost burdens are particularly at risk for homelessness. HUD defines extremely low-income households as households that earn 0-30% AMI (area median income), and severe housing cost burden as housing expenses that are greater than 50% of income. 2,035 ELI renter households and 1,584 ELI owner households are severely cost burdened. Many individuals and families exiting homelessness are also extremely low-income and severely cost burdened, due to the limited amount of affordable housing and long-term tenant-based housing assistance.

However, the Housing Assistance Network of Dade (HAND) Prevention and Rapid Re-housing program operated by Citrus Health Network has various elements in place to increase the successful transition off of assistance, including household budgeting, assistance in locating apartment that is affordable, and slow decrease in assistance. As mentioned in PR-10, the HAND program was created with contributions from Miami Gardens and three other jurisdictions using funds from the Homelessness Prevention and Rapid Re-Housing Program, a time-limited HUD grant. Statistics for the HAND program currently show that less than 5% return to the homeless continuum after receiving assistance through the HAND Program.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Prevention assistance is offered to approximately 159 households/575 persons a year who were at imminent risk of losing their housing in Miami-Dade County. The HAND program does not track how many come specifically from Miami Gardens. The program limits eligibility primarily to persons with a court filed eviction and income at or below 30% area median income, unaccompanied adult youth who are homeless under other federal law; persons facing discharge from an institution who would be

homeless, and persons fleeing domestic violence. The number of at-risk households identified was much higher when households above 30% area median income (AMI) and persons with just a three day notice were also served. However, due to limited resources, and changes in HUD regulations, the assistance was limited to persons at or below 30% AMI under eviction. Approximately 25% are Hispanic, 73% African American or Black and 26% White.

### **Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Persons identified to be at increased risk include: persons who are extremely low income, persons with disabilities, persons fleeing domestic violence, homeless persons being discharged from crisis units, hospitals and jails, unaccompanied youth and youth aging out of foster care. Prevention assistance is also primarily provided to persons who have already received notice that eviction proceedings have been started in court (rather than just a three-day notice from landlord), since they are the households most likely to be evicted without assistance.

### **Discussion**

Miami Gardens is a standard middle-class suburb in Miami-Dade County, with moderate population and income growth. No Census tracts in Miami Gardens have seen severe drops in income or severe spikes in poverty, but the City as a whole has a sizeable poverty rate (21% in 2012) and a high prevalence of severe cost burden among low- and moderate-income households. The eastern half of the City tends to be more affluent than the western half, and the Bunche Park area stands out as a lower-income and high-poverty neighborhood. However, the incidence of severe cost burden and other housing problems by Census tract does not have a clear relationship with the geography of income and poverty, suggesting that the City must be attentive to the needs of lower-income households in all neighborhoods.

Cost burden is by far the most common type of housing problem in Miami Gardens. The City's low-income, severely cost burdened households include large numbers of families of 4 or fewer people, as well as many elderly, extremely low-income (ELI) homeowners. Some types of households may be more susceptible to cost burden than others—for example, single-person households and people with disabilities are particularly vulnerable to housing cost burden. Some household types, including ELI households, people fleeing domestic violence, and youth aging out of foster care, are at increased risk of homelessness. Miami Gardens households at imminent risk of homelessness have access to the Countywide Housing Assistance Network of Dade (HAND) homelessness prevention program, which has a success rate over 95%. However, due to funding and eligibility limitations, HAND is unlikely to meet the needs of all Miami Gardens households that are at risk of homelessness.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

This section compares the existence of housing problems amongst racial groups against that of the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's housing problems. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

The following series of tables look at the existence of housing problems amongst different racial and ethnic groups across the 0% -30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,415	640	550
White	125	85	4
Black / African American	2,925	390	350
Asian	15	0	15
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,350	170	180

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2008-2012 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,155	915	0
White	110	135	0
Black / African American	2,785	580	0
Asian	24	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,220	170	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2008-2012 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,330	1,845	0
White	50	90	0
Black / African American	3,245	1,065	0
Asian	10	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,030	615	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2008-2012 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

## 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,055	2,315	0
White	40	165	0
Black / African American	1,635	1,575	0
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	370	565	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2008-2012 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

## Discussion

Within Miami Gardens the Asian population is small but face disproportional housing problems, by HUD's definition of a disparity of 10% or higher. Jurisdiction wide, 87% of households in the 0% - 30% AMI income cohort experienced at least one of the four housing problems. However, 100% of Asians in this income category experienced at least one housing problem - 13% higher than the jurisdictional rate.

In the 30%-50% AMI income cohort 82% of households experienced at least one of four housing problems jurisdiction wide. Again, 100% of Asians in this income category experienced at least one housing problem, which is 18% higher than the jurisdictional rate. Furthermore, , 83% of families experienced one of the four housing problems in the 30%-50% AMI cohort but there was not a disparity based on race or ethnicity. Within the 80%-100% AMI income cohort 47% of the jurisdiction wide households experienced one of the four housing problems. Within this group 100% of Asians experienced a housing problem, which is 53% higher.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

This section compares the existence of severe housing problems amongst racial groups against that of the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's housing problems. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience severe housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

The following series of tables looks at the existence of severe housing problems amongst different racial and ethnic groups across the 0% -30%, 30%-50%, 50%-80%, and 80%-100% AMI cohorts.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,845	1,215	550
White	70	140	4
Black / African American	2,645	665	350
Asian	15	0	15
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,110	410	180

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2008-2012 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

**30%-50% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	3,145	1,930	0
White	85	160	0
Black / African American	2,080	1,285	0
Asian	24	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	935	455	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2008-2012 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,770	4,410	0
White	30	110	0
Black / African American	1,395	2,920	0
Asian	10	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	340	1,305	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2008-2012 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	685	3,690	0
White	0	210	0
Black / African American	495	2,715	0
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	180	750	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2008-2012 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

Within Miami Gardens the Asian population is small but face disproportional housing problems, by HUD's definition of a disparity of 10% or higher. 76% of households in the 0% - 30% AMI income cohort experienced at least one of the four severe housing problems. However, 100% of Asians in this income category experienced at least one severe housing problem - 24% higher than the jurisdictional rate.

In the 30%-50% AMI income cohort 62% of households experienced at least one of four severe housing problems jurisdiction wide. Again, 100% of Asians in this income category experienced at least one housing problem, which is 18% higher than the jurisdictional rate. Within the 50%-80% AMI income cohort 29% of the jurisdiction wide households experienced one of the four severe housing problems, but Asians again are disproportionately affected at 71%. The 80%-100% AMI cohort had 16% of the jurisdiction as a whole facing severe housing problems, and 100% of the Asian population in this cohort facing a severe housing problem.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

This section compares the existence of housing cost burden and severe cost burden amongst racial groups against that of the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's cost burden. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	6,295	6,100	8,225	620
White	805	205	125	19
Black / African American	10,165	5,965	5,820	405
Asian	15	0	49	15
American Indian, Alaska Native	0	0	0	0
Pacific Islander	0	0	0	0
Hispanic	2,860	1,625	2,405	175

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2008-2012 CHAS

### Discussion:

By HUD's definition of a disparity of 10% or higher, Asian families experience a disproportionate need when it comes to severe housing cost burden (paying greater than 50% of monthly income on housing costs). Jurisdiction wide, 39.9% of households pay greater than 50% of monthly income on housing costs (cost burdened), compared to 76.6% of Asians, a disparity of over 36%.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

### **Housing Problems**

By HUD's definition of a disparity of 10% or higher, the only racial and ethnic groups experiencing a disproportionately greater need when it comes to housing problems is Asian households. Jurisdiction-wide, 87% of households in the 0% - 30% AMI income cohort experienced at least one of the four housing problems. However, 100% of Asians in this income category experienced at least one housing problem - 13% higher than the jurisdictional rate. In the 30%-50% AMI income cohort, 82% of households experienced at least one of four housing problems jurisdiction-wide. Again, 100% of Asians in this income category experienced at least one housing problem, which is 18% higher than the jurisdictional rate. Within the 80%-100% AMI income cohort 47% of the jurisdiction wide households experienced one of the four housing problems. Within this group 100% of Asians experienced a housing problem, which is 53% higher.

### **Severe Housing Problems**

Within Miami Gardens the Asian population is small but faces disproportional housing problems, by HUD's definition of a disparity of 10% or higher. 76% of households in the 0% - 30% AMI income cohort experienced at least one of the four severe housing problems. However, 100% of Asians in this income category experienced at least one severe housing problem - 24% higher than the jurisdictional rate.

In the 30%-50% AMI income cohort, 62% of households experienced at least one of four severe housing problems jurisdiction-wide. Again, 100% of Asians in this income category experienced at least one housing problem, which is 18% higher than the jurisdictional rate. Within the 50%-80% AMI income cohort 29% of the jurisdiction wide households experienced one of the four severe housing problems, but Asians again are disproportionately affected at 71%. The 80%-100% AMOI cohort had 16% of the jurisdiction as a whole facing severe housing problems, and 100% of the Asian population in this cohort facing a severe housing problem.

### **Cost Burden**

By HUD's definition of a disparity of 10% or higher, Asian families experience a disproportionate need when it comes to severe housing cost burden (paying greater than 50% of monthly income on housing costs). Jurisdiction wide, 39.9% of households pay greater than 50% of monthly income on housing costs (cost burdened), compared to 76.6% of Asians, a disparity of over 36%.

**If they have needs not identified above, what are those needs?**

No other needs are identified at this time.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

The Asian population is relatively small in Miami Gardens but is primarily located on the eastern side of the community, particularly in the Norland neighborhood.

DRAFT

## NA-35 Public Housing – 91.205(b)

### Introduction

The City of Miami Gardens is part of the service area for the Miami-Dade County Public Housing and Community Development (PHCD) department. As the sixth largest housing agency in the nation, PHCD administers nearly 10,000 public housing units and about 16,000 Housing Choice Vouchers.

PHCD's waitlists for public housing, moderate rehabilitation developments, and Housing Choice Vouchers are currently closed. The agency's 2014 Public Housing and Moderate Rehabilitation waitlists include 28,362 and 17,916 applicants, respectively. The Housing Choice Voucher waitlist was created in 2008 and includes over 72,000 households.

### Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project based	Tenant based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	97	2,075	8,077	13,386	51	13,054	0	41	52

Table 22 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

### Totals in Use Description

The table above shows totals for units and vouchers administered by PHCD. Miami Gardens has a 52-unit public housing development, Venetian Gardens, consisting of 2- to 4-bedroom units in townhomes just west of Saint Thomas University. The City also has 4 FHA homes, and one unit of a scattered-site public housing development is located in northwestern Miami Gardens.

Palmetto Gardens, a 40-unit mid-rise development consisting of efficiencies and 1-bedroom units, is located just outside the city limits, about 2 miles northwest of Opa-Locka Airport.

### Characteristics of Residents

Program Type	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project based	Tenant based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	7,461	9,053	10,337	12,575	9,769	12,438	0	14,777
Average length of stay	0	7	7	7	2	7	0	8
Average Household size	1	1	2	2	1	2	0	3
# Homeless at admission	2	15	0	1	0	1	0	0
# of Elderly Program Participants (>62)	12	1,375	3,772	4,502	23	4,418	0	4
# of Disabled Families	84	368	1,127	2,534	8	2,453	0	7
# of Families requesting accessibility features	97	2,075	8,077	N/A	N/A	N/A	0	N/A
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 24 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Characteristics of Residents Description

Palmetto Gardens is an elderly-approved facility, but Venetian Gardens is not.

While specific data for public housing tenants and voucher holders in Miami Gardens is not available, the Countywide data shows that PHCD's housing provides a lifeline for some of Miami-Dade County's most vulnerable residents. Among tenant households in public housing, 47% are elderly and 14% have a disability. Among voucher households (both project-based and tenant-based), 34% are elderly and 19% have a disability.

Only a small number of public housing and HCV beneficiaries are homeless at admission. However, PHCD plans to implement a Homeless Pilot Program for public housing units in an effort to address the risk of homelessness, including released prisoners. PHCD will collaborate with a local homeless organization (i.e. Homeless Trust) to implement a waiting list and pilot program for referrals of homeless persons transitioning out of a shelter, transitional housing program, rapid re-housing program, and permanent supportive housing. PHCD may also consider the option of housing homeless persons through the Project-Based Voucher program, subject to need and funding availability.

## Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project based	- Tenant based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	31	1,562	3,705	6,120	28	5,964	0	13	31
Black/African American	65	511	4,353	7,236	21	7,062	0	28	21
Asian	0	0	10	6	0	6	0	0	0
American Indian/Alaska Native	0	0	9	14	1	13	0	0	0
Pacific Islander	1	2	0	10	1	9	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 25 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Race of Residents Description

Specific data on the racial makeup of Miami Gardens' public housing and voucher beneficiaries is not available, but countywide data shows that most of PHCD's public and assisted housing beneficiaries identify as white or black. More than half of PHCD's public housing and voucher households are identified as black, while black residents account for one-fifth of Miami-Dade County's overall population. This is due to the lower median household income and higher poverty rate of black Miami-Dade County residents, compared to white residents.

### Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project based	Tenant based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	23	1,652	3,867	6,354	30	6,198	0	12	30
Not Hispanic	74	423	4,210	7,032	21	6,856	0	29	22

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 26 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Ethnicity of Residents Description

Specific data on the ethnicity of Miami Gardens' public housing and voucher beneficiaries is not available, but roughly half of PHCD's public housing units and vouchers are held by Hispanic households. Miami-Dade County's population is 77% Hispanic, so Hispanic are underrepresented among PHCD's beneficiaries.

## **Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Some of the needs requested by Public Housing tenants, Housing Choice Voucher holders, and housing assistance applicants include requests for live-in-aide; renovations of bathrooms to include grab bars in the shower, accessible toilets and showers; pet companions; and first floor access for the disabled. On May 8, 2014, PHCD adopted a Reasonable Accommodation Policy and Procedures to ensure that it complies with the reasonable accommodation requirements of Section 504. An Americans with Disabilities Act (ADA) Coordinator is assigned to enforce the policy and receives annual training on the requirements for compliance.

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

In the six zip codes that encompass Miami Gardens (33054, 33055, 33056, 33169, 33179, 33014), 1,297 households were on the public housing waiting list, and 6,812 households were on the Section 8 waiting list, as of April 1, 2016. Most heads of household on the waiting list in these zip codes are African American (89.3% for public housing, 83.1% for Section 8) and are not Hispanic or Latino (88.1% for public housing, 80.5% for Section 8). Additionally, most household heads on the waitlist in these zip codes are between the ages of 26 and 50 (74.8% and 72.7% for public housing and Section 8, respectively), but a substantial minority are between the ages of 51 and 75 (21.9% and 22% for public housing and Section 8, respectively).

Safe and affordable housing is the most immediate need for prospective Housing Choice Voucher beneficiaries in Miami Gardens.

### **How do these needs compare to the housing needs of the population at large**

Since eligibility for PHCD's units and vouchers is restricted to low-income households, the affordable housing needs of these households are more acute than those of the general population.

### **Discussion**

While public housing and Housing Choice Vouchers provide a valuable resource for many Miami Gardens renters, the high number of households from Miami Gardens zip codes on the waiting lists underscores the extent of the need for affordable housing in the City.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The City of Miami Gardens is part of the Miami-Dade Continuum of Care (CoC), for which the lead agency is the Miami-Dade County Homeless Trust (MDCHT).

MDCHT was created by Miami-Dade County’s governing body, the Board of County Commissioners (BCC), in 1993 to administer the proceeds of the local 1% Food and Beverage Tax and other funding streams to provide a unique, local dedicated source of funding for homeless programs. Their mission was to implement the Miami-Dade Community Homeless Plan, which was created that same year. In 2004, the Miami-Dade County Homeless Trust developed a Ten Year Plan to End Homelessness in Miami-Dade County. These additional strategies are incorporated into the Miami-Dade County Homeless Plan, and is updated on a regular basis.

In Miami Gardens, the only provider of services targeted to homeless populations is Del Prado Gardens, a permanent supportive housing development owned by Carrfour Supportive Housing. However, people who become homeless in Miami Gardens have access to shelter, housing, and supportive services in other parts of northern Miami-Dade County.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	24	0	0	0	0	0
Chronically Homeless Individuals	8	0	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Chronically Homeless Families	0	0	0	0	0	0
Veterans	1	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

**Table 27 - Homeless Needs Assessment**

**Data Source Comments:** Data from CoC's HMIS and PIT Count results provided by the Miami-Dade Homeless Trust. The Miami-Dade CoC performs two annual counts and a point-in-time survey in January. On January 22, 2015, the team assigned to count Miami Gardens counted 24 unaccompanied individuals on the streets.

Indicate if the homeless population is: Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

In a recent analysis of chronically homeless persons, the Miami-Dade County Homeless Trust found that chronically homeless persons spent an average of 458 days unsheltered prior to coming in contact with the Coordinated Entry system. It took on average 110 days for a chronically homeless person to obtain permanent housing once they were engaged by the Coordinated Entry system. Chronically homeless persons comprised 13% of all homeless persons identified in the County's 2015 Point-in-Time Count.

Nearly two-thirds of the County's homeless persons in the 2015 PIT Count were adults over the age of 24, but nearly one in four homeless persons were children. About 6% of all homeless persons were veterans, and about 4% were children and youth (age 18 to 24) in households with only children or without children, respectively.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	23
Black or African American	0	1
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	0
Not Hispanic	0	24

Data Source

Comments:

Data from 2015 PIT Count.

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

No families with children were identified in Miami Gardens during the 2015 Point-in-Time Count. According to countywide data from the 2015 PIT Count, 410 households had at least one adult and one child (14% of all homeless households).

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

Of the 24 homeless people identified in Miami Gardens during the 2015 PIT Count, all but one were white, and all were non-Hispanic. At the County level, Hispanic individuals were underrepresented in the 2015 PIT Count while blacks were overrepresented. The disproportionate number of white homeless individuals in Miami Gardens is surprising, especially considering Miami Gardens' majority black population. Keep in mind, however, that smaller homeless populations like Miami Gardens' are more susceptible to random variability and less likely to be representative of the jurisdiction's overall homeless population.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Miami Gardens has no emergency or transitional shelters, so the only "literally homeless" people identified in the City are unsheltered.

**Discussion:**

Information on homelessness in Miami Gardens is limited by the fact that the City has no emergency or transitional shelters—in other words, most people who become "literally homeless" in Miami Gardens may migrate to other parts of the County where shelter and services are available. If Countywide data can be applied to Miami Gardens, it suggests that fewer than 20% of people who become homeless in Miami Gardens will be chronically homeless. However, African-Americans are overrepresented among people experiencing homelessness.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

The primary groups with non-homeless special needs in Hialeah are the elderly, disabled (physical or mental), and those with HIV/AIDS (and their families). This section will explain who they are, their needs, and how the City is accommodating or should accommodate these needs.

### **Describe the characteristics of special needs populations in your community:**

#### **Elders**

In 2012, elderly-headed households accounted for 21% of all households in Miami Gardens. The share of elders in poverty was similar to the City's overall poverty rate (21% and 19%, respectively, for residents 65 and older). Not surprisingly, though, elderly-headed households have lower incomes (\$29,837 compared to an overall median household income of \$42,742) (2012 5-y ACS). Over 1,600 moderate-income elderly-headed households were severely cost burdened in 2012, as shown in Section NA-10. About three-quarters of these households were homeowners (2008-2012 CHAS).

Elders on fixed incomes are especially vulnerable to rising housing costs. Even for elderly homeowners who have paid off their mortgages and have senior exemptions on property taxes, the costs of maintenance, utilities, and insurance can become overwhelming. Additionally, among the City's civilian noninstitutionalized population, 35% of people 65 and older (4,308 out of 12,247 people) have a disability, compared to only 6% of the population below age 65 (2012 3-y ACS). Elders who cannot afford to make accessibility retrofits to their homes--such as installing wheelchair ramps or widening doorways--may have to move into institutional settings. As NA-10 shows, Miami Gardens had 645 extremely low-income (ELI) elderly owner households with severe cost burden in 2012, and 225 ELI elderly renter households with severe cost burden (2008-2012 CHAS).

(Note: When ACS data was needed to evaluate the City's elderly population, 2012 data was used to be consistent with the CHAS data in this Plan.)

#### **People with Disabilities**

In 2013, about 10,600 people in Miami Gardens (10% of the City's civilian noninstitutionalized population) had a disability. For noninstitutionalized civilians 16 years and older, only 20% of people with disabilities were in the labor force, compared to 70% of those without a disability (2013 5-y ACS). Overall, the poverty rate for people with disabilities was not much higher than for those without (25% vs. 22%, respectively). However, certain age groups have larger gaps between the poverty rates for people with and without disabilities. For example, among people aged 18 to 34, 28% of those with disabilities are poor, compared to 21% of those without. Among people aged 65 and older, 25% of

those with disabilities are poor, compared to 16% of those without. As mentioned above, disabilities are most prevalent among people aged 65 and older (2013 3-y ACS).

(Note: 2013 ACS data was used for people with disabilities because one tabulation was only available in the 1-y ACS for 2014. 3- and 5-y ACS is more precise for relatively small jurisdictions like Miami Gardens.)

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

As indicated above, both elders and people with disabilities need housing that is accessible and affordable on a fixed income. Most elders prefer to age in place or in the least restrictive setting possible, so the City's home rehabilitation and energy efficiency programs are especially beneficial for elderly homeowners. For elders and people with disabilities in the rental market, subsidized rental housing with accessibility features; close proximity to transportation, shopping, and other amenities; and some supportive services and social activities onsite is ideal.

Best practices in on-site supportive services at affordable rental developments may be found in Requests for Applications (RFAs) issued by Florida Housing Finance Corporation, and are also applicable to housing that does not receive Florida Housing funds. Florida Housing typically requires applicants to commit to providing some of the following services on-site, although applicants have latitude to decide which services to provide. These services include assistance with light housekeeping, grocery shopping, and laundry; periodic check-ins to ensure resident safety; computer literacy training; structured daily activities; and employment assistance. Affordable rental property owners and managers can ensure service delivery by hiring on-site service coordinators, but the bulk of the services may be best provided through Memoranda of Understanding with local, often nonprofit social service providers.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

The Miami-Dade County office of the Florida Department of Health reports HIV Surveillance data for different zones in the County. Zone II, which encompasses Miami Gardens, has the third highest number of people living with HIV/AIDS in the County: 1,549 people with HIV and 1,827 people with AIDS. Of the 3,376 people living with HIV or AIDS, more than 1,500 are over age 50. Over 1,800 people with HIV/AIDS in Zone II are African-American, and most others with HIV/AIDS are Hispanic or Haitian. Of the risk groups into which people with HIV/AIDS are classified, MSM (male-to-male sexual contact) and HTSX (heterosexual contact with people infected or at risk for HIV) account for 33% and 47% of cases, respectively, in Zone II.

The HOPWA program is administered by the City of Miami for the Miami-Dade County area. The City of Miami's 2014-2018 Consolidated Plan reported that 6,770 people with HIV/AIDS had unmet need for tenant-based rental assistance.

**Discussion:**

Elders, people with disabilities, and people with HIV/AIDS all share a need for affordable, accessible housing with associated support services. Since these populations often live on fixed incomes, their homes need deep subsidies to be truly affordable. For example, a Low Income Housing Tax Credit (LIHTC or "Housing Credit") development with rents affordable at 50% or 60% AMI may still be too costly for these special households without additional subsidies, such as Housing Choice Vouchers, state gap financing, or a local contribution.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction’s need for Public Facilities:**

The City of Miami Gardens needs ongoing improvements to residential storm water drainage facilities, street lighting, and landscaping to address flooding, and safety issues in three specifically designated neighborhoods.

### **How were these needs determined?**

Stormwater and streetscape improvements are a continuation of the City's Livable Neighborhoods program. Additionally, street and sidewalk improvements were identified as a high or moderate priority by 93% of survey respondents.

### **Describe the jurisdiction’s need for Public Improvements:**

The Livable Neighborhoods program described above addresses the City's need for public improvements.

### **How were these needs determined?**

Street and sidewalk improvements were identified as a high or moderate priority by 93% of survey respondents.

### **Describe the jurisdiction’s need for Public Services:**

The following ongoing services are needed in Miami Gardens:

- The Switchboard of Miami’s Seniors Never Alone Program (SNAP), which provides weekly check-in and reassurance calls to elders who have difficulty leaving their homes
- Sunshine for All, Inc.’s home-delivered meal program for elders
- Youth services and child care programs – (up to 18 years of age)
- Summer and after-school enrichment programs,
- Transportation services
- Substance abuse services
- Services for domestic violence survivors and/or abused/neglected children,
- Employment training
- Crime awareness/prevention programs
- Food banks

## How were these needs determined?

These programs are a continuation of the City's ongoing efforts to address community needs. The City has found the demand for these programs to be ample. Additionally, many of these services were listed as a high or moderate priority by a majority of survey respondents:

- Elderly services - 93% of respondents
- Youth services - 95% of respondents
- Child care programs - 86% of respondents
- Transportation services - 88% of respondents
- Substance abuse services - 91% of respondents
- Domestic violence services - 90% of respondents
- Services for abused/neglected children - 90% of respondents
- Employment training - 94% of respondents
- Crime awareness/prevention programs - 95% of respondents
- Food banks - 85% of respondents

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

This part of the Consolidated Plan examines the housing market and supply in the City of Miami Gardens by analyzing housing indicators. Developing a picture of the current housing stock in the community begins by reviewing trends in building structure, age, price, and tenure. Furthermore, the supply of facilities serving homeless persons, special needs services and housing, and non-housing community development resources are considered. The analysis is supplemented by GIS maps to provide geographical visualization of the data.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

Miami Gardens is a typical suburb, dominated by single-family, owner-occupied housing units. This section provides an overview of the physical characteristics and tenure of the City's housing stock, and discusses gaps between housing supply and demand.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	23,770	68%
1-unit, attached structure	1,718	5%
2-4 units	1,215	3%
5-19 units	3,560	10%
20 or more units	4,550	13%
Mobile Home, boat, RV, van, etc	341	1%
<b>Total</b>	<b>35,154</b>	<b>100%</b>

**Table 31 – Residential Properties by Unit Number**

Alternate Data Source Name:  
2010-2014 ACS 5-Year Estimates

As the table above shows, nearly 70% of Miami Gardens' housing units are single-family detached structures. A substantial minority of units (23%) are in buildings with 5 or more units.

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	142	1%	180	2%
1 bedroom	453	2%	1,807	17%
2 bedrooms	2,318	11%	3,750	36%
3 or more bedrooms	18,007	86%	4,708	45%
<b>Total</b>	<b>20,920</b>	<b>100%</b>	<b>10,445</b>	<b>100%</b>

**Table 32 – Unit Size by Tenure**

Alternate Data Source Name:  
2010-2014 ACS 5-Year Estimates

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

Miami Gardens has 3,376 assisted rental units in 20 rental properties. Note that assisted rental properties targeted to a "family" demographic may be available to any households in the general population that are income-qualified and meet other screening criteria used by the property manager.

- St. Monica Apartments: 83 Elderly units
- Robert Sharp Towers I and II: 218 Elderly units
- Marbrisa: 368 Family units
- Garden Vista: 149 Family units
- Douglas Pointe: 176 Family units
- Cedar Grove: 288 Family units
- Eagle's Landing: 321 Family units
- Emerald Dunes: 141 Family units
- 183rd Street Apartments: 173 Family units
- 187th Street Apartments: 155 Family units
- Miami Garden Apartments: 45 Family units
- Pelican Cove: 112 Family units (not ready for occupancy)
- Crossings at University: 320 Family units
- Walden Pond Villas: 290 Family units
- Solabella: 92 Family units
- Gwen Cherry: 1 scattered-site public housing unit
- Lakes Edge at Walden: 80 assisted units
- Hamlet at Walden Pond: 312 units for people with disabilities
- Venetian Gardens: 52 public housing units

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

Three properties--183rd Street Apartments, 187th Street Apartments, and Walden Pond Villas--may lose their housing subsidies within the next decade. The first two are HUD-assisted, and were built in 1969 and 1970, respectively. The third is assisted with 9% and 4% Low Income Housing Tax Credits and state

bonds, and was built in the early 1990s. These properties might be preserved in the coming years if the rent restrictions are extended, but their for-profit owners may find it more lucrative to sell them for conversion to market-rate units. The best preservation option for these properties may be for nonprofit housing providers to purchase and rehabilitate them with public funds that impose new rent restrictions.

### **Does the availability of housing units meet the needs of the population?**

No. Of all moderate-income households in Miami Gardens, 51% of owners and 46% of renters are severely cost burdened, according to the 2008-2012 CHAS data. Overall, nearly 8,000 households are moderate-income and severely cost burdened--one-quarter of all households in Miami Gardens. Most moderate-income, severely cost burdened households are small families (both renters and owners) and elderly-headed owner households, but hundreds of other household types (e.g. elderly renters, non-family households) are severely cost burdened as well.

Bear in mind that severe cost burden (paying more than 50% of income for housing) is a conservative measure of housing hardship. About 4,200 low-income households are moderately cost burdened, or paying between 30% and 50% of their gross incomes for housing. Even for these households, housing costs can consume a large share of after-tax income.

### **Describe the need for specific types of housing:**

Affordable housing for rental and ownership is the primary need. When developers undertake new construction, they can help expand the affordable housing supply by building duplexes, townhomes, condominiums, and small or large multi-family buildings, as well as single-family detached units that are sized and priced for the "starter home" market. Accessory dwelling units also expand the affordable housing supply.

Housing needs for elders and people with disabilities can be met both by constructing new units with accessibility features, and by retrofitting existing units.

### **Discussion**

Despite a subsidized housing stock of nearly 3,400 rental units, Miami Gardens still has nearly 8,000 moderate-income households that are paying more than 50% of their incomes for housing costs. As Section NA-10 demonstrated, there is substantial need for affordable housing among moderate-income renters as well as owners, especially among small families that rent their homes. When opportunities come to develop vacant residential land or redevelop deteriorated properties, it is important to strike a balance between meeting the needs of renters and owners. However, as a mostly built-out city dominated by single-family homes, it is also important to use existing housing stock to meet affordable housing needs as much as possible. This may be accomplished by rent subsidies, purchase assistance, rehabilitation assistance, and energy efficiency improvements, as well as by allowing accessory dwelling units on residential parcels (ADUs).

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

The following section examines the cost of housing for both homeowners and renters within Miami Gardens. A review is made of current home values and rents as well as the recent changes in home values and rents. Finally, a closer look is given to the affordability of the existing housing stock for the residents of the jurisdiction.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2014	% Change
Median Home Value	N/A	129,200	N/A
Median Contract Rent	N/A	916	N/A

Table 33 – Cost of Housing

Alternate Data Source Name:  
2010-2014 ACS 5-Year Estimates

Rent Paid	Number	%
Less than \$500	1,475	15%
\$500-999	4,707	49%
\$1,000-1,499	2,891	30%
\$1,500-1,999	554	6%
\$2,000 or more	46	0.5%
<b>Total</b>	<b>9,673</b>	<b>100%</b>

Table 34 - Rent Paid

Alternate Data Source Name:  
2010-2014 ACS 5-Year Estimates

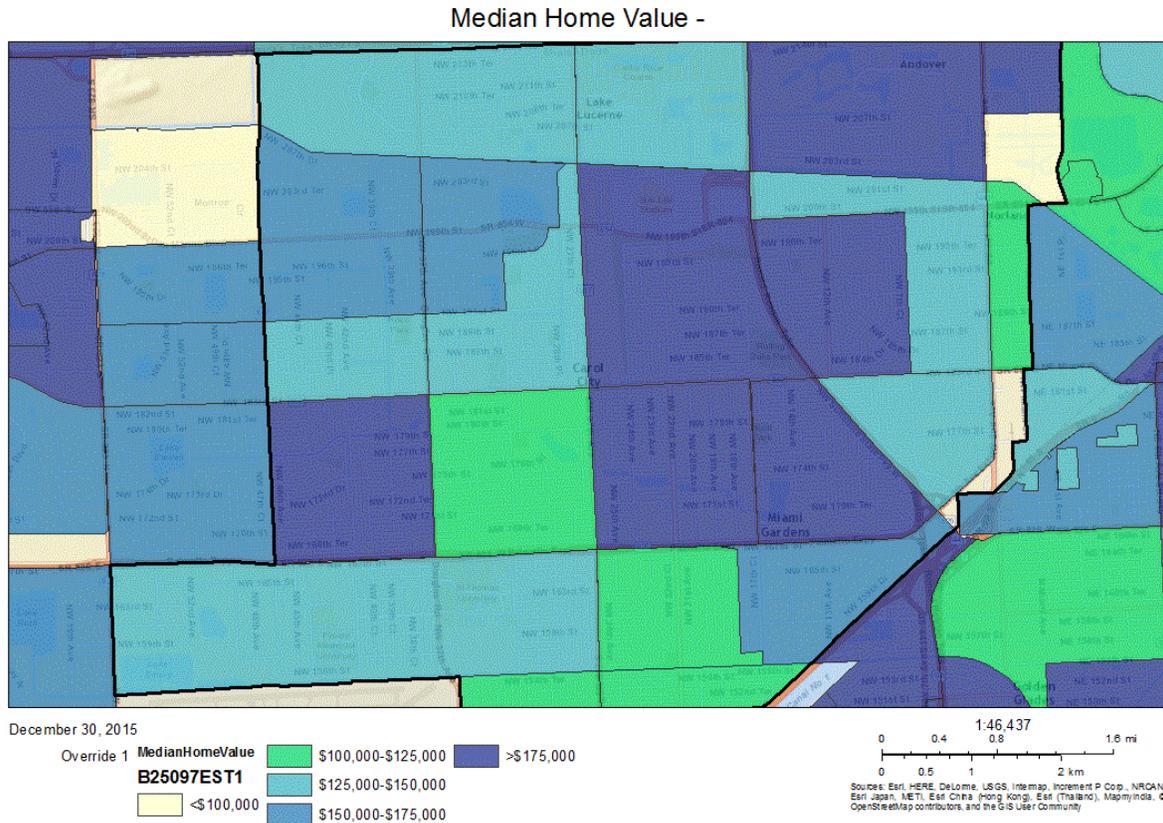
### Housing Prices

The following maps show median home values, median contract rents, and changes in median home values and rents over time.

### Median Home Value

Census tracts with relatively high home values are mainly concentrated in central Miami Gardens (between NW 27th Avenue and the Florida Turnpike) and the Andover area. There is only a modest positive correlation between median home value and median household income by Census tract ( $R^2 = 0.35$ ), and a partial overlap between areas with higher home values and areas of rapid median household income growth (see NA-10). The positive correlation between median home value and the share of owner units with 3 or more bedrooms is also modest ( $R^2 = 0.3$ ), especially when we exclude an

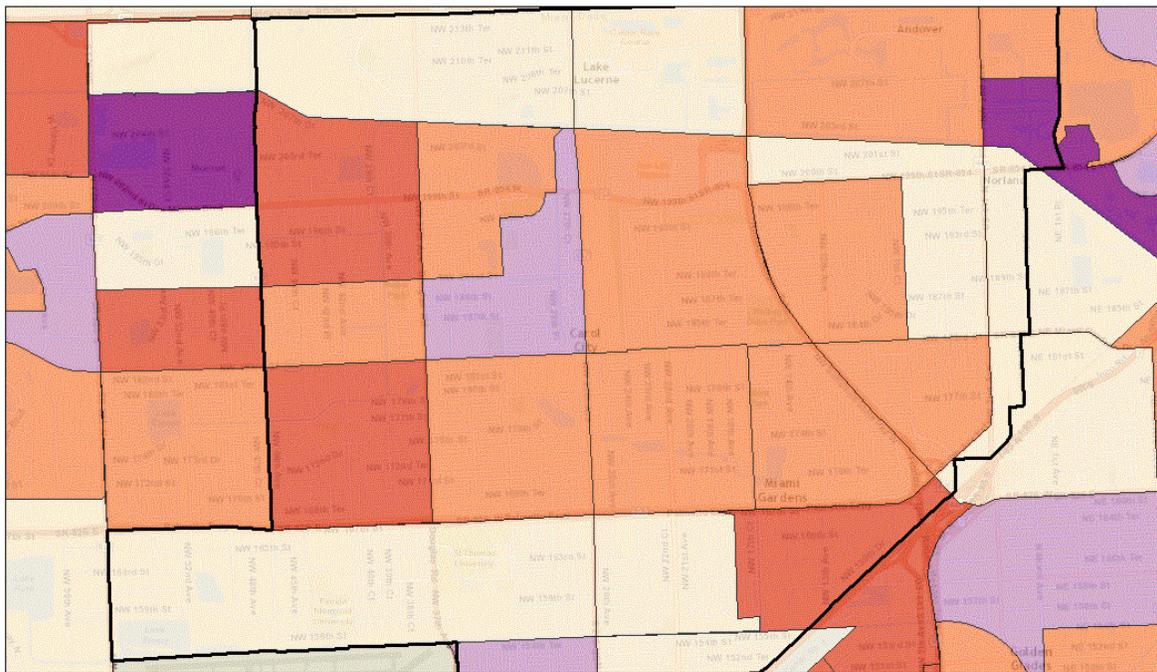
outlier Census tract where the median home value and share of homes with 3 or more bedrooms are unusually low (R2 = 0.09).



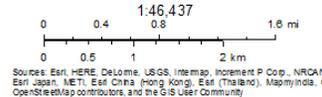
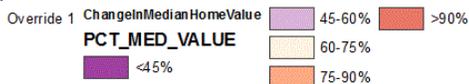
### Change in Median Home Value

The Census tract encompassing southern Andover Lakes experienced a median home value increase of only 40% from 2000 to 2010, but all other Census tracts included in Miami Gardens had increases between 59% and 94%. Several Census tracts with the highest median home values in 2012 had relatively high increases (75% to or more) in median home values. Several western Census tracts with only moderate home value increases (45% to 75%) also have relatively high shares of moderate-income households and high poverty rates (see NA-10).

### Change in Median Home Value -



January 2, 2016

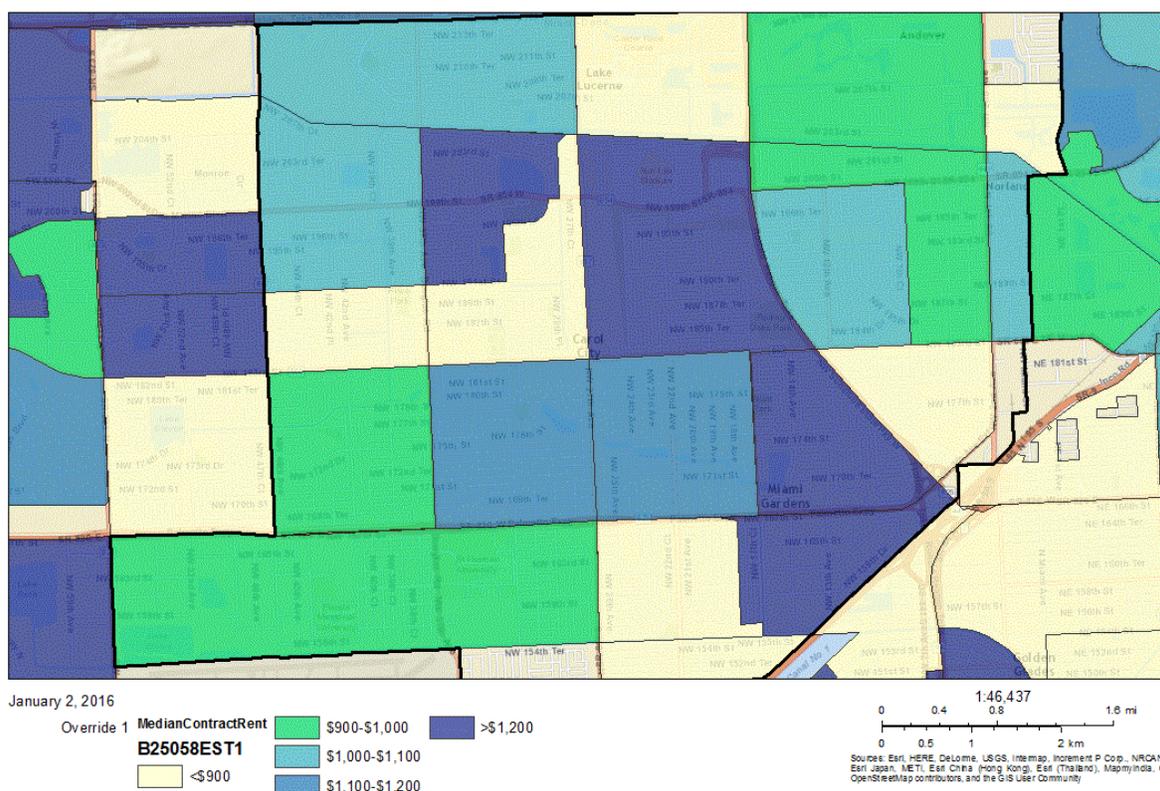


### Median Contract Rent

In Census tracts with rental units, median contract rents fall between \$800 and \$1,400. The highest median contract rents (>\$1,200) are found in three Census tracts west of the Florida turnpike, as well as the northwestern Census tract bounded by a canal on the north and by NW 37th Avenue on the west. There is a modest positive correlation between median rent and the share of rentals with three or more bedrooms ( $R^2 = 0.32$ ). Areas with higher median rents appear to overlap moderately with higher-income areas, and to a lesser extent with lower-poverty areas (see NA-10).

Additionally, the areas in Miami Gardens with higher median rents bear a striking resemblance to the areas with lower percentages of severe housing problems among extremely low-income households (see NA-10). This may be explained in part by the high concentrations of Housing Choice Vouchers in several of these higher-cost Census tracts (see MA-25). Lower-income households without vouchers may be forced to seek housing in lower-cost Census tracts, which is more attainable but not truly affordable or adequate.

### Median Contract Rent -

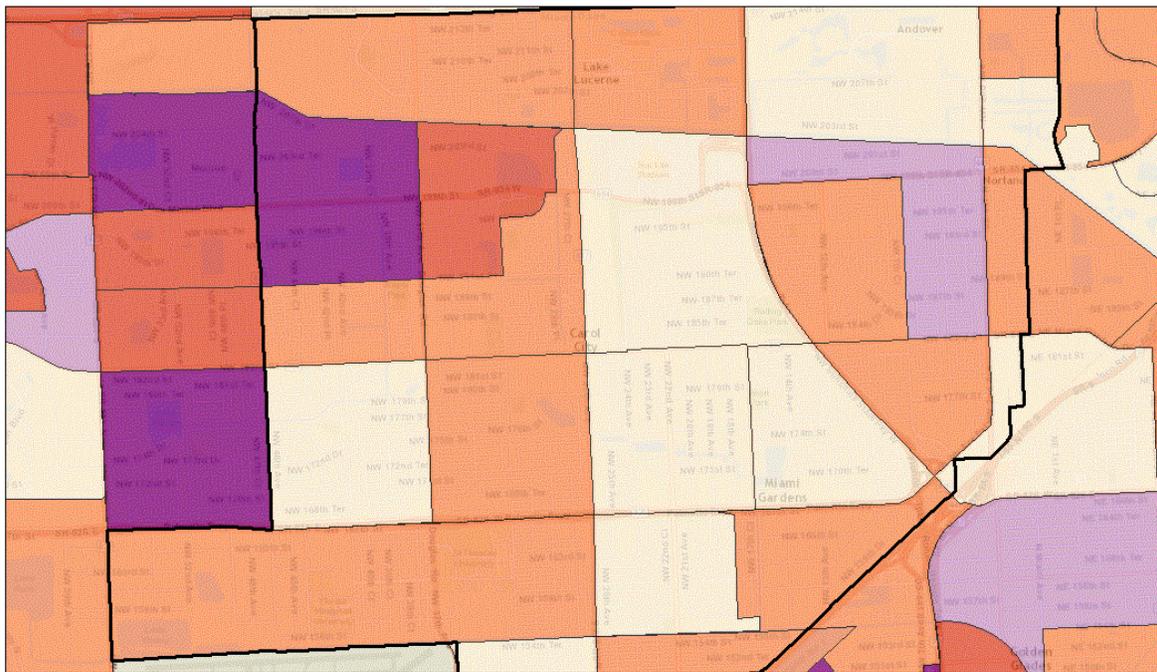


### Change in Median Rent

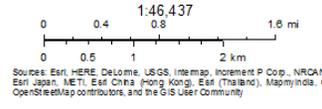
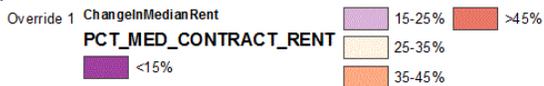
In most Census tracts, median contract rent increased from 25% to 45% between 2000 and 2010. The central and east-central areas between the Florida Turnpike and NW 27th Avenue had only moderate rent increases despite having relatively high median rents in 2012--this may reflect the fact that nominal increases in relatively large values often translate to relatively small percent changes.

One northwestern Census tract, bounded by a canal on the north and by NW 191st street on the south, may be a good bargain for renters. Its median rent increased by less than 15% between 2000 and 2010, and was moderate in 2012 (\$1,000 to \$1,200). It has a relatively low median household income and a moderate poverty rate, a moderately high median home value, and a moderate share of extremely low-income households with severe housing problems (see NA-10).

### Change in Median Rent -



January 2, 2016



### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	705	No Data
50% HAMFI	1,015	660
80% HAMFI	3,830	1,745
100% HAMFI	No Data	2,164
<b>Total</b>	<b>5,550</b>	<b>4,569</b>

**Table 35 – Housing Affordability**

Data Source: 2008-2012 CHAS

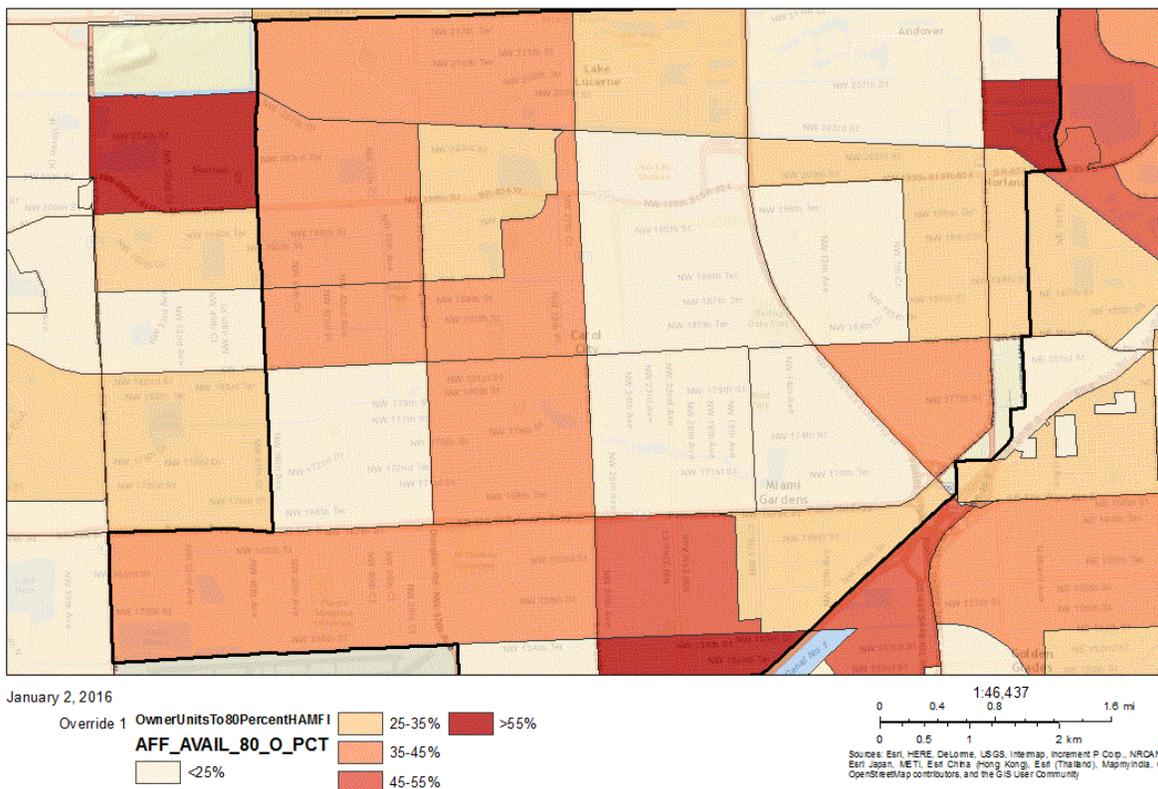
### Housing Affordability for Low- and Moderate-Income Households

The following maps show the shares of rental and owner units in each Census tract that are affordable to moderate-income and low-income households.





### Owner Units Affordable to Moderate Income Households -



### Owner Units Affordable to Low Income Households

The map below shows a nearly identical pattern as the map of owner units affordable to moderate-income households, except that the scale is different. This means that Census tracts with a relatively high share of owner units affordable to moderate-income households also have a relatively high share of owner units affordable to low-income households, but fewer units overall are affordable to low-income households.



## How is affordability of housing likely to change considering changes to home values and/or rents?

Housing is likely to become less affordable in the future in Miami Gardens. The following data compares nominal housing prices and incomes for owners and renters in 2009 and 2014 using 5-year ACS data. 2009 is used as the base year for this analysis because it was the first year when 5-year ACS estimates were available.

	2009	2014	Percent Change
<b>Median Monthly Owner Costs</b>	\$1,304	\$1,202	-8%
<b>Median Monthly Owner Costs - Households with mortgage</b>	\$1,480	\$1,468	-1%
<b>Median Gross Rent</b>	\$923	\$1,069	16%
<b>Median Owner Income</b>	\$49,458	\$48,936	-1%
<b>Median Renter Income</b>	\$25,858	\$24,874	-4%

Both incomes and housing costs in Miami Gardens have declined since 2009, the depth of the Recession. Overall, median monthly owner costs saw a larger decrease (8%) than median owner income (1%). For owners with mortgages, though, median monthly housing costs decreased by only 1%. Unfortunately, data on median owner income by mortgage status was not available for this analysis. However, data on Miami-Dade County as a whole suggests that home prices are rebounding more rapidly than incomes. For renters, there is a stark disconnect between incomes and housing prices--rents jumped 16% between 2009 and 2014 while median renter income dropped 4%.

These trends are expected to continue for the next few years. The rate of rent growth for professionally managed, market-rate apartments in the Miami metropolitan area is slowing, which may be due in part to new units coming online, but rents are still extremely high and growing. Competition for rentals remains high due to former homeowners being displaced by foreclosure and young adults delaying homebuying. This competition appears to have a positive feedback effect, driving up rents and making it difficult for potential homebuyers to save for a down payment. The federal government has taken steps to expand mortgage credit availability to low- and moderate-income homebuyers, but many homebuyers continue to be shut out of the market.

## **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The High HOME Rent for efficiencies in the Miami-Miami Beach-Kendall metropolitan division is equal to the FMR of \$745. FMR exceeds High Home Rent for apartments with one or more bedrooms, and the difference grows as the number of bedrooms increases, ranging from \$49 for 1-bedroom units to \$563 for 4-bedroom units. FMR exceeds Low Home Rent for all units, and the difference ranges from \$150 for efficiencies to \$877 for 4-bedroom units. This suggests that HOME-assisted developments with High HOME Rents do not offer much advantage over market rents for households looking for efficiencies or 1-bedroom apartments. This limitation is worth considering when developers seek County HOME funds for rental properties in Miami Gardens.

The median contract rent in Miami Gardens is \$916, slightly higher than the FMR for a 1-bedroom unit. By contrast, 36% of the City's rentals have 2 bedrooms and another 35% have 3 bedrooms. If the bulk of 2- and 3-bedroom rentals in Miami Gardens had rents close to the FMRs for 2- and 3-bedroom units (\$1,162 and \$1,594, respectively), one would expect the median contract rent for all rentals to be higher than \$916. This suggests that FMRs do not lag too far below true market rents to provide reasonable housing choices in Miami Gardens. In other parts of the Greater Miami area, true market rents may be considerably higher than FMRs, shutting voucher holders out of high-quality housing opportunities in desirable neighborhoods.

For units with 2 or more bedrooms, both FMR and High Home Rent are higher than the median contract rent of \$916. Low Home Rent is lower than \$916 for units with 3 or fewer bedrooms. The conclusions that can be drawn from this are limited, since data on contract rent by number of bedrooms is not readily available. However, like the comparison of HOME Rents to FMRs, it suggests that Low Home Rents are better than High Home Rents at providing a discount from market-rate contract rents.

Nonetheless, rental units with Low HOME Rents by themselves cannot meet the needs of households with incomes substantially below 50% AMI. 54% of low-income renter households with severe cost burden are ELI, and another 38% have incomes somewhere between 30% and 50% AMI.

### **Discussion**

Housing costs are slightly lower in Miami Gardens than in the County as a whole. However, as previous sections have shown, the City's incomes are also lower, and the prevalence of housing cost burden among moderate-income households is comparable to that in the County. To some extent, home values and rents are higher in the City's higher-income and lower-poverty Census tracts. This means that many lower-income renters and homebuyers may have fewer choices in terms of the neighborhoods they can move to, and the units they can afford may be of lower quality.

For Miami Gardens households with Housing Choice Vouchers, the metropolitan division's Fair Market Rents (FMR) appear close enough to actual market rents to provide reasonable choices. Additionally,

some of the City's lower-poverty Census tracts have relatively high voucher concentrations. For renters without vouchers, however, High Home Rents do not provide much of a discount compared to prevailing rents for smaller apartments, and even Low Home Rents do not provide an adequate subsidy for households with incomes far below 50% AMI. HOME-assisted rental developments will need additional subsidies to bring rents below the Low HOME Rents. These subsidies may be project-based or tenant-based.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

This section provides details on the condition of housing units throughout the City of Miami Gardens, examining factors such as age of structure, vacancy rates, and the prevalence of housing problems.

HUD describes four housing conditions as being problematic: 1) the home lacks complete kitchen facilities, 2) the home lacks complete plumbing facilities 3) the home is overcrowded (more than one person per room), 4) the household is cost burdened (paying more than 30% of their income towards housing costs).

### Definitions

**Blighted Structure:** A structure that exhibits objectively determinable signs of deterioration sufficient to constitute a threat to human health, safety or public welfare. For NSP1 purposes, a blighted structure echoes the criteria for slum and blight found in Florida Statutes Chapter 163.340.

**Decent, Safe and Sanitary Housing:** A dwelling unit or building meeting Federal Occupancy Standards as defined in 24 CFR 882.109 and CFR 882.405.

**Emergency Condition:** A condition that represents an eminent physical danger to anyone in the household. Examples of an Emergency Condition may include, but is not limited to, a roof collapse or faulty electrical wiring providing a risk of fire.

**Substandard – Suitable for Rehabilitation:** Home requires repairs costing ≤50% of its estimated market value.

**Substandard – Unsuitable for Rehabilitation:** Home requires repairs exceeding 50% of its estimated market value. The structure should be demolished and reconstructed.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	9,619	45%	6,022	65%
With two selected Conditions	410	2%	594	6%
With three selected Conditions	11	0%	58	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	10,880	51%	3771	39%
<b>Total</b>	<b>20,920</b>	<b>100%</b>	<b>10,445</b>	<b>100%</b>

Table 37 - Condition of Units

Alternate Data Source Name:  
2010-2014 ACS 5-Year Estimates

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,046	5%	1,441	15%
1980-1999	2,867	14%	2,339	24%
1950-1979	15,968	76%	5,638	58%
Before 1950	1,263	6%	301	3%
<b>Total</b>	<b>21,144</b>	<b>100%</b>	<b>9,719</b>	<b>100%</b>

Table 38 – Year Unit Built

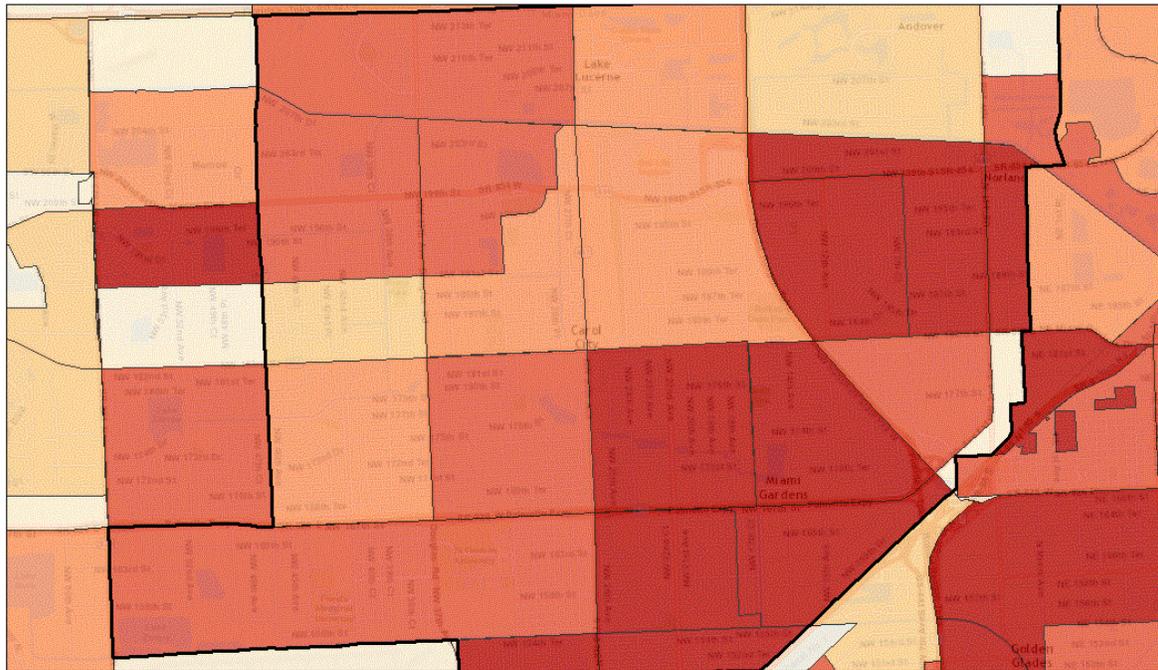
Data Source: 2008-2012 CHAS

### Rental Housing Built Before 1980

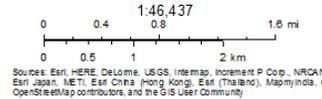
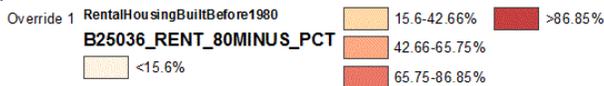
Most of the rental units (87% or more) in eastern and southeastern Miami Gardens were built before 1980. Large majorities (66% to 87%) of rental units in southwestern and northwestern Miami Gardens were built before 1980 as well.

The geographic distribution of rental units built before 1949 is not shown, since over 90% of rental units were after 1949 in most Census tracts. However, in the Census tract that includes most of Bunche Park, 28% of rentals were built in 1949. Additionally, in the three Census tracts to the north, northwest, and west of the Bunche Park Census tract, 10% to 15% of rentals were built before 1959.

### Rental Housing Built Before 1980 -



January 4, 2016



### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	17,231	81%	5,939	61%
Housing Units build before 1980 with children present	835	4%	1,055	11%

**Table 39 – Risk of Lead-Based Paint**

Data Source: 2008-2012 ACS (Total Units) 2008-2012 CHAS (Units with Children present)

### Vacant Units

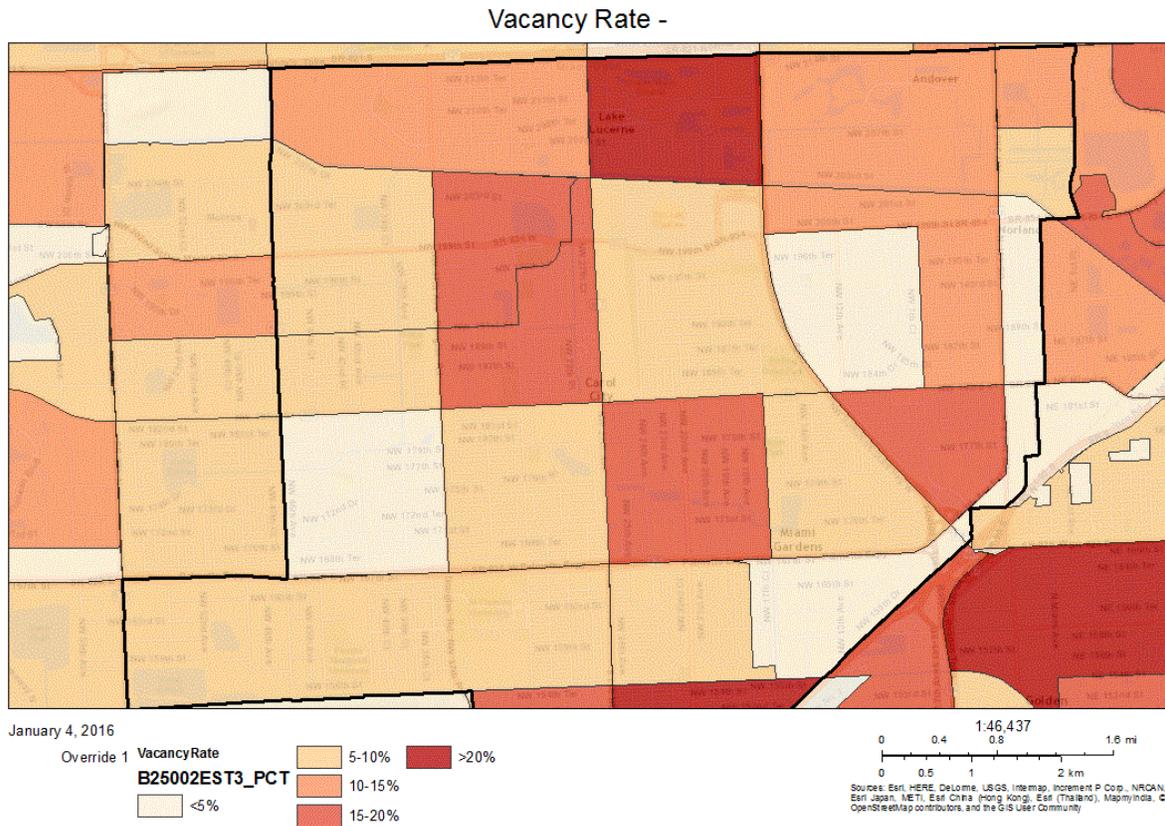
The City of Miami Gardens does not maintain data on vacant units disaggregated by abandonment, REO status, or suitability for rehabilitation.

### Vacancy Rate

The highest vacancy rate (21%) is found in the Census tract encompassing Calder Casino. Pockets of high vacancy rates (15% or higher) are also found along Miami Gardens' central corridor, southeast of the Florida Turnpike-Miami Gardens Drive intersection, and in the two southernmost Census

tracts. Moderately high vacancy rates (10% to 15%) are found in the northeastern and northwestern areas of the City.

The distribution of vacancy rates bears no clear resemblance to the geography of poverty rates or housing prices. For example, the Census tract with the highest vacancy rate also has a high incidence of severe housing problems among its moderate-income households (see NA-10).



### Need for Owner and Rental Rehabilitation

The data above shows that most housing units in Miami Gardens have none or only one of the specified housing conditions. As NA-10 showed, cost burden is by far the most common condition for occupied housing units, and crowding is more common than a lack of complete plumbing or kitchen facilities. The data above does not specify which units lack complete plumbing or kitchen facilities, but NA-10 indicates that 265 units occupied by households at or below 100% AMI lack complete kitchen or plumbing facilities.

Repair needs are much broader than the limited housing conditions identified by HUD, however. Miami Gardens does not have systematic data on repair needs, but the Community Development Department has never had difficulty finding units in need of repair. Since becoming an entitlement community in 2006, the City has assisted 214 households through its rehabilitation program.

### **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

Of all occupied housing units, 82% of owner units and 64% of rental units were built before 1980. These units may have lead-based paint, since the federal government did not prohibit consumer uses of lead-based paint until 1978. Of all occupied owner units in Miami Gardens, 2,795 (13%) were built before 1980 and are inhabited by at least one child under age 6. Among occupied renter units, 1,775 (18%) were built before 1980 and have at least one child under 6. Children under 6 are especially vulnerable to the negative effects of lead paint.

Among low- and moderate-income (LMI) households, 7,565 owners and 4,750 renters live in units built before 1980. Of these households, 1,085 owner households and 1,515 renter households have children under 6. Notably, LMI renters are more likely than LMI owners to live in units built before 1980, and most LMI renters in units built before 1980 have young children.

### **Discussion**

The housing stock in Miami Gardens is in good condition overall. However, a small number of units lack complete plumbing or kitchen facilities, and many properties are in need of routine or substantial repairs. Additionally, most of the City's occupied housing stock was built when lead-based paint was still in use, and thousands of households in these older units have young children. Low- and moderate-income renter families with young children are disproportionately likely to live in units that may have lead-based paint. This highlights the need for a balanced approach to housing rehabilitation that addresses both owner and renter units.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The Miami-Dade County Public Housing and Community Development (PHCD) department is committed to provide to low, very low, extremely low and moderate-income residents of Miami-Dade County:

- Quality affordable housing opportunities.
- Neighborhood revitalization and stabilization activities.
- Partnerships with private and public entities to optimize resources through innovative programs.
- Efficient and effective management of resources.

### Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project based	Tenant based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units/vouchers available	89	2,091	9,219	14,606	33	14,573	0	0	522
# of accessible units	N/A	N/A	10	N/A	N/A	N/A	N/A	N/A	N/A

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 41 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

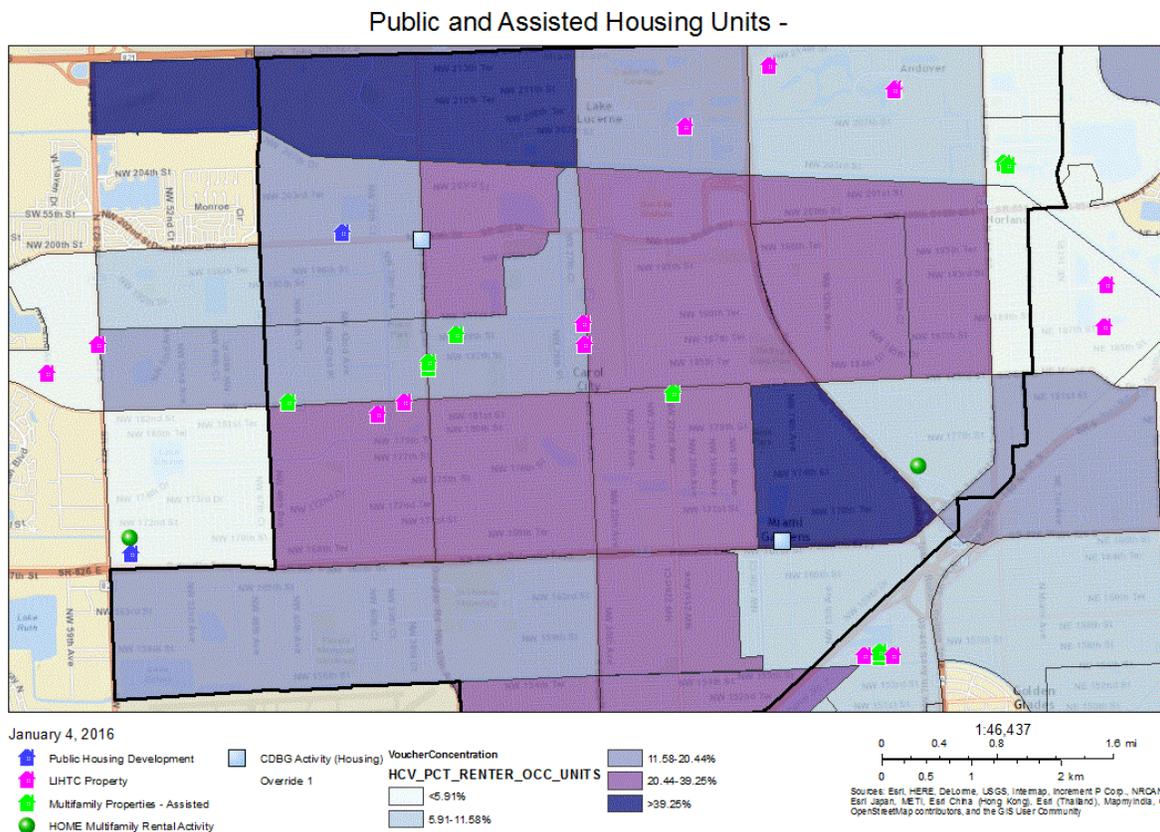
## Total Units Description

The table above shows totals for units and vouchers administered by PHCD. Miami Gardens has a 52-unit public housing development, Venetian Gardens, consisting of 2- to 4-bedroom units in townhomes just west of Saint Thomas University. The City also has 4 FHA homes, one unit of a scattered-site public housing development is located in northwestern Miami Gardens.

Palmetto Gardens, a 40-unit mid-rise development consisting of efficiencies and 1-bedroom units, is located just outside the city limits, about 2 miles northwest of Opa-Locka Airport.

## Public and Assisted Housing Units

Subsidized rental developments, most of which are privately owned, are scattered throughout Miami Gardens, but are most common in the central and west-central areas of the City. The two Census tracts with the highest concentration of Housing Choice Vouchers (>39.25% of rental units), in northwestern and southeastern Miami Gardens, have high and moderate poverty rates, respectively.



The distribution of HCVs in Miami Gardens does not show a clear relationship with poverty rates (see NA-10). HCV distribution does not have a consistent relationship with median contract rents either, but several centrally located Census tracts with high median rents also have moderately high concentrations of HCVs (20.44% to 39.25% of rental units). The distribution of HCVs is a function of where voucher

recipients search for housing, as well as where landlords are willing to participate in the Section 8 program.

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

According to PHCD, the physical condition of the units at the present time is good. All units are inspected annually and meet the Housing Quality Standards as set by US HUD Real Estate Assessment Center.

**Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
Venetian Gardens	86

**Table 42 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

PHCD has a (5) Year Capital Fund Plan (CFP) which satisfies the physical needs of its properties. The Agency is constantly addressing and improving all the physical needs of its properties to provide a safe, decent and sanitary housing to low and very low income families. Notable activities in the CFP budget include appliance upgrades, safety and security features, and activities to implement the Agency's Voluntary Compliance Agreement (VCA) with HUD.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

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, and is applying for a Resident Opportunities and Self-Sufficiency (ROSS) grant.

**Discussion:**

The Housing Authority strives to meet the goals and objectives in its Five Year Plan and its Annual Plan. It will continue to work to expand the availability of affordable housing for low-income families. It will continue to maintain its units in decent, safe and sanitary condition and aim to improve the quality of life for its residents.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

In the City of Miami Gardens, the only facility targeting homeless persons is Del Prado Gardens, a permanent supportive housing development owned by Carrfour Supportive Housing. However, homeless persons in Miami Gardens potentially have access to permanent housing, rapid rehousing, emergency shelter, and transitional housing programs throughout northern Miami-Dade County. As permanent supportive housing units are made available through new development and turnover in existing developments, priority for placement is given to the most vulnerable homeless persons and those that have been homeless the longest.

The CoC's Coordinated Outreach, Assessment and Placement (COAP) program helps connect homeless Miami Gardens residents with the most appropriate interventions. Citrus Health Network and Jackson Memorial Hospital, two health care providers that serve Miami Gardens residents, participate in a Memorandum of Agreement as part of the COAP; wherein they refer patients being discharged into homelessness to Miami-Dade County Homeless Trusts's outreach teams in order to access shelter.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	136	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 43 - Facilities and Housing Targeted to Homeless Households**

**Data Source Comments:** Data provided by the Miami-Dade Homeless Trust.

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

The Continuum of Care's 2014 Homeless Plan includes an implementation measure for helping housing providers coordinate more effectively with mainstream service providers. The CoC's Standards of Care require permanent supportive housing providers to provide linkage/referral to external supportive services including, but not limited to, benefit programs, care and/or support services related to physical or mental health, including substance abuse, education/vocational opportunities, job counseling, training and placement, child care and transportation necessary to maintain permanent housing.

Several mainstream service providers, including the Social Security Administration, Veterans Affairs, Florida Department of Children and Families, South Florida Workforce, and medical and mental health providers participate in Continuum of Care meetings.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The agencies listed below provide permanent housing (PH), rapid re-housing (RRH), emergency shelter (ES), transitional housing (TH) and/or supportive services (SS) to homeless persons in north or central Miami-Dade County.

- Bayview Center for Mental Health, Inc. (PH, SS)
- Better Way of Miami, Inc. (PH, TH)
- Camillus House, Inc. (PH, ES, TH, SS)
- Carrfour Supportive Housing (PH, RRH, TH)
- Catholic Charities (TH, HP, RRH)
- Chapman Partnership (ES, SS) Miami
- Citrus Health Network, Inc. (PH, RRH, ES, TH, SS)
- Community Health of South Dade, Inc. (PH)
- Concept House (TH)
- Douglas Gardens Community Mental Health Center (PH, TH)
- Harbor House (TH)
- Jewish Community Services of South Florida, Inc. (SS)
- Legal Services of Greater Miami, Inc. (SS)
- Lutheran Services Florida, Inc. (PH, RRH, TH)

- Miami Bridge (ES)
- Miami-Dade Community Action and Human Services Department (CAHSD) (ES, TH)
- Miami Rescue Mission (ES, TH)
- Mother Theresa Mission of Charity (ES)
- New Horizons Community Mental Health Center (PH, TH)
- The Related Group of South Florida (PH)
- The Salvation Army (ES, TH)
- The Sundari Foundation (ES, TH)
- Victim Response, Inc. (ES)
- Volunteers of America of Florida (PH, TH)

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

There are three primary groups with non-homeless special needs in Miami Gardens. They are the elderly and frail elderly, people with HIV/AIDS and their families, and people with disabling conditions. This section will explain who they are, what their needs are, and how the city is accommodating or should accommodate these needs.

### **Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Elders, people with disabilities, and people with HIV/AIDS all need housing that is accessible and affordable on a fixed income. Most elders prefer to age in place or in the least restrictive setting possible, so the City's home rehabilitation and energy efficiency programs are especially beneficial for elderly homeowners. For non-homeless special needs populations in the rental market, subsidized rental housing with accessibility features; close proximity to transportation, shopping, and other amenities; and some supportive services and social activities onsite is ideal.

Best practices in on-site supportive services at affordable rental developments may be found in Requests for Applications (RFAs) issued by Florida Housing Finance Corporation, and are also applicable to housing that does not receive Florida Housing funds. Florida Housing typically requires applicants to commit to providing some of the following services on-site, although applicants have latitude to decide which services to provide. These services include assistance with light housekeeping, grocery shopping, and laundry; periodic check-ins to ensure resident safety; computer literacy training; structured daily activities; and employment assistance. Affordable rental property owners and managers can ensure service delivery by hiring on-site service coordinators, but the bulk of the services may be best provided through Memoranda of Understanding with local, often nonprofit social service providers.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

In 2007, Miami-Dade County underwent a process to implement a cohesive community-wide discharge coordination policy. As a result of that process, the County developed a Memorandum of Agreement establishing 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.

Additionally, Citrus Health Network (CHN), based in Hialeah, has a service area that includes Miami Gardens. CHN also advocates on a local and state level for additional affordable housing resources for persons who are extremely low income and persons with special needs. CHN continues to pursue and provide housing programs connected to integrated health care, behavioral health services, Case Management and Outreach, and is also seeking funding for treatment and other health services.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

See response to question below

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Miami Gardens will continue supporting several activities that are targeted to or disproportionately benefit people who are not homeless but have other special needs:

- The Switchboard of Miami's Seniors Never Alone Program (SNAP), which provides weekly check-in and reassurance calls to elders who have difficulty leaving their homes
- Sunshine for All, Inc.'s home-delivered meal program for elders
- Youth services and child care programs – (up to 18 years of age)
- Summer and after-school enrichment programs,
- Transportation services
- Substance abuse services
- Services for domestic violence survivors and/or abused/neglected children
- Employment training
- Crime awareness/prevention programs
- Food banks

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The recently completed Analysis of Impediments to Fair Housing Choice noted the following:

#### **Fair Housing Related Impediments**

1. Lack of awareness by residents of fair housing laws and reporting mechanisms
2. Lack of awareness by landlords of fair housing laws
3. Lack of coordination between Fair Housing reporting agencies
4. Limited availability of Fair Housing complaint data at the County and City levels

#### **Affordable Housing Related Impediments**

1. Insufficient supply of affordable rental housing
2. Insufficient supply of affordable housing for purchase by low and moderate income households

#### **Land Use Related Impediments**

1. Lack of specificity in Land Development Code (LDC) incentives for workforce housing (affordable to households between 65% and 200% AMI)
2. Accessory Dwelling Units (ADUs) and Single Room Occupancy (SRO) developments not authorized by LDC
3. Some requirements for lot frontage, setbacks, and minimum square footage may be more stringent than necessary

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

This section provides insight into the economic development landscape of Miami Gardens.

The table below details the extent of business sector employment throughout the city. Unemployment, commuting times, and education are also reviewed.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	199	29	0	0	0
Arts, Entertainment, Accommodations	3,835	3,048	9	13	4
Construction	2,712	607	6	3	-3
Education and Health Care Services	11,258	3,399	25	15	-10
Finance, Insurance, and Real Estate	1,676	729	4	3	-1
Information	1,033	797	2	3	1
Manufacturing	1,856	2,535	4	11	7
Other Services	2,625	444	6	2	-4
Professional, Scientific, Management Services	4,883	2,739	11	12	1
Public Administration	3,560	618	8	3	-5
Retail Trade	6,499	4,787	14	20	6
Transportation and Warehousing	3,789	946	8	4	-4
Wholesale Trade	1,100	2,674	2	11	9
Total	45,025	23,352	--	--	--

**Table 45 - Business Activity**

**Alternate Data Source Name:**

2009-2013 ACS (Workers), 2013 LEHD (Jobs)

**Data Source** 2013 Longitudinal Employer-Household Dynamics (LEHD) was the latest data published for Jobs. 2013 ACS was used

**Comments:** to make an accurate comparison.

The three most common sectors for workers who live in Miami Gardens are Education and Health Care Services (25% of workers), Retail Trade (14%), and Professional, Scientific, and Management Services (11%).

## Labor Force

Total Population in the Civilian Labor Force	54,799
Civilian Employed Population 16 years and over	45,698
Unemployment Rate	16.6
Unemployment Rate for Ages 16-24	30.4
Unemployment Rate for Ages 25-65	14.4

**Table 46 - Labor Force**

Alternate Data Source Name:  
2010-2014 ACS 5-Year Estimates

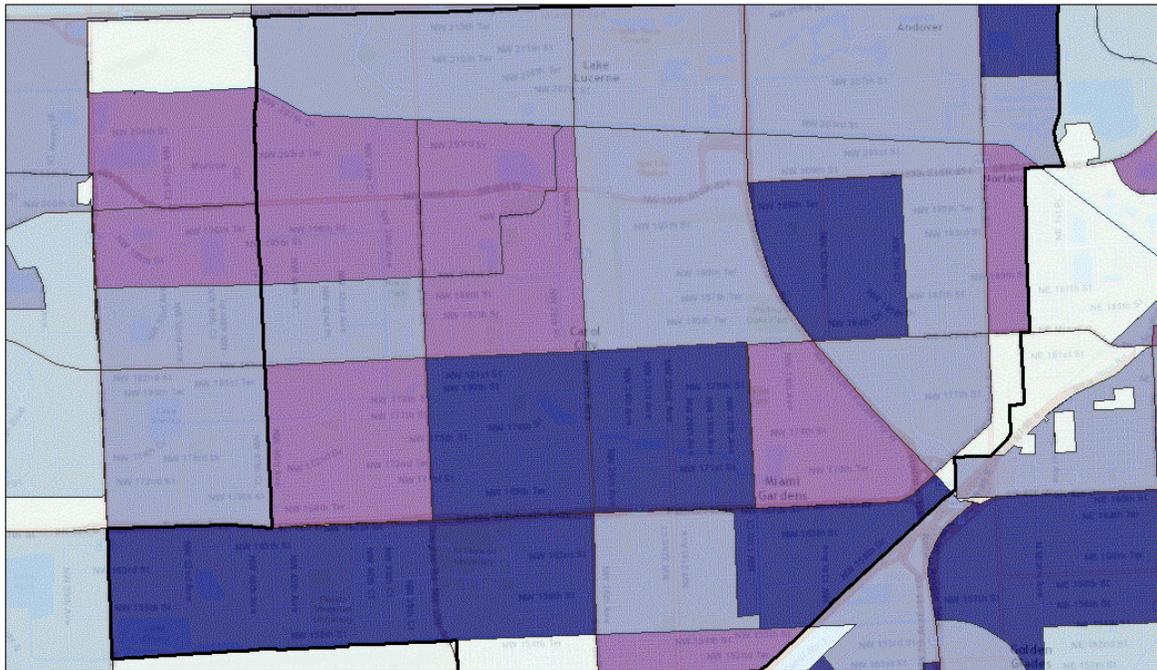
## Unemployment Rate

As shown in the table above, the 2014 5-year ACS reported a 16.6% unemployment rate for the civilian labor force, higher than the countywide unemployment rate of 11.2%.

The map below shows that most Census tracts in Miami Gardens have an unemployment rate of 10% or higher. Several Census tracts in the southern part of the City have unemployment rates over 20%. Surprisingly, the affluent Census tract in the northern Andover lakes area has a high unemployment rate.

The geographic pattern of unemployment doesn't bear a clear resemblance to the distribution of poverty or median household income. For example, the high-poverty Census tract encompassing most of Bunche Park has only a moderate unemployment rate. This may reflect the fact that unemployment rate is partly dependent on labor force participation.

Unemployment Rate -



January 4, 2016



0 0.4 0.8 1.8 mi  
0 0.5 1 2 km  
146,437  
Source: Esri, HERE, DeLorme, USGS, Intermap, iPoint, Incorp P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Taiwan), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Occupations by Sector	Number of People
Management, business and financial	10,292
Farming, fisheries and forestry occupations	152
Service	11,736
Sales and office	13,476
Construction, extraction, maintenance and repair	4,107
Production, transportation and material moving	6,087

Table 47 – Occupations by Sector

Alternate Data Source Name:  
2010-2014 ACS 5-Year Estimates

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	21,080	48%
30-59 Minutes	19,164	44%
60 or More Minutes	3,310	8%
<b>Total</b>	<b>43,554</b>	<b>100%</b>

Table 48 - Travel Time

Alternate Data Source Name:  
2010-2014 ACS 5-Year Estimates

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	4,105	2,018	3,268
High school graduate (includes equivalency)	15,198	3,262	5,413
Some college or Associate's degree	12,337	2,788	3,399
Bachelor's degree or higher	7,147	752	1,268

Table 49 - Educational Attainment by Employment Status

Alternate Data Source Name:  
2010-2014 ACS 5-Year Estimates

Persons with a high school diploma or equivalency are the single largest group (39%) in the table above. Those with some college or Associate's degrees comprise the next largest group (30%). Not surprisingly, employment rates increase as educational attainment increases, while rates of unemployment and labor force nonparticipation decrease.

### Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	188	278	473	1761	3018
9th to 12th grade, no diploma	2037	1660	1264	3187	2226
High school graduate, GED, or alternative	4708	5660	6225	11248	3973
Some college, no degree	4977	4134	2973	5981	1382
Associate's degree	604	1443	1330	2123	612
Bachelor's degree	528	1971	1654	2434	732
Graduate or professional degree	79	808	871	1321	616

Table 50 - Educational Attainment by Age

Alternate Data Source Name:  
2010-2014 ACS 5-Year Estimates

## Educational Attainment – Median Earnings in the Past 12 Months

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	18,531
High school graduate (includes equivalency)	23,449
Some college or Associate's degree	27,467
Bachelor's degree	39,732
Graduate or professional degree	43,697

**Table 51 – Median Earnings in the Past 12 Months**

**Alternate Data Source Name:**  
2010-2014 ACS 5-Year Estimates

### **Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

As might be expected, median earnings are directly proportional to educational attainment. In Miami Gardens those individuals with some college or an Associate’s degree can expect to earn almost a third more than those persons who have not completed a high school diploma. Those with a Bachelor’s degree can expect to earn over 40% more than those persons who have only completed high school. Furthermore, those with a graduate degree earn almost twice what a person with only a high school degree earns (46.4%).

### **Describe the workforce and infrastructure needs of the business community:**

The Education and Health Care Services business sector provides the highest percentage of all jobs in Miami Gardens with 24.4% of all jobs coming from this sector. Retail Trade is the second largest business sector with 14.7% and then the Professional, Scientific, Management Services sector, which comprises of 10.3% of the jobs throughout Miami Gardens. This was similar to Miami-Dade County as a whole with Education and Health Care Services having 20.4%, followed by Retail Trade with 12.6% and Professional, Scientific, Management Services sector with 12.8%.

As Miami Gardens is situated in Miami-Dade County, it is also geographically situated between North and South America making it, along with the Greater Miami area the cargo gateway of the Americas. It is also situated well for increased trade from Europe, Asia and Africa. Miami-Dade County consistently ranks among the top 12 customs districts in the United States and a top destination for international travelers. The Miami area is a top destination in the U.S. for international tourists and has consistently ranked among the top preferred destinations for international business travelers. Miami Gardens is 15 miles from Miami International Airport and approximately 17 miles from the Port Miami. It is also situated in between I-95, which runs north and south along near the eastern coast of Florida, and I-75,

which runs east and west across the southern part of the state, before it runs north and south on the western part of the state. (Source: Miami-Dade County, miamidade.gov)

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

International trade plays an important role in the economy of Miami-Dade County. It supports over 105,000 jobs and remains not only one of the key industries in the County, but also one of the industries with the highest paying wages in the community, according to an economic study conducted by Strategic Information Analysis, Inc. – almost one-in-ten jobs in the County.

According to the Miami-Dade County Department of Regulatory & Economic Resources, in an Analysis of Current Economic Trends report for the first quarter of 2015, it was reported that the biggest challenge to the Miami-Dade County economy was the decline of international trade. The report states:

“The total value of goods traded through Miami International Airport (MIA) and Port Miami in 2015 Q1 fell 5.8% to \$20.3 billion compared to \$21.5 billion in 2014 Q1. Imports declined \$447.5 million and export activity fell \$737.2 million. These trends reflect the deceleration in global economic growth in 2014, particularly, in Central America & the Caribbean (\$370 million) and South America (\$911 million), and Asia/Other (\$505 million).”

Combined, these three trade regions account for 77% of all trade through MIA and Port Miami, however it continues a 3-year trend that started in 2013, with the County seeing the first decline in the International Trade market after a sustained decade of growth (while not accounting for 2009). Although Miami-Dade accounted for just 2.2% of the total U.S. trade, it handled 16.4% of the U.S. trade with South America and 20.1% of the country’s trade with Central America and the Caribbean.

To address the concern of declining international trade, Miami-Dade County has assigned a significant portion of the Economic Development and International Trade unit's program activities to revolve around the implementation of a program to promote the County as a Global Gateway and trade destination center. To that end, it aggressively pursues inbound and outbound trade missions. The Office organizes outbound business development and branding missions to selected countries to acquaint them with Miami-Dade County's international trade promotion programs and advantages of trade with Miami-Dade. The County also supports inbound missions organized by consulates, foreign trade offices, and economic development agencies through coordination, as well as financial and logistical support.

Moreover, Miami-Dade County's business matchmaking program is an important part of its trade missions. It provides private sector delegates an opportunity to promote international business development by participating in pre-arranged business-to-business matchmaking meetings organized in conjunction with the host country's local economic development agencies. These services are provided to registered participants as part of the trade mission program. During outbound trade missions the County invites government and economic development agencies to bring a reverse mission to Miami-Dade. Trade mission reports and the countries visited can be viewed on [www.miamidade.gov/business/international-trade-missions.asp](http://www.miamidade.gov/business/international-trade-missions.asp)

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Currently Miami Gardens and Miami-Dade County participate in the South Florida Regional Planning Council's Comprehensive Economic Development Strategy (CEDS), however in 2011, Miami Gardens produced a CEDS addressing workforce development among other economic developments. It found that to have stronger economic development in the City, major implementation strategies needed to be achieved. For addressing the subject of workforce development, it was stated that the goal was to create, attract and maintain a globally competitive workforce to meet the demands of Miami Gardens' employers. Through indicators of a growing effort in the County's overall international trade initiative, this would become imperative. To meet this goal, the objective would be to direct the upgrading of competencies and qualifications of the workforce through a collaborative workforce development effort among the City of Miami Gardens, the local universities and the City's major employers. This strategy includes:

- A. Convene a CEDS Workforce Development Team consisting of City officials, educational experts and local employers to identify worker skills demands
- B. Develop formalized and tailored workforce development training programs that connect local workers with local employers
- C. Locate formalized workforce development training programs within the industrial parks and other centers of employment activity

The current 2012-2017 CEDS gives an analysis of the talent supply and education of the workforce. According to the CEDS, the ethnic and racial composition of South Florida's population continues to grow more diverse due to the fact that the South Florida has been one of the United State's major international migration destinations since 1960s. Cultural diversity and a multi-ethnic, multi-lingual workforce is a great asset for the Region's competitiveness in the global economy.

While higher education attainment of the three counties in the Region (Monroe, Broward, and Miami-Dade) workforce is comparable to the State and the Nation, basic educational attainment of minorities, the growing demographic of the Region, remain the major concerns of South Florida. Also demographic

shifts, racial and ethnic changes due to “new immigrants,” and the aging of the workforce are impacting the U.S. economy as a whole and are more perceptible in South Florida.

The region points to these key trends and future needs for the workforce and how they correspond to employment opportunities.

- Workforce development groups in the Region are proactively engaged in building the bridge between the labor force and the business community.
- In addition to services to adult workers, these workforce development groups also provide training and employment service to youth on a regular basis.
- The overall economic competitiveness of the Region is contingent upon young people being prepared to work in STEM-related occupations (Science, Technology, Engineering, and Mathematics), which are forecasted to grow about 70 percent faster than employment in other occupations.
- South Florida’s creative industries are strong and are receiving national international attention for arts and cultural excellence. To sustain this growing economic engine, it will be necessary to continue to develop new talent to grow and sustain the creative industries.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

As stated in the South Florida 2012-2017 CEDS report, the region is dedicated to developing the “workforce of the future,” a skilled labor force that is well educated and facile in the workplace.

It is essential that continued emphasis be placed on increasing the percentage of the population acquiring proficiency in English, graduating from high school and then going on to receive advanced educational degrees at the associate, bachelors, masters and doctoral levels. This should be coupled with strategies to ensure that South Florida’s best and brightest choose to stay in South Florida to pursue their careers and lives.

The overall economic competitiveness of the Region is contingent upon young people being prepared to work in STEM-related occupations (Science, Technology, Engineering, and Mathematics), which are forecasted to grow about 70 percent faster than employment in other occupations. The Arts and Creative industries are also very important, transforming the region into one of the most dynamic and diverse new cultural centers in this regional part of the world. Therefore, South Florida supports institutional initiatives on science, technology, engineering, arts, and mathematics (STEAM) that enrich students’ educational experience and in the long term contribute to the positive workforce development of the region. It supports this as a priority through one of the 6 pillars of its Strategic Projects, Programs and Activities in the CEDS.

For a workforce to grow healthy, special groups must not be left behind. South Florida also indicates in the CEDS that it will support the efforts to use the entire potential workforce including people with disabilities, those with language barriers, ex-offenders, older workers, displaced homemakers, veterans, homeless and others with special barriers to becoming productive members of society.

The region is supported by Workforce Florida, Inc. (WFI), the state's public-private partnership charged with overseeing the administration of the state's workforce policy, programs and services for the workforce. WFI works to strengthen the Talent Supply Chain in which it defines, "A system of resources and infrastructure that prepares people, on a lifelong basis, to advance the needs of enterprises of all scales, sizes and sectors."

The Florida Council of 100 developed a report in 2010, *Closing the Talent Gap*. This report focuses on education as the pathway to employment and economic opportunity that allows an individual to expand their potential, and is also referenced in the South Florida 2012-2017 CEDS report.

One of the critical components in economic development is the development of a workforce with skills and training necessary to strengthen and build competitive, innovation-driven industries. Business leaders, educators, and workforce development groups need to work together to develop a "comprehensive, coordinated, data driven mission" and plan for ensuring the Region has the educated talent it needs for a strong economy.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The South Florida 2012-2017 CEDS report outlines the economic development initiative, Six Pillars, that will be taken in the region of which Miami Gardens is included and partnered with. In its analysis of the region it indicates problems and opportunities filtered through the lens of Six Pillars for economic development, and consistent with the Consolidation Plan in relation to Miami Gardens. These Six Pillars for development initiatives are:

1. Talent Supply and Education
2. Innovation and Economic Development
3. Infrastructure and Growth Leadership
4. Business Climate and Competitiveness
5. Civic and Governance Systems
6. Quality of Life and Quality Place

Performance measures for the implementation of the CEDS were:

1. Number of Jobs Created After Implementation of the CEDS
  - a. Total Employment in Initial Year
  - b. Total Employment in Subsequent Years
2. Number and Types of Public Sector Investments Undertaken in the Region
  - a. EDA Sponsored Events
  - b. Significant state and Local Investments
3. Number of Jobs Retained in the Region
  - a. Number of Jobs Retained as a Result of Federal investments
  - b. Number of Jobs Retained as a Result of Select State and Local investments
4. Private Sector Investment in the Region After Implementation of the CEDS
5. Changes in the Economic Environment of the Region

***Six Pillars Indicators***

1. Talent Supply & Education
  - a. Average Annual Wage
  - b. High School Graduation Rates
  - c. 8th Grade Math Performance
  - d. % of Higher Education Attainment
2. Innovation & Economic Development
  - a. Gross Domestic Product
  - b. Bed Tax Collections
  - c. Trade Exports and Imports
3. Infrastructure & Growth Leadership
  - a. Population Counts, Estimates and Projections
  - b. Building Permits
  - c. Vehicle Miles Traveled per Lane Mile
4. Business Climate & Competitiveness
  - a. Average Annual Unemployment Rates
  - b. Employment by Industry

- c. Wages by Industry
- 5. Civic & Governance Systems
  - a. Millage Rates
  - b. Registered Nonprofit Organizations
  - c. Voter Participation
- 6. Quality of Life & Quality Places
  - a. Per Capita Income
  - b. House Purchase Price and Cost of Living Index
  - c. Persons Living in Poverty

**Discussion**

N/A

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Concentration is defined as the existence of housing problems, low-income households, or ethnic/racial minorities in a Census Tract at a rate of 10% or higher than the jurisdiction as a whole. The four housing problems that HUD evaluates are: 1. Lacks complete kitchen facilities (substandard housing), 2. Lacks complete plumbing facilities (substandard housing), 3. More than one person per room (overcrowding), and 4. Housing costs greater than 30% of monthly income (cost burden).

#### **Concentration Area**

There are a few concentrations of housing problems dispersed throughout Miami Gardens, but one particular area stands out in terms of high concentrations of multiple housing problems. For the purpose of this analysis this area is defined as Census tracts 12086009904, 12086010011, and 12086009504. The total areas of these tracts runs north and south on the Ronald Reagan Turnpike. The primary housing problems in the concentration area is housing cost burden and overcrowding, with cost burden being the most significant issue. As can be seen from the series of maps below, in addition to relatively high concentration of cost burden and overcrowding the area is home to the highest concentration of poverty in the city.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Concentration is defined as the existence of housing problems, low-income households, or ethnic/racial minorities in a Census Tract at a rate of 10% or higher than the jurisdiction as a whole. The four housing problems that HUD evaluates are: 1. Lacks complete kitchen facilities (substandard housing), 2. Lacks complete plumbing facilities (substandard housing), 3. More than one person per room (overcrowding), and 4. Housing costs greater than 30% of monthly income (cost burden).

Concentration areas are defined by Census tracts.

#### **Concentration Area**

According to the 2013 ACS, the most predominant race group in Miami Gardens is Black or African Americans with 75.3% of the population, followed by White with 21%. Persons identifying as Hispanic or Latino are with 24.5% of the population (Persons can identify as both ethnically Hispanic and racially as another group.) Persons identifying as only White represent approximately 2.8% of the population.

Multiple Census tracts have a convergence of both minority and housing problem concentrations in the City of Miami Gardens. However, for Hispanic or Latino persons in the City, a few Census tracts where

the ethnic group had a concentration were found to have a concentration of cost burdened (HUD housing problem number 4). They were Census tracts 1208610005 (57.91% home owner cost burdened) and 12086000501 (58.09% home owner cost burdened). Census Tracts with a concentration of renters who were cost burdened included only 12086010009 with 81.49% cost burdened. These Census tracts are grouped together on the southwestern border of the City just north of Opa-Locka Airport. (2013 ACS via PolicyMap)

While Blacks and African Americans are the predominant race group in Miami Gardens, across the state and the country Whites are the majority – making Blacks and African Americans a minority race group in the larger context. For Black and African American persons in the City, multiple Census tracts where the race group had a concentration were found to be cost burdened (HUD housing problem number 4), but were not concentrated. The Census tract 12086009501 was found to have 59% home owners cost burdened.

### **What are the characteristics of the market in these areas/neighborhoods?**

Census tract 12086000501 (58.09%) has a concentration of homeowner cost burdened and a concentration of persons of which 38.86% identify as Hispanic in 2013. The total population in the area is 7,669 – a 23.22% change since 2000. While the population in this census tract has increased in this period, the growth of certain race groups varied widely. Blacks or African Americans have decreased slightly by -0.7%, Asians decreased by -46%, however the number of Hispanic or Latinos increased by 149% - representing a rapid change in the racial characteristics of the area. Currently in 2013, the census tract is home to 59.1% Blacks or African Americans, in comparison to the City as whole, the race group experiences 75.3% of the population.

There are 1,939 households in the Census tract, with 1,535 families. Among these families there are approximately 138 Single Female households with a child. The median household income of the census tract is \$30,175, well below the citywide MHI of \$42,040.

Single family detached homes make up 75% of the housing stock in the Census tract – a much higher percentage than that of Miami-Dade County (41%) and the state (54%). As a result, there are far fewer apartment units available in the Census tract. Another contributing factor is, located in Census tract 12086000501 is Florida Memorial University and St. Thomas University, which may have specific areas for housing students.

### **Are there any community assets in these areas/neighborhoods?**

Census tract 12086000501 is home to Florida Memorial University and St. Thomas University, and these locations have been designated “Special Places.” They are also recognized as the City of Miami Garden’s major economic development assets and have unique qualities that provide the resources and serve as the foundation for economic development strategic planning.

Palmetto Expressway runs along the entire north border of the Census tract, making easy access for residents, business and transit possible.

The Home Depot, a home improvement retailer, is located in the northwest corner of the Census tract.

The Palmetto Lakes Industrial Park is also recognized by the City's 2011 CEDS economic development analysis as being a major economic development and physical asset. The location is also among major economic development assets that provide the City of Miami Gardens unique assets and qualities that provide the resources and serve as the foundation for economic development strategic planning.

### **Are there other strategic opportunities in any of these areas?**

Along the northern border of Census tract 12086000501, the Florida Department of Transportation (FDOT) in 2014 is performing a Project Development and Environment (PD&E) Study for the SR 826/Palmetto Expressway. The Palmetto Expressway/SR 826 is one of the most traveled transportation corridors in Miami-Dade County. This multi-lane expressway extends from US-1, in south Miami-Dade County, to the Golden Glades Interchange (GGI), in north Miami-Dade County - a distance of approximately 25 miles. The expressway is of regional importance not only for the high volume of traffic that it carries throughout the region, but also for the connectivity it provides to several major principal traffic outlets and other freeway with limited access.

Through the Palmetto Expressway project, FDOT proposes to widen SR 826 mainline from I-75 to Golden Glades Interchange to provide additional lanes that could serve as general use lanes or managed lanes (express lanes) to address needed improvements related to traffic congestion, systems continuity/connectivity, safety and existing design criteria deficiencies. In addition, major modifications are proposed at several interchanges along the corridor to address capacity deficiencies, enhance safety and upgrade roadway design elements to meet current standards.

The purpose for the project is to develop recommendations for:

- Widening of SR 826 between I-75 and GGI
- Developing improvements for interchanges within the study limits
- Developing new system-to-system connections for existing express lanes on I-95 and planned express lanes on SR 826.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The City's mission is to help its residents achieve self-sufficiency through decent housing, a suitable living environment and expanded economic opportunities.

The City of Miami Gardens developed its Strategic Plan based on an analysis of the data presented in this plan as well as an extensive community participation process.

The Priority needs include:

1. Improved Public Facilities & Infrastructure
2. Expanded Public Service Offerings
3. Increased Affordable Housing Options
4. Expanded Economic Development Opportunities
5. Improved Efforts to End Homelessness

To further the Strategic Plan of the City, HUD has outlined a guide, which includes:

**Geographic Priorities:** For describing the basis for allocation of investments geographically within the jurisdiction.

**Priority Needs:** Addressing the needs of the City based on analysis in the Needs Assessment and Market Analysis as well as input from the community and by priority.

**Influence of Market Conditions:** Characteristics that influence the use of funds available for housing type (Tenant-Based Rental Assistance, New Unit production, Rehabilitation).

**Anticipated Resources:** Funds the City anticipates receiving in the during the five-year period to address the priority needs.

**Institutional Delivery Structure:** A summary of the institutional structure through which the jurisdiction will carry out its Consolidated Plan, including private industry, non-profit organizations, and public institutions.

**Goals:** Proposed accomplishments and outcomes to further address the priority needs in the City.

**Public Housing Accessibility and Involvement:** A summary of the PHA strategy to further the Consolidated Plan of the City.

**Barriers to Affordable Housing:** A summary and strategy to remove the barriers to affordable housing in the City.

**Homelessness Strategy:** A summary of the strategy that will be used to address homelessness in the City.

**Lead-based Paint Hazards:** A summary of the actions to address LBP hazards in homes in the City.

**Anti-Poverty Strategy:** A Summary of the strategy the City will adopt for reducing the number of people in poverty in Miami Gardens.

**Monitoring:** A description of the standards and procedures the City will use to monitor activities to further the plan.

## **SP-10 Geographic Priorities – 91.215 (a)(1)**

### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The primary objective of the CDBG program is to principally benefit low- and moderate-income persons. Within the City, there are concentrations of low- and moderate-income (LMI) persons and the CDBG funds will target these areas. Areas of low-income concentration are defined as areas where the percentage of persons with incomes at or below 80% AMI, exceeds 51% of the total persons residing in the area. The City identified 10 areas that have more than 51% of their residents within the LMI range. The identification of LMI concentration is based on the most current U.S. census tract and block group data.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

<b>1</b>	<b>Priority Need Name</b>	Improved Public Facilities & Infrastructure
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Chronic Substance Abuse veterans Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Improve & Expand Public Infrastructure
	<b>Description</b>	Improvements to and expansion of public facilities and infrastructure.
	<b>Basis for Relative Priority</b>	Improvements to and expansion of public facilities and infrastructure was determined through citizen participation in public meetings and an online survey. Stormwater and streetscape improvements are a continuation of the City's Livable Neighborhoods program. Additionally, street and sidewalk improvements were identified as a high or moderate priority by 93% of survey respondents.

<b>2</b>	<b>Priority Need Name</b>	Expanded Public Service Offerings
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Increase Capacity of Area Service Providers
	<b>Description</b>	Expansion of public service offerings to benefit the residents of Miami Gardens. Public services are offered citywide and not based on geographic location.
	<b>Basis for Relative Priority</b>	Expanded Public Service Offerings was determined through citizen participation in public meetings and an online survey. A list of programs with high priority were elderly services, youth services, child care services, transportation, substance abuse, domestic violence, children's services, employment training, crime awareness and prevention, and food banks.

<b>3</b>	<b>Priority Need Name</b>	Increased Affordable Housing Options
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Elderly
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Preserve Existing Housing Stock Provide for New Affordable Housing Opportunities
	<b>Description</b>	Increase the availability of affordable housing in the community as well as preservation of existing housing. Housing rehabilitation assistance is offered citywide to low-income households.
	<b>Basis for Relative Priority</b>	Increasing affordable housing options was determined through citizen participation in public meetings and an online survey.

<b>4</b>	<b>Priority Need Name</b>	Expand Economic Development Opportunities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Improve & Expand Economic Development Activity
	<b>Description</b>	The City of Miami Gardens recognizes expanding economic development opportunities is a high priority throughout the City.
	<b>Basis for Relative Priority</b>	Based on Citizen Participation feedback and staff recommendations, this is one of the highest priorities for the City of Miami Gardens.

<b>5</b>	<b>Priority Need Name</b>	Improve Efforts to End Homelessness
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Provide for New Affordable Housing Opportunities.
	<b>Description</b>	The City of Miami Gardens will continue efforts to end homelessness within the City.
	<b>Basis for Relative Priority</b>	Based on the data provide from area homeless service providers, including the CoC, ending homeless remains a priority for the City.

**Table 53 – Priority Needs Summary**

**Narrative (Optional)**

The priority needs for the City were established based on input from public meetings, stakeholder meetings, and an online survey of residents. The needs that are assigned a High priority are those the City anticipates addressing with CDBG funds over the next five years. Needs that are assigned a low priority may be addressed by funds made available by HUD or other agencies.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<ul style="list-style-type: none"> <li>• High rate of cost burden and severe cost burden among renter households</li> <li>• Declining income of residents and increase in the cost of rent</li> <li>• Subsidized rental properties are still not affordable to very low and low income households</li> <li>• Insufficient subsidized housing units</li> <li>• Public housing waiting list</li> </ul>
TBRA for Non-Homeless Special Needs	<ul style="list-style-type: none"> <li>• High rate of cost burden and severe cost burden among special needs population</li> <li>• Shortage of affordable, accessible units</li> <li>• Public housing waiting list</li> <li>• Declining income of residents and increase in the cost of rent</li> <li>• Subsidized rental properties are still not affordable to very low and low income households</li> </ul>
New Unit Production	<ul style="list-style-type: none"> <li>• Limited availability of affordable housing units</li> <li>• Cost of land, infrastructure improvements, and construction costs</li> </ul>
Rehabilitation	<ul style="list-style-type: none"> <li>• The City is mostly built-out and existing units need to be preserved</li> <li>• Age of the housing stock</li> <li>• High percentage of owner-occupied cost burden households do not have funds to maintain or repair homes</li> <li>• High cost of new construction/replacement homes</li> </ul>
Acquisition, including preservation	<ul style="list-style-type: none"> <li>• Availability of funding to acquire foreclosed, vacant, or abandoned properties</li> <li>• Age of structures</li> <li>• Loss of affordable housing stock</li> </ul>

**Table 54 – Influence of Market Conditions**

**SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

The City of Miami Gardens CDBG allocation from HUD, for 2016 will be \$971,071.

The City expects to receive roughly the same allocation for each of the following four years. Based on this figure, the City anticipates receiving a total of roughly \$3,885,000 for the remaining four years of this Consolidated Plan. In addition to the CDBG funding provided by HUD, the City also anticipates an annual allocation of \$439,663 and an estimated \$4,500 program income from the State of Florida via the SHIP program.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	971,071	11,000	0	982,071	3,885,000	Based on 2016 allocation of CDBG.
Other	Public - State	Admin and Planning Housing	439,663	0	0	439,663	4,500	Based on 2016 allocation of \$439,663 and \$4,500 in program income.

**Table 55 - Anticipated Resources**

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

Funds provided for public service activities will be matched by the agencies receiving funding from other sources including public and private sources as well as foundations and fundraising.

SHIP funds will be leveraged with contributions from private sector lending institutions.

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

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

The property addresses are:

- 3801 NW 208 Street (this property is estimated to be completed and sold in August 2016)
- 3840 NW 210 Terrace
- 3501 NW 213 Terrace
- 18515 NW 23 Avenue
- 2320 NW 162 Street Road

**Discussion**

In April 2014, City of Miami Gardens residents approved a \$60 million General Obligation bond referendum for park improvements and crime prevention, including purchasing and installing crime prevention equipment, providing facilities for expanding community activities in parks, and renovating, constructing and purchasing parks facilities and land. The bond will pay the costs of remodeling, reconstructing, constructing, reconfiguring, retrofitting, furnishing and equipping City parks and parks facilities, purchasing crime prevention equipment for law enforcement assistance via electronic means, providing facilities for expanding community activities in parks, and renovating, constructing and purchasing parks facilities and land for new or expanded parks. Every City park will be touched in some way by these bond funds.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CITY OF MIAMI GARDENS	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
MIAMI DADE HOMELESS TRUST	Non-profit organizations	Homelessness	Other
MIAMI DADE COUNTY PUBLIC HOUSING AND COMMUNITY DEVELOPMENT	PHA	Public Housing	

**Table 56 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

The City of Miami Gardens uses its CDBG and SHIP funds to effectively support housing and community development activities, and has been able to quickly and effectively deploy time-limited funding sources from programs such as the Neighborhood Stabilization Program (NSP) and the Homelessness Prevention and Rapid Re-Housing Program (HPRP). Additionally, the City partners effectively with County and regional agencies, including the Miami-Dade Public Housing and Community Development Department, the Miami-Dade Homeless Trust, and the South Florida Regional Planning Council.

However, the financial resources available to the City for housing and community development are insufficient to meet the need, and some resources for residents are not available within the City limits. Most notably, the City of Miami Gardens has no emergency or transitional shelters for people experiencing homelessness, and no dedicated funding source for homelessness prevention and rapid re-housing. To help meet the needs of its residents who are experiencing homelessness, the City has recently partnered with the Homeless Trust to use \$45,000 of SHIP funds as a match for their application to the State for ESG funds.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	
Employment and Employment Training	X		
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			
	X		

**Table 57 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The lead agency for the Continuum of Care, the Miami Dade County Homeless Trust, has subcontracts and partnerships with various systems of care. Citrus Health Network also has an extensive array of support services for homeless persons, including: primary care and behavioral health services, services for persons with HIV, and case management services to link persons with mainstream resources.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Miami Gardens residents who are experiencing homelessness or have other special needs have access to a wide array of countywide services. However, the City of Miami Gardens itself has limited services for people experiencing homelessness. Housing opportunities for people exiting homelessness are mainly further south in the County, and most people experiencing homelessness in Miami Gardens do not want to leave their community.

The biggest challenge for serving homeless and special needs populations is a severe lack of affordable rental housing in the City and the entire County. The County is one of the least affordable areas in the country. There is also a shortage of permanent supportive housing for elders and persons with disabilities. Affordable housing resources often target moderate- and middle-income households, leaving out those households that are homeless or living on fixed incomes.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

To help meet the needs of its residents who are experiencing homelessness, the City will continue to collaborate with the Homeless Trust and other local agencies to bring needed services to Miami Gardens residents.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve & Expand Public Infrastructure	2016	2020	Non-Housing Community Development		Improved Public Facilities & Infrastructure		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted  Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2,500 Households Assisted
2	Increase Capacity of Area Service Providers	2016	2020	Non-Housing Community Development		Expanded Public Service Offerings		Public service activities for Low/Moderate Income Housing Benefit: 2,500 Households Assisted
3	Preserve Existing Housing Stock	2016	2020	Affordable Housing		Increased Affordable Housing Options		Homeowner Housing Rehabilitated: 75 Household Housing Unit
4	Provide for New Affordable Housing Opportunities.	2016	2020	Affordable Housing		Increased Affordable Housing Options Improve Efforts to End Homelessness		Direct Financial Assistance to Homebuyers: 10 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Improve & Expand Economic Development Activity	2016	2020	Non-Housing Community Development		Expand Economic Development Opportunities		Jobs created/retained: 50 Jobs  Businesses assisted: 10 Businesses Assisted

Table 58 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Improve & Expand Public Infrastructure
	<b>Goal Description</b>	Improvements and expansion of the public infrastructure in Miami Gardens.
2	<b>Goal Name</b>	Increase Capacity of Area Service Providers
	<b>Goal Description</b>	Increase the capacity of area service providers.
3	<b>Goal Name</b>	Preserve Existing Housing Stock
	<b>Goal Description</b>	Preservation of existing housing stock through a variety of housing rehabilitation programs. This includes owner occupied housing as well as housing for rental opportunities.
4	<b>Goal Name</b>	Provide for New Affordable Housing Opportunities.
	<b>Goal Description</b>	Provide for new affordable housing opportunities through the construction of new housing units for ownership and/or rental opportunities. Additionally, The City shall provide for programs to increase homeownership opportunities including first time homebuyer counseling, financial literacy training, and down payment assistance programs.

5	<b>Goal Name</b>	Improve & Expand Economic Development Activity
	<b>Goal Description</b>	The City is exploring potential opportunities to fund economic development activities to benefit the residents of Miami Gardens.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

City estimates 75 units will be rehabilitated with CDBG funds over the next 5 years as follows:

- 20 units ≤30%AMI
- 35 units 30-50%AMI
- 20 units 50-80% AMI

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

To date, PHCD has made 378 units UFAS compliant, out of the 459 units required by its Voluntary Compliance Agreement. PHCD is working to bring the remaining units into compliance.

### **Activities to Increase Resident Involvements**

PHCD will continue to encourage tenants to form Resident Councils; work with residents, law enforcement, and social service providers to reduce crime in public housing; and help residents connect with jobs and social services.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

### **Plan to remove the ‘troubled’ designation**

N/A

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

The recently completed Analysis of Impediments to Fair Housing Choice noted the following:

#### **Fair Housing Related Impediments**

1. Lack of awareness by residents of fair housing laws and reporting mechanisms
2. Lack of awareness by landlords of fair housing laws
3. Lack of coordination between Fair Housing reporting agencies
4. Limited availability of Fair Housing complaint data at the County and City levels

#### **Affordable Housing Related Impediments**

1. Insufficient supply of affordable rental housing
2. Insufficient supply of affordable housing for purchase by low and moderate income households

#### **Land Use Related Impediments**

1. Lack of specificity in Land Development Code (LDC) incentives for workforce housing (affordable to households between 65% and 200% AMI)
2. Accessory Dwelling Units (ADUs) and Single Room Occupancy (SRO) developments not authorized by LDC
3. Some requirements for lot frontage, setbacks, and minimum square footage may be more stringent than necessary

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City of Miami Gardens has established a new 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:

1. Affordable Housing Incentives: Provide incentives to assist in the provision of affordable housing.
2. Adopt land development regulations and appropriate policies that assist private developers with providing (and sustaining) affordable housing.

3. 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.
4. Offer technical assistance and referral services to applicants interested in developing affordable housing opportunities.
5. 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. Ensure that new housing in the City meets high quality development standards.
6. 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.
7. Encourage the development of rental housing alternatives for family households.
8. 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.
9. 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.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

Miami-Dade County Homeless Trust has established a homeless helpline, contracts with mobile outreach teams, and established a Centralized, Coordinated Assessment and Referral Process. The outreach teams work collaboratively with Citrus Health Network in reaching out to persons in Miami Gardens, and helping to engage and place them into shelter or rapid re-housing programs.

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

As part of Miami-Dade County Homeless Trust's Centralized, Coordinated Assessment and Referral Process, households assessed receive a vulnerability assessment and are referred to emergency, permanent or rapid re-housing based on their level of vulnerability. Miami Gardens is part of the service area for Citrus Health Network, which provides prevention, rapid re-housing, safe haven (for dually diagnosed and chronically homeless), transitional housing (for youth and persons from foster care) and permanent housing for homeless persons with disabilities.

### **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.**

Miami-Dade County Homeless Trust has participated in 100,000 Homes, 25 Cities and is now part of Zero:2016 as part of our goal to end Veteran homelessness by December 31, 2015 and Chronic Homelessness in 2016. The Trust has collaborated with the VA and have fewer than 20 veterans who remain unsheltered. The Trust also has a comprehensive plan to reallocate USHUD CoC and revenue raised by the local Food and Beverage tax to create new Housing First PSH projects earmarked for persons meeting the chronic homeless definition.

While homeless families in the City are usually eligible for Rapid Re-Housing Assistance, sometimes they need an emergency place to stay such as shelter or a motel stay. The County assists in providing these resources, but the demand is very high.

### **Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving**

**assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The Miami-Dade County Homeless Trust, the County's Public Housing and Community Development Department, and the neighboring City of Hialeah contribute funding to support Prevention programs that allow rent in arrears to prevent families experiencing financial distress retain their apartments. Citrus Health Network is the local provider in Miami Gardens for persons needing assistance after transitioning from foster care or mental health facilities. Citrus Health Network also assists the County in placing persons discharged from jail who qualify.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

All properties rehabilitated with federal funds that are pre-1978 structures are tested for lead by an EPA certified inspector. If lead paint is discovered, appropriate abatement is undertaken by Contractors certified in Lead Safe Work practices. Owners are provided with information and disclosures on the dangers of lead paint and advised of the steps the City will follow to address lead based paint hazards under the housing programs.

In addition, pre-1978 homes purchased by the City or its Contractors under the Neighborhood Stabilization Program (NSP) are tested for lead paint hazards. Homes testing positive for lead will undergo appropriate abatement by Contractors certified in Lead Safe Work practices.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

In the past five years, fewer than 10% of homes renovated with federal funds have tested positive for lead based paint. In all cases, the affected area was limited to door and window frames and appropriate abatement was undertaken. The City of Miami Gardens will continue to test pre-1978 homes for the presence of lead paint and take action as needed.

### **How are the actions listed above integrated into housing policies and procedures?**

Homeowners participating in the owner occupied rehabilitation program and Homebuyers receiving down payment assistance through the City are provided with the EPA brochure **Protect Your Family From Lead in Your Home**.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The strategies outlined in the City of Miami Gardens' 2016-2020 Consolidated Plan's Strategic Plan are intended to serve as the City's anti-poverty strategy by planning for expanded housing, economic development and community development opportunities for low- to moderate-income persons. It is only by improving citizens' living conditions, employment opportunities and access to services that they may emerge from poverty.

### **How are the Jurisdiction's poverty-reducing goals, programs, and policies coordinated with this affordable housing plan?**

Specific actions the City will take this program year are as follows:

1. Through the use of collaborative partnerships, provide additional and improved housing by engaging in the rehabilitation and creation of housing;
2. Support programs that provide education, services and opportunity to community members and lower income households to encourage housing sustainability, wealth creation and retention and improve the health and safety of persons living and working in the community;
3. Provide persons who are homeless or at risk of becoming homeless with rental assistance and access to appropriate community services;
4. Use economic development tools to create and retain jobs in the City as well as improve the skills of the City's workforce.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use 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 sub recipient'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 sub recipient 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 sub recipient 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 sub recipient is compliant with the federal regulations and grant agreement.

## Expected Resources

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

#### Introduction

The City of Miami Gardens CDBG allocation from HUD, for 2016 will be \$971,071.

The City expects to receive roughly the same allocation for each of the following four years. Based on this figure, the City anticipates receiving a total of roughly \$3,885,000 for the remaining four years of this Consolidated Plan. In addition to the CDBG funding provided by HUD, the City also anticipates an annual allocation of \$439,663 and an estimated \$4,500 program income from the State of Florida via the SHIP program.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	971,071	11,000	0	982,071	3,885,000	Based on 2016 allocation of CDBG.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	Public - State	Admin and Planning Housing	439,663	0	0	439,663	4,500	Based on 2016 allocation of \$439,663 and \$4,500 in program income.

**Table 59 - 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**

Funds provided for public service activities will be matched by the agencies receiving funding from other sources including public and private sources as well as foundations and fundraising.

SHIP funds will be leveraged with contributions from private sector lending institutions.

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

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

The property addresses are:

- 3801 NW 208 Street (this property is estimated to be completed and sold in August 2016)
- 3840 NW 210 Terrace
- 3501 NW 213 Terrace
- 18515 NW 23 Avenue
- 2320 NW 162 Street Road

**Discussion**

In April 2014, City of Miami Gardens residents approved a \$60 million General Obligation bond referendum for park improvements and crime prevention, including purchasing and installing crime prevention equipment, providing facilities for expanding community activities in parks, and renovating, constructing and purchasing park facilities and land. The bond will pay the costs of remodeling, reconstructing, constructing, reconfiguring, retrofitting, furnishing and equipping City parks and parks facilities, purchasing crime prevention equipment for law enforcement assistance via electronic means, providing facilities for expanding community activities in parks, and renovating, constructing and purchasing parks facilities and land for new or expanded parks. Every City park will be touched in some way by these bond funds.

## 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	Improve & Expand Public Infrastructure	2016	2020	Non-Housing Community Development		Improved Public Facilities & Infrastructure	CDBG: \$131,197	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1,000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 500 Households Assisted
2	Increase Capacity of Area Service Providers	2016	2020	Non-Housing Community Development		Expanded Public Service Offerings	CDBG: \$145,660	Public service activities other than Low/Moderate Income Housing Benefit: 1,000 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 500 Households Assisted
3	Preserve Existing Housing Stock	2016	2020	Affordable Housing		Increased Affordable Housing Options	CDBG: \$360,000	Rental units rehabilitated: 20 Household Housing Unit Homeowner Housing Rehabilitated: 20 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Provide for New Affordable Housing Opportunities.	2016	2020	Affordable Housing		Increased Affordable Housing Options	CDBG: \$40,000	Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted Rental units constructed: 10 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit Direct Financial Assistance to Homebuyers: 10 Households Assisted
5	Improve & Expand Economic Development Activity	2016	2020	Non-Housing Community Development			CDBG: \$100,000	

Table 60 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Improve & Expand Public Infrastructure
	<b>Goal Description</b>	Improvements and expansion of the public infrastructure in Miami Gardens.
2	<b>Goal Name</b>	Increase Capacity of Area Service Providers
	<b>Goal Description</b>	Increase the capacity of area service providers.
3	<b>Goal Name</b>	Preserve Existing Housing Stock
	<b>Goal Description</b>	Preservation of existing housing stock through a variety of housing rehabilitation programs. This includes owner occupied housing as well as housing for rental opportunities.

<b>4</b>	<b>Goal Name</b>	Provide for New Affordable Housing Opportunities.
	<b>Goal Description</b>	Provide for new affordable housing opportunities through the construction of new housing units for ownership and/or rental opportunities. Additionally, The City shall provide for programs to increase homeownership opportunities including first time homebuyer counseling, financial literacy training, and down payment assistance programs.
<b>5</b>	<b>Goal Name</b>	Improve & Expand Economic Development Activity
	<b>Goal Description</b>	The City is exploring potential opportunities to fund economic development activities to benefit the residents of Miami Gardens.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The following projects have been identified for funding during the 2016 program year.

#### Projects

#	Project Name
1	CDBG: Administration (2016)
2	CDBG: Economic Development (2016)
3	CDBG: Public Infrastructure (2016)
4	CDBG: Public Services (2016)
5	CDBG: Housing Programs (2016)

**Table 61 – Project Information**

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

Priorities were determined based on stakeholder and community input, as well as the short- and long-term needs of the community.

The primary obstacle to meeting underserved needs is funding. The lack of available funds that has been discussed elsewhere in this plan severely limits the levels of accomplishment that are possible and in many cases forces difficult choices between worthy needs, leaving some unmet.

A prime example is the cost of housing in South Florida. The ability of the City of Miami Gardens to ensure the availability of affordable housing for all residents, and the amenities necessary to support their desired lifestyle, is severely limited by housing costs.

In Economic Development, activities are often measured in terms of job creation. Meeting all of the employment needs in any community can be compromised by factors and trends in the global, national, and regional economies that are beyond the control of a local jurisdiction. Taxation policies, labor standards, and regulatory programs of the state and federal government can all also pose obstacles to a City's meeting its job creation goals.

Finally, many public service activities have been particularly hard hit by the recent cuts in government funding, and the City's budget is no exception. If reductions in funding continue, it will force the City to make hard decisions on which priority area to fund to the detriment of others.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	CDBG: Administration (2016)
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$194,214
	<b>Description</b>	CDBG Administration. Funding is capped at 20% of the annual allocation.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Administration of the 2016 CDBG Program - \$194,214
	2	<b>Project Name</b>
<b>Target Area</b>		
<b>Goals Supported</b>		Improve & Expand Economic Development Activity
<b>Needs Addressed</b>		Expand Economic Development Opportunities
<b>Funding</b>		CDBG: \$100,000
<b>Description</b>		CDBG funded improvements to businesses in LMI areas.
<b>Target Date</b>		9/30/2017
<b>Estimate the number and type of families that will benefit from the proposed activities</b>		Two businesses will benefit from these activities.
<b>Location Description</b>		Citywide within LMI areas or to businesses that serve LMI areas
<b>Planned Activities</b>		Façade Improvements CDBG economic developments = \$100,000

3	<b>Project Name</b>	CDBG: Public Infrastructure (2016)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve & Expand Public Infrastructure
	<b>Needs Addressed</b>	Improved Public Facilities & Infrastructure
	<b>Funding</b>	CDBG: \$131,197
	<b>Description</b>	CDBG funded improvements to public infrastructure during the 2016 program year.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,500 low to moderate income households will benefit from these activities
	<b>Location Description</b>	Kings Gardens and Vista Verde neighborhoods
	<b>Planned Activities</b>	Stormwater Drainage improvements = \$131,197
4	<b>Project Name</b>	CDBG: Public Services (2016)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase Capacity of Area Service Providers
	<b>Needs Addressed</b>	Expanded Public Service Offerings
	<b>Funding</b>	CDBG: \$145,660
	<b>Description</b>	CDBG funded public services and programs as part of the 2016 program year. Funding for public services is capped at 15% of the annual allocation.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 500 low to moderate income individuals will benefit from the variety of public service offerings in 2016.
	<b>Location Description</b>	City wide public service offerings.
	<b>Planned Activities</b>	Public Services include: food pantry, after school tutoring, services for child abuse victims, others as yet unidentified  Public Services = \$145,660

<b>5</b>	<b>Project Name</b>	CDBG: Housing Programs (2016)
	<b>Target Area</b>	
	<b>Goals Supported</b>	Preserve Existing Housing Stock Provide for New Affordable Housing Opportunities.
	<b>Needs Addressed</b>	Increased Affordable Housing Options
	<b>Funding</b>	CDBG: \$400,000
	<b>Description</b>	CDBG funding housing programs including rehabilitation, homeownership assistance as well as training and education programs.
	<b>Target Date</b>	9/30/2017
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 17 low to moderate income households will benefit from the variety of housing programs offered in 2016.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Housing Rehabilitation - \$360,000 Homeownership Assistance - \$40,000

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

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

The City of Miami Gardens has identified ten (10) areas that have more than 50% of their residents within the low-to-moderate income range category, as defined by HUD.

Generally, the City does not direct its assistance based primarily on geographic location. The CDBG program allows resources to be allocated based on income characteristics of the beneficiaries. Therefore, funding for the public service activities and housing programs will be allocated citywide based on documented income or presumed benefit. CDBG funded public infrastructure projects and economic development activities will be located in the City's low- and moderate-income census tracts.

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

Since the primary national objective of the Consolidated Plan programs are to benefit low- and moderate-income residents, the City of Miami Garden's CDBG program funds will be utilized to develop programs and activities that will provide assistance to this target population, and benefit the City as a whole in improving the quality of life for the residents.

### **Discussion**

The City has allocated \$131,197 (13.5%) of funds towards the Vista Verde neighborhood.

# Affordable Housing

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

### Introduction

Based on the project funding for the 2016 program year, the City of Miami Gardens will provide for affordable housing for seventeen (17) low- to moderate-income households utilizing CDBG funding. Fifteen (15) owner occupied homes will be rehabilitated and two (2) first-time homebuyers will receive assistance with the purchase of their home.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	10
Non-Homeless	17
Special-Needs	0
Total	27

**Table 64 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	24
Rehab of Existing Units	15
Acquisition of Existing Units	2
Total	41

**Table 65 - One Year Goals for Affordable Housing by Support Type**

### Discussion

Through the SHIP program, the City anticipates providing funding support for ten (10) individuals or families experiencing homelessness. Also, utilizing NSP3 funding, the City will provide funding support for the development of an additional twenty four (24) units of affordable rental housing.

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

### **Introduction**

The City of Miami Gardens is part of the service area for the Miami-Dade County Public Housing and Community Development (PHCD) department. As the sixth largest housing agency in the nation, PHCD administers nearly 10,000 public housing units and about 16,000 Housing Choice Vouchers.

PHCD's waitlists for public housing, moderate rehabilitation developments, and Housing Choice Vouchers are currently closed. The agency's 2014 Public Housing and Moderate Rehabilitation waitlists include 28,362 and 17,916 applicants, respectively. The Housing Choice Voucher waitlist was created in 2008 and includes over 72,000 households.

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

PHCD undertakes numerous efforts to improve the living environment for its public housing residents. 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, and is applying for a Resident Opportunities and Self-Sufficiency (ROSS) grant.

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

The Miami-Dade Public Housing and Community Development Department (PHCD) 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.

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

The Miami-Dade County Public Housing Agency is no longer designated as “troubled”. The merger of the County’s Public Housing Agency with their Housing and Community Development Department has helped to focus future planning efforts as well as current operations.

### **Discussion**

N/A

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

### **Introduction**

At this time, the City of Miami Gardens is not an ESG recipient. However, the City will continue to support the efforts of the Miami-Dade County Homeless Trust and local service providers, including Citrus Health Network. The City has recently partnered with the Homeless Trust to use \$45,000 of SHIP funds as a match for their application to the State for ESG funds. The application also includes matching funds of \$300,000 from PHCD, \$300,000 from the Trust, and \$100,000 from the City of Hialeah. If the Homeless Trust is selected for funding, activities will include rapid re-housing for homeless individuals and families, and homeless prevention for families/individuals at risk of becoming homeless.

### **Describe the jurisdiction’s 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 will work with the Homeless Trust to implement its specialized behavioral health outreach team known as "Lazarus". The Lazarus initiative, which was expanded countywide in February 2016, targets homeless individuals with severe mental illness, many of whom are frequent users of crisis services such as jails and hospitals.

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

The City will continue to support the 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.

#### **Emergency Housing:**

- Increase coordination with One Stop Centers, State and Federal agencies and other social services systems to maximize available resources;
- Assess the impact of the hard-core, chronic homeless with high service needs and access to the emergency housing system to determine what additional resources may be required;
- Enhance the role of emergency housing in the “housing first approach” model to address homelessness by moving families and individuals directly into permanent housing;
- Increase the inventory of emergency housing serving the chronic homeless population Phase Two - Primary Care (Transitional) housing.

#### **Transitional Housing:**

- Shift of Food and Beverage funding from transitional non-treatment housing to permanent

housing, via a Housing 1st, housing placement program;

- Identify additional resources to maintain and/or expand the inventory of beds to provide mental health and substance abuse treatment;
- Identify a funding source for capital and supportive services match funds;
- Coordinate homeless funding by other local social service funders.

**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 Community Development department will continue its efforts to facilitate a partnership with Carrfour Supportive Housing and the North Dade Youth and Family Coalition.

The following describes the action steps which the Trust will implement in order to eliminate chronic homelessness.

**Phase One - Temporary (Emergency) Care:**

- Increase coordination with One Stop Centers, State and Federal agencies and other social services systems to maximize available resources;
- Assess the impact of the hard-core, chronic homeless with high service needs and access to the emergency housing system to determine what additional resources may be required.
- Enhance the role of emergency housing in the “housing first approach” model to address homelessness by moving families and individuals directly into permanent housing;
- Increase the inventory of emergency housing serving the chronic homeless population

**Phase Two - Primary Care (Transitional) Housing:**

- Shift of Food and Beverage funding from transitional non-treatment housing to permanent housing, via a Housing 1st, housing placement program;
- Identify additional resources to maintain and/or expand the inventory of beds to provide mental health and substance abuse treatment;
- Identify a funding source for capital and supportive services match funds;
- Coordinate homeless funding by other local social service funders;

### **Phase Three - Advanced Care (permanent supportive) Housing Units:**

- Creation of 100-200 units of permanent supportive housing per year, for 10 years;
- Via a new Case Rate, pay for performance model, those people identified by homeless outreach and the courts, who are experiencing chronic homelessness, high utilizers of jails, emergency rooms, and crisis services and are typically service resistant, are being placed in a variety of permanent housing models;
- Remove barriers to the funding of permanent housing: draft local and state legislative proposals that set-aside and/or prioritize housing for formerly homeless persons and participate actively in rule-making processes;
- Identify a funding source for capital match funds;
- Explore the use of permanent housing in the “housing first approach” in ending homelessness.

**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**

In 2007, Miami-Dade County underwent a process to implement a cohesive community-wide discharge coordination policy. As a result of that process, the County developed a Memorandum of Agreement establishing 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.

### **Discussion**

N/A

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

### **Introduction:**

For the 5-year period from 2005 to 2010, the Miami-Ft. Lauderdale Metropolitan Statistical Area (MSA), which includes the City of Miami Gardens, experienced a significant decrease in housing prices (-46%). Since 2012, however, there has been an increase in housing prices in this MSA of approximately 30%, bringing prices close to their 2008 levels.

The City of Miami Gardens is an urban community that is 93% built out with a forecasted 9% increase in population growth by 2015. The nationwide sub-prime mortgage and foreclosure crisis and subsequent economic downturn put downward pressure on home prices in the City. Furthermore, the economic crisis throughout the country created an increase in job losses and foreclosures thereby creating a decrease in persons who are “mortgage ready.” While this trend has stabilized somewhat, the overall impact has been lower home values throughout the City of Miami Gardens.

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

The City of Miami Gardens has established a new Comprehensive Development Master Plan and associated land development regulations specific to the City. In recognition of the impact that regulatory requirements have on the cost of development, the City has developed goals, objectives, and policies to address affordable housing issues in the City. These policies will guide all future growth management policies established by the City. The goals are as follows:

- Affordable Housing Incentives: Provide incentives to assist in the provision of affordable housing.
- Adopt land development regulations and appropriate policies that assist private developers with providing (and sustaining) affordable housing.
- Through the comprehensive planning process and the land development regulations, streamline the permitting process providing for efficient review with minimal delays and waiving or reducing costs for development with a substantial affordable housing component.
- Offer technical assistance and referral services to applicants interested in developing affordable housing opportunities.
- Investigate the feasibility of using inclusionary zoning to encourage or require a certain percentage of dwelling units of new development or redevelopment to be set aside for low- or moderate-income housing. The City has adopted a new zoning code that includes Article VI Housing which addresses the following:

- Promote the development and provision of high quality housing in the City of Miami Gardens;
  - Implement the goals, objectives and policies of the Housing Element of the City of Miami Gardens Comprehensive Development Master Plan to the maximum extent practicable;
  - Implement the recommendations of the City of Miami Gardens Affordable Housing Advisory Committee to the maximum extent practicable;
  - Increase and otherwise encourage home ownership opportunities within the city;
  - Stimulate private sector production of workforce housing units for ownership, available to families within the range of 65 percent to 200 percent of the area median income;
  - Facilitate and encourage residential development that includes a range of high quality housing opportunities through a variety of residential types, forms of ownership, and home sale prices;
  - Encourage even and widespread distribution of high quality housing opportunities throughout the City; and
  - Insure that new housing in the City meets high quality development standards.
- Consider awarding density and height bonuses for the provision of workforce housing in new developments, on infill sites, or within mixed-use developments as referred to in the Future Land Use Element.
  - Encourage the development of rental housing alternatives for family households.
  - Examine the feasibility of adopting a mixed income ordinance that requires any new mixed-use development exceeding a specific threshold of units to include an affordable component.
  - Develop incentive programs in conjunction with a Community Design Element of the Comprehensive Development Master Plan for increasing residential housing densities and providing enhanced urban amenities with funding programs for multistory parking, combining public open space, shared parking areas for use in high density/intensity projects and other similar techniques and mechanisms.

**Discussion:**

N/A

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

### **Introduction:**

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

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

The primary obstacle to meeting all of the identified needs, including those identified as priorities is the general lack of funding resources available to the public and private agencies who serve the needs of low-to-moderate-income residents. The City has seen an approximate 25% cut in CDBG funding in the past five years. Furthermore, the City has had to rely on its municipal budget reserves to offset some of the budget deficits, which has reduced the reserve. 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 Miami Gardens Community.

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

The City will continue to provide funding for an owner occupied housing rehabilitation program to maintain the existing affordable housing stock within the community.

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

Participant property owners are notified of the hazards of lead-based paint and of the symptoms associated with lead-based contamination. The City of Miami Gardens further prohibits the use of lead-based paint in any federally funded construction or rehabilitation project.

The City of Miami Gardens shall either perform paint testing on the painted surfaces to be disturbed or replaced during rehabilitation activities, or presume that all these painted surfaces are coated with lead-based paint.

For residential properties receiving an average of up to and including \$5,000.00 per unit the City of Miami Gardens shall:

Perform paint testing on the painted surfaces to be disturbed or replaced during rehabilitation activities, or presume that all these painted surfaces are coated with lead-based paint. If testing indicates that the

surfaces are not coated with lead-based paint, safe work practices and clearance shall not be required. In addition, the City of Miami Gardens will follow all additional requirements as listed in 24 CFR 35.930 (b).

For residential properties receiving an average of more than \$5,000.00 and up to and including \$25,000.00 per unit the City of Miami Gardens shall follow requirements of 24 CFR 35.930(c) which include but are not limited to risk assessments and interim controls.

For residential properties receiving an average of more than \$25,000.00 per unit the City of Miami Gardens shall follow regulations as set forth in 24 CFR 35.930(d) which include abatement.

### **Actions planned to reduce the number of poverty-level families**

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

The Department of Community Development will further the U.S. HUD national objectives by coordinating the priorities established in the City's visioning process with goals and objectives adopted by HUD.

The City's strategy will:

- Work with existing programs to maximize program dollars for residents.
- Leverage potential CDBG eligible activities with private, state, and local funds.
- Implement programs in the Neighborhood Revitalization Strategy Areas to maximize funding and program opportunities in neighborhoods with greater than 70% low to moderate-income residents.

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

The City of Miami Gardens Department of Community Development 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 will continue to foster existing partnerships and collaborate with new partners to bring needed resources, both financial and services, to meet the needs of the Miami Gardens Community.

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

The City of Miami Gardens has limited resources to address the many priorities identified by the community. As such, during the upcoming year the City will continue working to create partnerships with other funding sources, public and private housing agencies, and health and social service providers to leverage the CDBG allocation.

Each year the City makes every effort to reach out to residents, businesses and non-profit organizations to ensure their participation in this program year's process. A flyer was created detailing the program with dates and times of the meetings and was widely distributed throughout the City. Flyers were posted in City Departments, City Hall, the Betty T. Ferguson Recreation Complex, and the local public library. Additionally, flyers were distributed to all clients receiving services through our public services partnering agencies, to residents who have received assistance or are on the waiting lists of the City's housing rehabilitation program, neighborhood crime watch groups, homeowners' associations, area clubs, and churches.

**Discussion:**

N/A

## 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	\$11,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>\$11,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

## Attachments

## Citizen Participation Comments

### ATTACHMENT A

#### Comments from March 1, 2016 and March 8, 2016 Stakeholder Meetings

##### Housing Needs

###### Rental

- Not as much need for affordable rental, as compared to need for affordable ownership housing
- Others said there is a need for affordable rental especially tax credit properties
- Community Land Trust (CLT) for rental
- Mixed use housing
- Need better upkeep of existing rentals

###### Homeownership

- Several expressed need for homebuyer education/financial literacy training in both sessions
- CLTs
- Down-payment assistance (DPA) should be layered w/ county funds
- IDA savings match program
- Owner occupied rehab (priority for elderly)
- Post purchase education (storm prep, financial literacy, foreclosure prevention (including paying property owners taxes)
- Moderate income homeownership opportunities
- New construction of homes for moderate and low income buyers
- Mixed use housing

##### Infrastructure Needs

- Bunche Park neighborhood improvements
- Kings Gardens
- Kings Garden # 3 (private road way issue)
- Le Jeune Gardens (private association, canal cleanup appears to be in progress, other issues (lighting, general condition are owners' responsibility)
- Vista Verde
- Clean up public rights of way, landscaping, streetscaping

##### Homeless Needs

- Need transitional housing
- Rental assistance/ rapid rehousing (more affordable permanent housing options)
- Homeless prevention assistance for persons living in properties that are unsafe
- Outreach
- Emergency shelter
- Domestic violence preference

##### Public Services Needs

- Financial literacy
- Youth job training
- Adult job training
- Food pantry, nutritional education, community garden on vacant land
- Programs to train persons with disabilities to work

## ATTACHMENT A

### Comments from March 1, 2016 and March 8, 2016 Stakeholder Meetings

- Utility payment assistance
- Improve Information sharing for available services within the City

#### Economic development Needs

- Business incentives for new businesses in the city
- Small business incubator
- Youth employment
- Publicize access to business development Technical assistance

#### Fair Housing

- Need more training (landlords, residents/general public) to empower them to take action.

## ATTACHMENT B

### Comments from March 10, 2016 Public Meeting

#### Housing Needs

- No Section 8 rental
- Homeownership-down payment assistance
- Rehabilitation for elderly

#### Homeless Needs

- Low Barrier Emergency Shelter

#### Economic Development Needs

- Preference for local hires on City projects
- Preference for local contractors on City projects
- Small Business grants

#### Infrastructure Needs

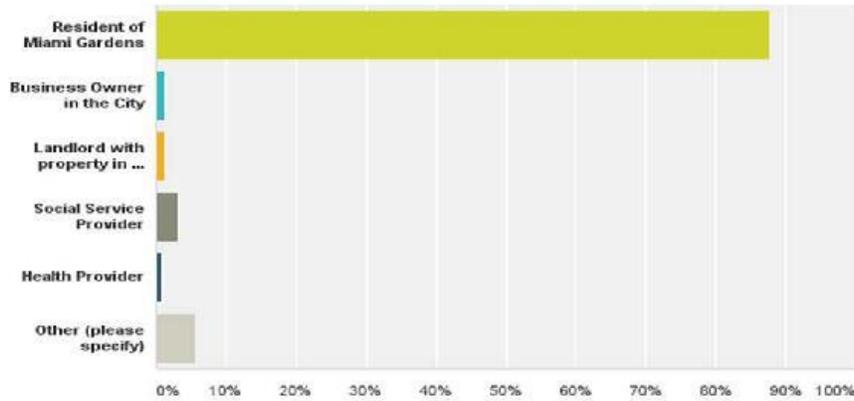
- Septic to sewer connections on major corridors
- Metrorail/mass transit expansion
- Road maintenance
- High intensity lighting Lake Lucerne

#### Public Services Needs

- Capacity building for non-profits
- Preference for locally based organizations
- Fund fewer organizations, but at a higher level for more meaningful engagement

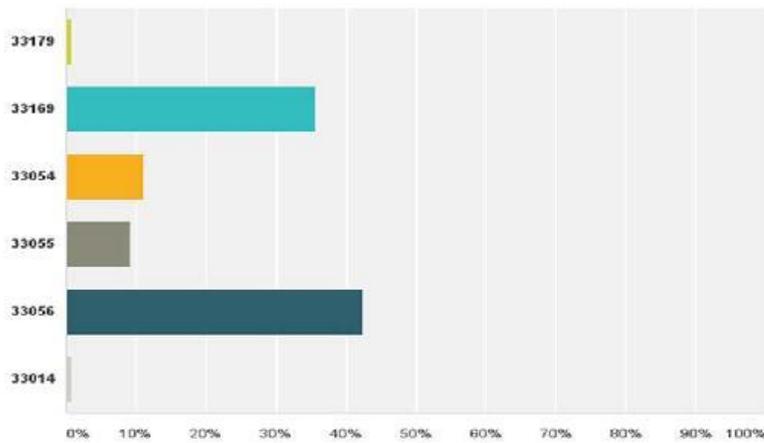
**Attachment C - Summary of Online Community Survey**

A total of 228 persons completed the Miami Gardens Community Survey of which 200 persons (87.7%) were residents of Miami Gardens. Figure 1 shows that the other 28 responses came from business owners in the City (1.3%), landlords with property in the City (1.3%), social services providers (3.1%), health providers (0.9%), and responders who classified themselves as 'Other' (5.7%).



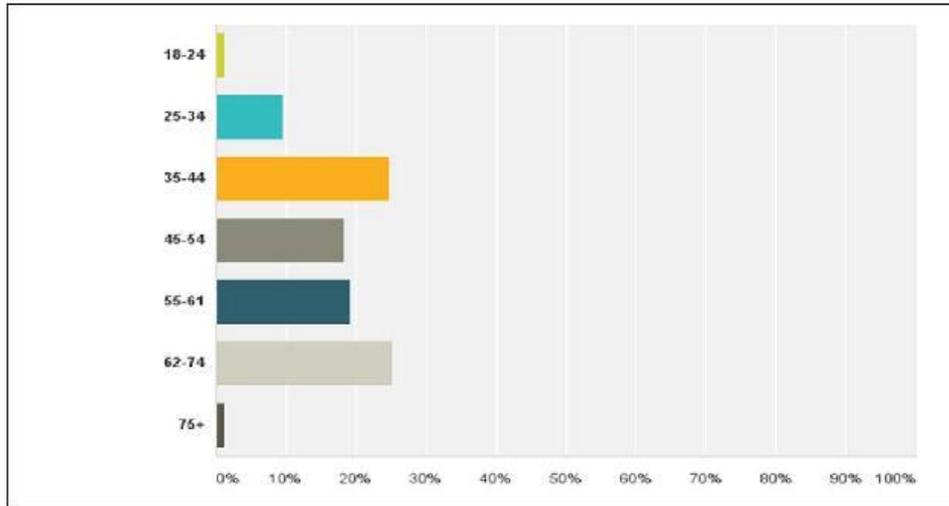
**Figure 1 – Public responses by stakeholder**

Participants who took the survey indicated their zip codes as shown in Figure 2. The majority of participants either live, work, or provide services in zip code 33056 (42.3%) while the remainder of the participants were from zip codes 33169 (35.7%), 33054 (11.0%), 33055 (9.3%), 33179 (0.9%), and 33014 (0.9%).



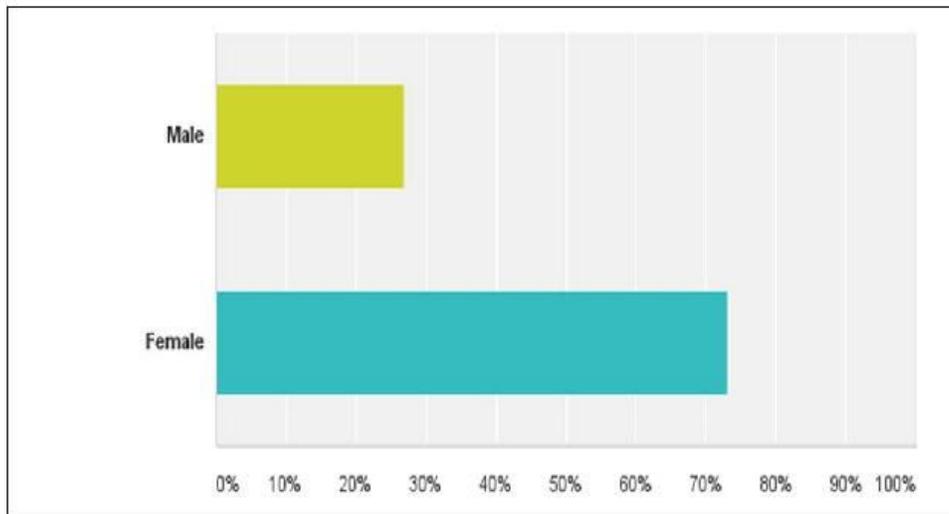
**Figure 2 – Public responses by zip code**

Respondents ages ranged from 18 years to 75+ years. Over 62% of the respondents were between the ages of 35 and 61. The second largest age group were elderly persons over the age of 62 (26.6%), and just about 11% of participants were between the ages of 18 and 34.



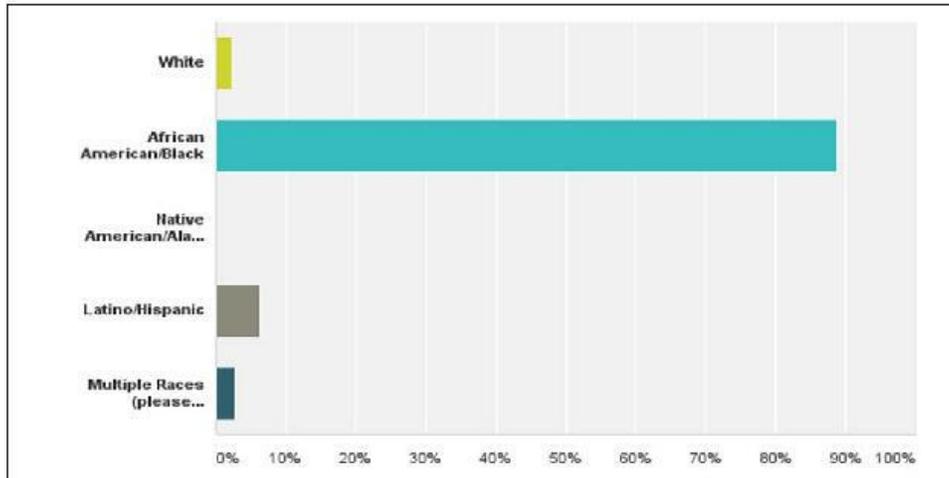
**Figure 3 – Public responses by age**

A total of 226 participants responded to the question about their gender. Of the responses, 73% were female and 27% were male.



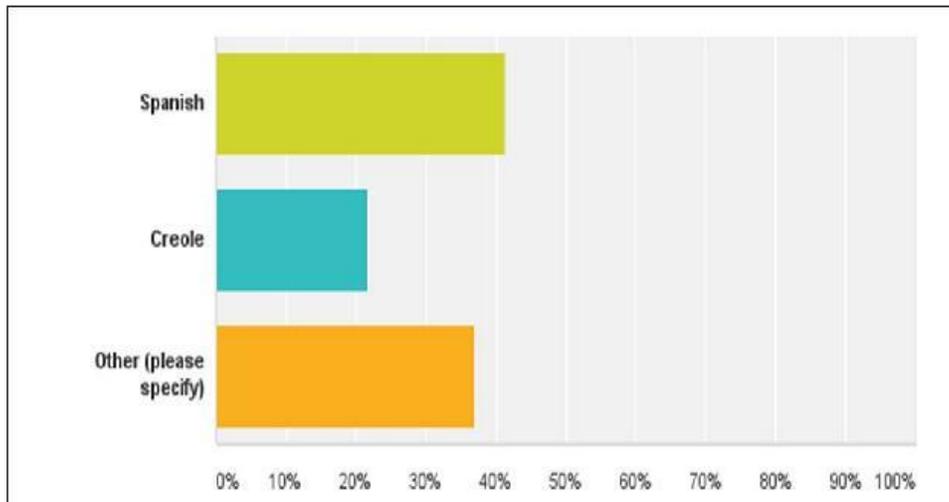
**Figure 4 – Public responses by gender**

Of the 223 persons who responded to the question on race and ethnicity, the largest group of participants, 88.8%, indicated that they were African American/Black and the second largest group, 6.3%, indicated they were of Latino/Hispanic origin. The other participants identified themselves as White (2.2%) and multiple races (2.7%).



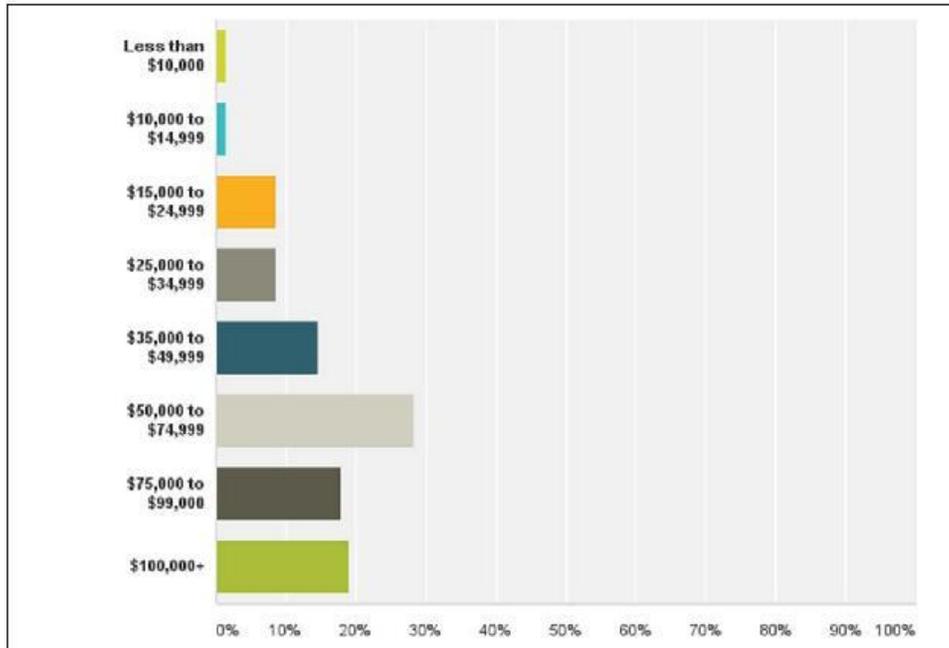
**Figure 5 – Public responses by race/ethnicity**

Regarding languages spoken in the home, 46 persons responded that they speak Spanish (41.3%) and Creole (21.7%) in their household. Another 37% of these responders indicated that they speak 'Other' languages in their households including sign language.



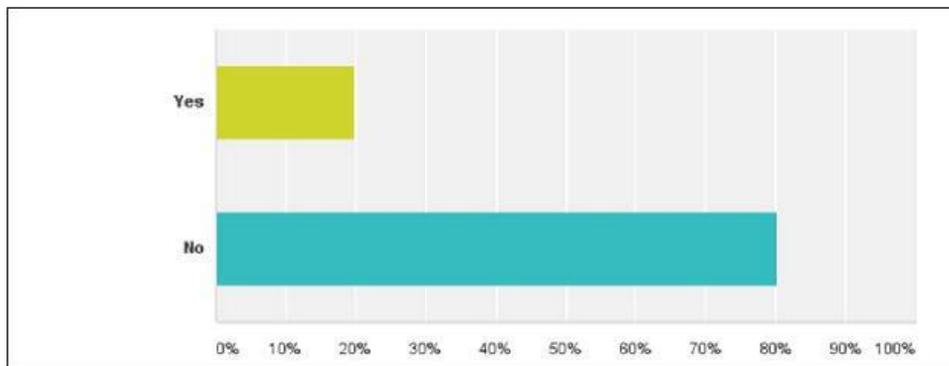
**Figure 6 – Public responses by Limited English Proficiency individuals**

When asked about income, the majority of respondents, 28.4%, selected \$50,000 to \$74,999 followed by 19.0% earning \$100,000 or more. Figure 7 shows the breakdown of responses as follows: \$75,000 - \$99,000 (18.0%); \$35,000 - \$49,999 (14.7%), \$25,000 - \$34,999 (8.5%), \$15,000 - \$24,999 (8.5%), and 2.8% earned less than \$14,999. Approximately 8% of the respondents skipped this question.



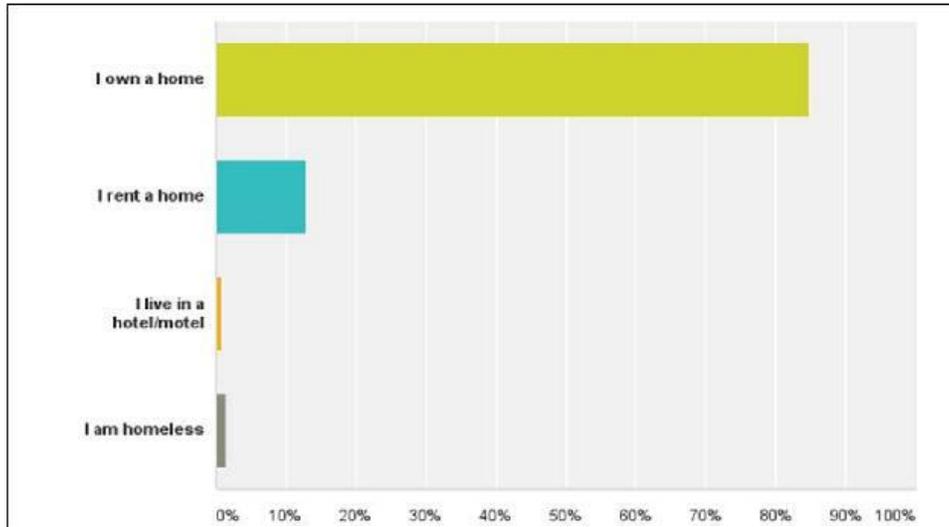
**Figure 7 – Public responses by Annual Income**

The survey asked the public to comment on whether anyone in their household is disabled. Approximately 20% of the respondents had a disabled household member.



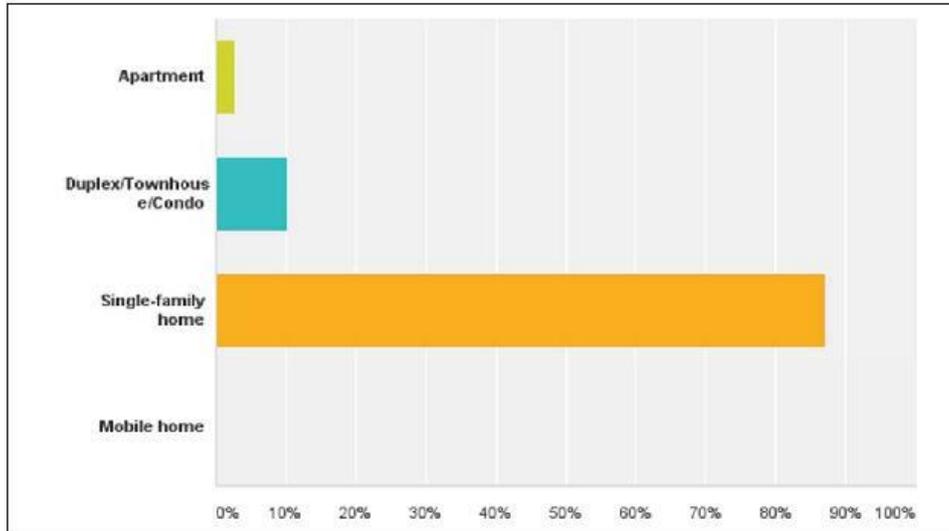
**Figure 8 – Public responses by disabled household member**

When asked about current housing status, 84.8% of respondents indicated that they owned their home, 13% were renting, 0.9% were living in a hotel/motel and 1.4% indicated that they were homeless.



**Figure 9 – Public responses by tenure/ housing status**

The predominant housing type reported by survey participants was single-family homes (87.1%), followed by duplexes/townhouse/condo (10.2%), and apartments (2.7%).



**Figure 10- Public responses by housing type**

Approximately 61% of respondents indicated that they are cost-burdened (housing costs exceed 30% of income) including 26.3% that are severely cost-burdened (housing costs exceed 50% of income). Another 26.8% of respondents indicated that their housing cost is less than 30% of their gross income while 4% of participants have no housing costs.

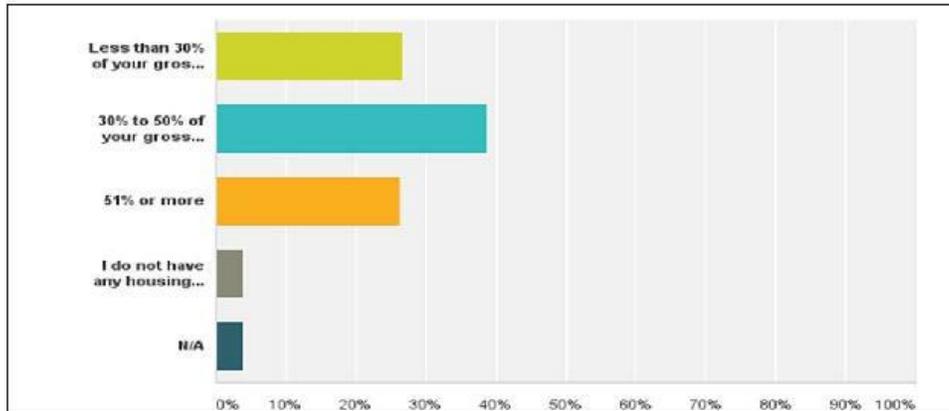


Figure 11 – Public responses by housing affordability

REMAINDER OF PAGE LEFT INTENTIONALLY BLANK

Survey respondents indicated that the two major considerations when choosing a place to live are safety of the surrounding area (33.8%) and the cost of housing (23.7%). Figure 12 shows the breakdown of other important factors in choosing where to live. Fourteen percent of respondents indicated that they considered other factors including housing for the elderly. However, the majority of the respondents that choose 'other' indicated that they consider more than one of the factors and some indicated that they consider all the factors.

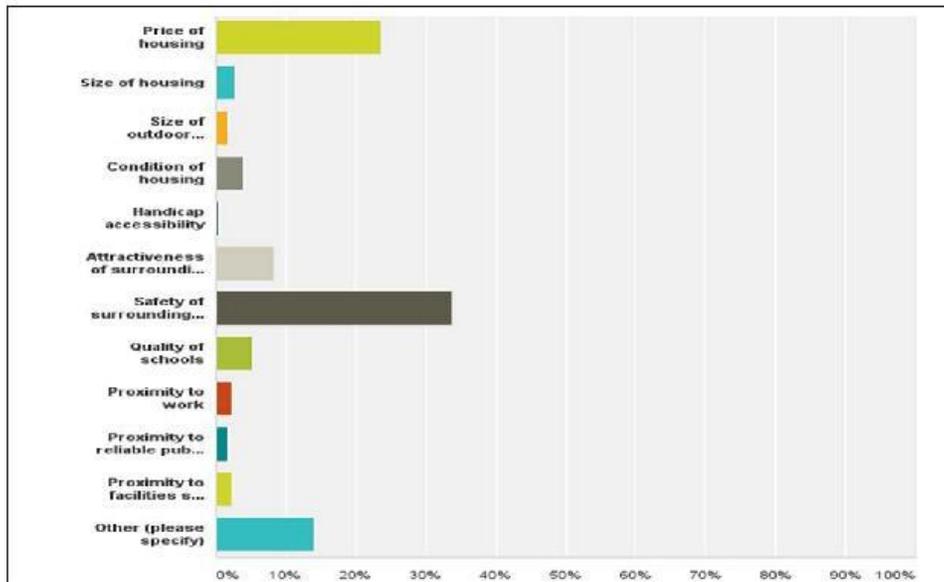


Figure 12- Public responses by considerations when choosing a place to live

REMAINDER OF PAGE LEFT INTENTIONALLY BLANK

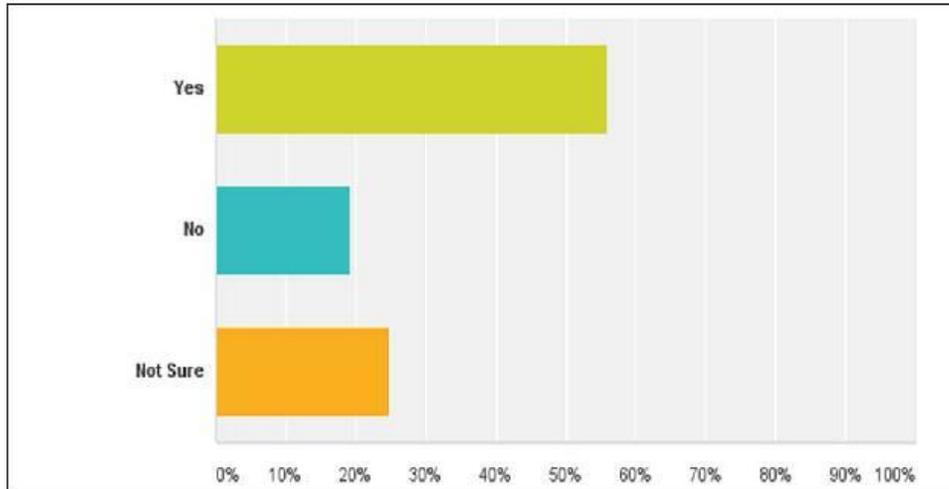
The survey asked the public to rank the following activities or services within the categories of housing needs, homeless needs, public facilities, economic and community development needs, and public service needs in Miami Gardens. The results are outlined below.

Activities	High	Moderate	Low
<b>HOUSING NEEDS</b>			
Down payment Assistance/1st time homebuyer program	62.0%	19.5%	18.5%
Housing for the Elderly	52.2%	26.6%	21.3%
Housing for people with disabilities or special needs	45.1%	29.7%	25.3%
Energy Efficiency Improvements	68.4%	21.7%	9.9%
Fair Housing Services	63.3%	24.1%	12.6%
Affordable Rental Housing	49.5%	19.4%	31.1%
Affordable Homes for Purchase	70.2%	21.0%	8.8%
Foreclosure Prevention & Assistance	58.0%	28.0%	14.0%
Lead-Based Paint Testing/Abatement	52.6%	28.9%	18.6%
<b>HOMELESS NEEDS</b>			
Accessibility to homeless shelters	45.7%	30.2%	24.1%
Homelessness prevention	60.4%	25.6%	14.0%
Outreach to homeless persons	51.7%	33.0%	15.3%
Permanent housing	51.0%	28.3%	20.7%
Transitional/supportive housing programs	44.8%	38.3%	16.9%
<b>PUBLIC FACILITY NEEDS</b>			
Child Care centers	39.6%	40.1%	20.3%
Community centers and facilities (youth centers, senior centers, etc.)	73.9%	18.4%	7.8%
Community parks, recreational facilities and cultural centers	63.3%	29.3%	7.4%
Public safety offices (fire, police, emergency management)	67.1%	25.5%	7.4%
Street, road or sidewalk improvements	66.4%	26.7%	6.9%
<b>ECONOMIC AND COMMUNITY DEVELOPMENT NEEDS</b>			
Façade improvement for businesses	47.8%	43.3%	9.0%
Financial assistance for community organizations	58.1%	34.0%	7.9%
Financial assistance to entrepreneurs and small businesses	62.1%	28.6%	9.4%
Historic preservation efforts	40.0%	39.5%	20.5%
Increased code enforcement efforts	49.5%	35.4%	15.1%
Redevelopment/rehabilitation/demolition of blighted properties	71.7%	22.0%	6.3%
<b>PUBLIC SERVICE NEEDS</b>			
Services for Neglected/Abused children	62.1%	28.2%	9.7%
Child Care	46.5%	39.0%	14.5%
Domestic Abuse Services	52.2%	37.4%	10.3%

<b>Activities</b>	<b>High</b>	<b>Moderate</b>	<b>Low</b>
Substance Abuse Education/Services	58.9%	31.9%	9.2%
Crime Prevention	85.6%	9.3%	5.1%
Employment Training	74.0%	20.2%	5.8%
Food Banks/ Meal Services	40.3%	45.2%	14.6%
Housing Counseling	51.5%	36.1%	12.4%
Legal Services	56.0%	33.3%	10.6%
Health Services	63.8%	28.5%	7.7%
Mental Health Services	64.9%	26.3%	8.8%
Financial Education	67.5%	24.4%	8.1%
Senior Services	64.9%	28.4%	6.6%
Transportation Assistance	48.0%	40.2%	11.8%
Youth Services	79.9%	15.3%	4.8%
Veterans Assistance	63.7%	26.4%	10.0%

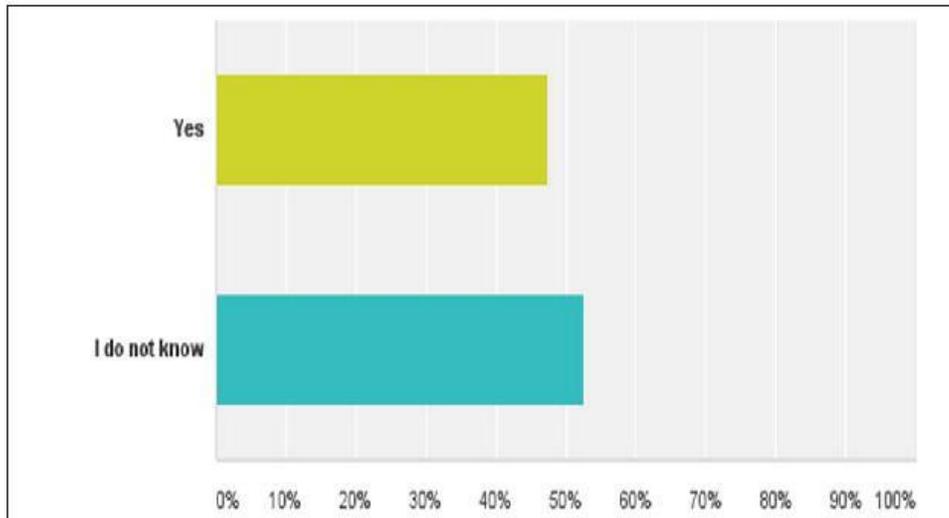
REMAINDER OF PAGE LEFT INTENTIONALLY BLANK

In regards to fair housing, 56% of respondents felt that they understood their fair housing rights while 19.1% felt that they did not. Another 24.9% respondents indicated that they were not sure if they understood fair housing rights.



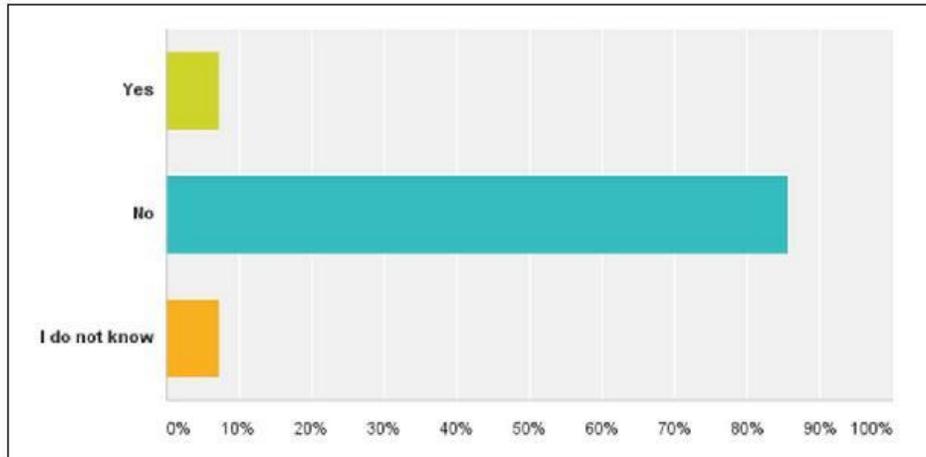
**Figure 13 – Public responses by knowledge of fair housing rights**

When respondents were asked if they knew where to file a housing discrimination complaint, 47.7% responded positively while 52.6% of those surveyed did not know where to file a housing discrimination complaint.



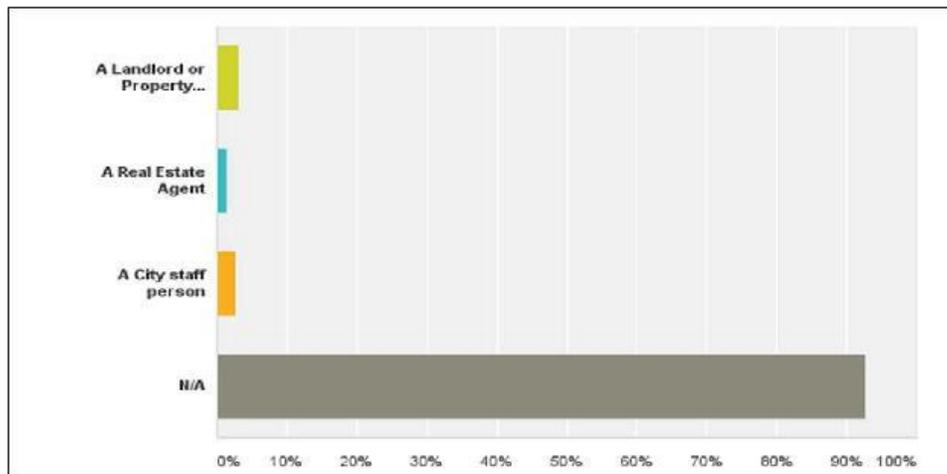
**Figure 14 – Public responses by filing fair housing complaints**

Respondents were asked if they had ever experienced housing discrimination based on race, color, national origin, religion, sex, familial status, or disability in Miami Gardens. Over 85% of respondents indicated that they had not experienced housing discrimination while 7.2% did not know if they had been discriminated against. The remaining 7.2% or 16 persons felt they had experienced discrimination.



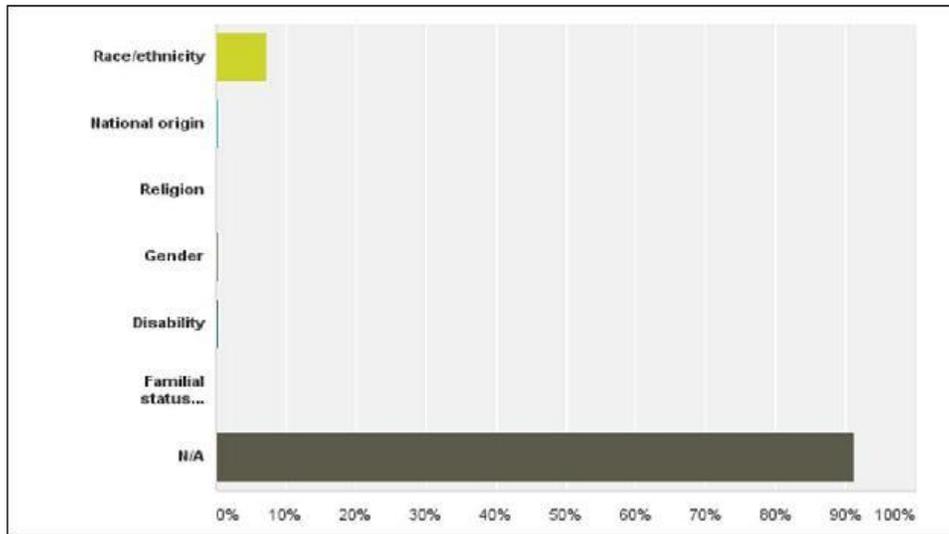
**Figure 15 – Public responses by occurrence of housing discrimination**

Of the 16 persons who experienced discrimination, 43.8% felt they were discriminated against by a landlord or property manager, 37.5% felt they were discriminated against by a City staff person, while 18.8% felt they were discriminated against by a real estate agent. Figure 16 shows the raw figures of the 220 responses to this question.



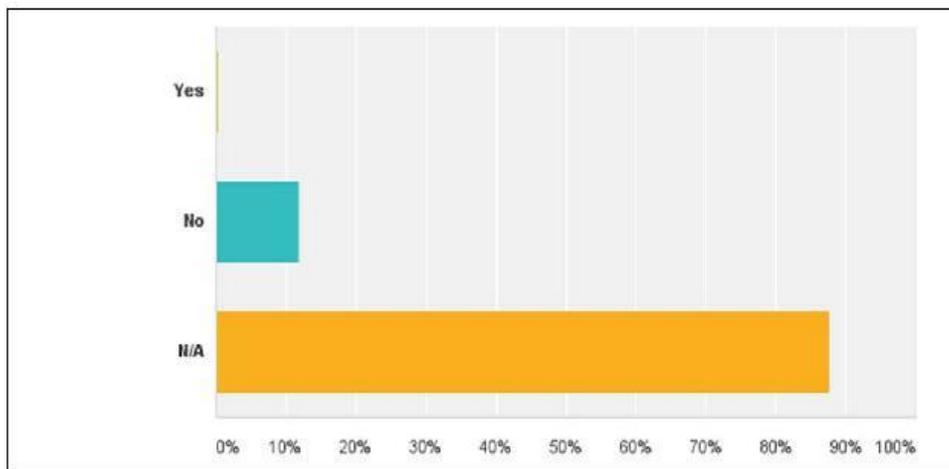
**Figure 16 – Public responses by person or organization that committed the discrimination**

Of the 16 persons who experienced discrimination, all of them felt the discrimination was on the basis of race/ethnicity. Two respondents felt there was more than one basis, specifically, gender and disability. Figure 17 shows the raw figures of the 218 responses to this question.



**Figure 17- Public responses by basis of discrimination**

Only 1 respondent indicated that they filed a report of the discrimination. Figure 18 shows the raw figures of the 218 responses to this question.



**Figure 18 - Public responses by housing discrimination reports filed**

The persons that did not file a discrimination claim indicated that it was because they did not think it would do any good (13.1%), they did not realize it was a violation of the law (10.7%), they did not know where to file (9.5%), they were afraid of retaliation (1.2%) and the process was not accessible because of a disability (1.2%). Other commenters stated they did not have proof of the discrimination.

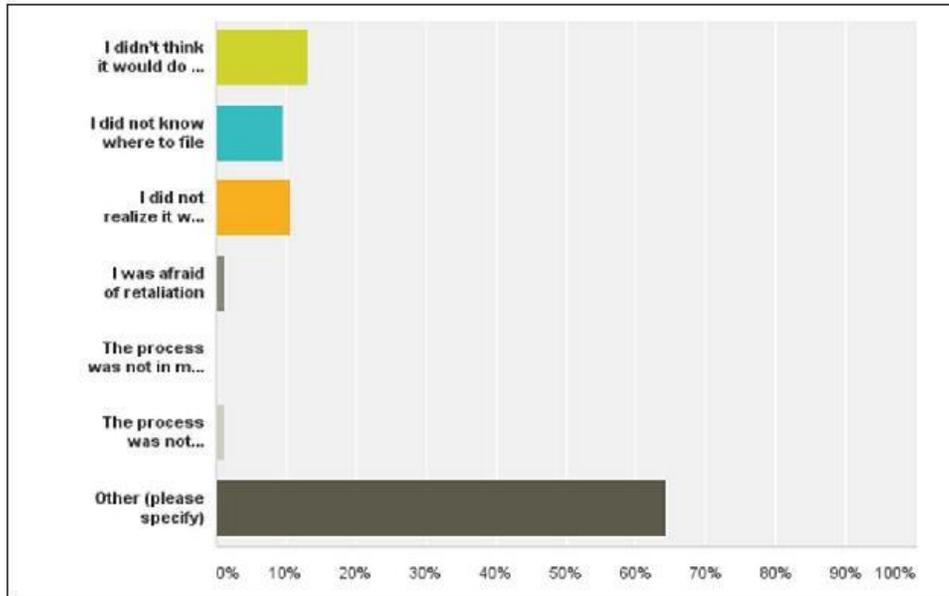


Figure 19 - Public responses by reason discrimination case was not filed

## Appendix - Alternate/Local Data Sources

<b>1</b>	<p><b>Data Source Name</b> 2009-2013 ACS (Workers), 2013 LEHD (Jobs)</p>
	<p><b>List the name of the organization or individual who originated the data set.</b> US Census Bureau</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p><b>The American Community Survey (ACS)</b> is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the American FactFinder website, which provides data about the United States, Puerto Rico and the Island Areas.</p> <p><b>The Longitudinal Employer-Household Dynamics (LEHD)</b> program is part of the Center for Economic Studies at the U.S. Census Bureau. The LEHD program produces new, cost effective, public-use information combining federal, state and Census Bureau data on employers and employees under the Local Employment Dynamics (LED) Partnership.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p><b>ACS:</b> Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p> <p><b>LEHD:</b> Information from the LEHD help state and local authorities who increasingly need detailed local information about their economies to make informed decisions. The LEHD Partnership works to fill critical data gaps and provide indicators needed by state and local authorities. LEHD's mission is to provide new dynamic information on workers, employers, and jobs with state-of-the-art confidentiality protections and no additional data collection burden.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>ACS 5-Year Estimates were collected from 2009-2013</p> <p>Longitudinal Employer-Household Dynamics (LEHD) were collected in 2013</p> <p>The latest LEHD data set was published in 2013.</p>

**Briefly describe the methodology for the data collection.**

**ACS:** The American Community Survey (ACS) is a relatively new survey conducted by the U.S. Census Bureau. It uses a series of monthly samples to produce annually updated estimates for the same small areas (census tracts and block groups) formerly surveyed via the decennial census long form sample. Initially, five years of samples were required to produce these small area data. Once the Census Bureau, released its first 5-year estimates in December 2010; new small area statistics now are produced annually. The Census Bureau also will produce 3 year and 1 year data products for larger geographic areas. The ACS includes people living in both housing units (HUs) and group quarters (GQs). The ACS is conducted throughout the United States and in Puerto Rico, where it is called the Puerto Rico Community Survey (PRCS).

The Master Address File (MAF) is the Census Bureau's official inventory of known housing units (HUs), group quarters (GQs), and selected non-residential units in the United States and Puerto Rico. It serves as the source of addresses for the American Community Survey (ACS), other Census Bureau demographic surveys, and the decennial census. It contains mailing and location address information, geocodes, and other attribute information about each living quarter. A geocoded address is one for which state, county, census tract, and block have been identified.

The MAF is linked to the Topologically Integrated Geographic Encoding and Referencing (TIGER) system. TIGER is a database containing a digital representation of all census-required map features and related attributes. It is a resource for the production of maps, data tabulation, and the automated assignment of addresses to geographic locations in geocoding. The resulting database is called the MAF/TIGER database (MTdb).

The initial MAF was created for Census 2000 using multiple sources, including the 1990 Address Control File, the U.S. Postal Service's Delivery Sequence File, field listing operations, and addresses supplied by local governments through partnership programs. The MAF was used as the initial frame for the ACS, in its state of existence at the conclusion of Census 2000. Updates from nationwide 2010 Census operations were incorporated into the MTdb and were included in the ACS sampling frame in the middle of 2010. The Census Bureau continues to update the MAF.

**LEHD:** The LEHD program maintains an active research program oriented on the use of longitudinally linked employer-employee data. Use of administrative data in the national statistical system is fairly new, and a core mission of LEHD research is to enhance the infrastructure for use of administrative data in the production of federal statistics. This includes activities such as developing statistical matching and imputation methods for data linkage, research comparing administrative and survey data to understand sources of error in each, and developing new prototypes for data products. LEHD economists share their research at academic conferences and publish in peer-reviewed journals and other scholarly outlets.

Research using LEHD microdata is also carried out by qualified academic researchers under approved projects using a secure network of Research Data Centers (RDCs). The RDC system is administered by the U.S. Census Bureau's Center for Economics Studies (CES).

**Describe the total population from which the sample was taken.**

The City of Miami Gardens estimated population in 2014: 110,867

The City of Miami Gardens estimated population in 2013: 109,150

	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>The residents of the City of Miami Gardens</p>
2	<p><b>Data Source Name</b></p> <p>2010-2014 ACS 5-Year Estimates</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>United States Census Bureau</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p><b>The American Community Survey (ACS)</b> is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the American FactFinder website, which provides data about the United States, Puerto Rico and the Island Areas.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p><b>ACS:</b> Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>ACS 5-Year Estimates were collected from 2010-2014</p>

**Briefly describe the methodology for the data collection.**

**ACS:** The American Community Survey (ACS) is a relatively new survey conducted by the U.S. Census Bureau. It uses a series of monthly samples to produce annually updated estimates for the same small areas (census tracts and block groups) formerly surveyed via the decennial census long form sample. Initially, five years of samples were required to produce these small area data. Once the Census Bureau, released its first 5-year estimates in December 2010; new small area statistics now are produced annually. The Census Bureau also will produce 3 year and 1 year data products for larger geographic areas. The ACS includes people living in both housing units (HUs) and group quarters (GQs). The ACS is conducted throughout the United States and in Puerto Rico, where it is called the Puerto Rico Community Survey (PRCS).

The Master Address File (MAF) is the Census Bureau’s official inventory of known housing units (HUs), group quarters (GQs), and selected non-residential units in the United States and Puerto Rico. It serves as the source of addresses for the American Community Survey (ACS), other Census Bureau demographic surveys, and the decennial census. It contains mailing and location address information, geocodes, and other attribute information about each living quarter. A geocoded address is one for which state, county, census tract, and block have been identified.

The MAF is linked to the Topologically Integrated Geographic Encoding and Referencing (TIGER) system. TIGER is a database containing a digital representation of all census-required map features and related attributes. It is a resource for the production of maps, data tabulation, and the automated assignment of addresses to geographic locations in geocoding. The resulting database is called the MAF/TIGER database (MTdb).

The initial MAF was created for Census 2000 using multiple sources, including the 1990 Address Control File, the U.S. Postal Service’s Delivery Sequence File, field listing operations, and addresses supplied by local governments through partnership programs. The MAF was used as the initial frame for the ACS, in its state of existence at the conclusion of Census 2000. Updates from nationwide 2010 Census operations were incorporated into the MTdb and were included in the ACS sampling frame in the middle of 2010. The Census Bureau continues to update the MAF.

**Describe the total population from which the sample was taken.**

2014 City of Miami Gardens population: 107,167

**Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.**

The residents of the City of Miami Gardens