Memorandum

MIAMI-DADE COUNTY

Date: October 24, 2007

EDHS
Agenda Item No. 2(A)

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Subject: FY 2008 - 2012 Consolidated Plan and FY 2008 Action Plan Funding Recommendations

RECOMMENDATION

It is recommended that the Miami-Dade Board of County Commissioners (BCC) approve the FY 2008-2012 Consolidated Plan and FY 2008 Action Plan (Attachment 1) and its FY 2008 funding recommendations in Exhibit 1 for the Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), American Dream Downpayment Initiative (ADDI), Emergency Shelter Grant (ESG), State Housing Initiative Partnerships (SHIP), Documentary Surtax (Surtax), Housing Development Assistance Grant (HODAG), and Rental Rehabilitation (RR), which includes the requested amount by each agency, and the proposed funding recommendations for each entity by the Office of Community and Economic Development (OCED), Urban Economic Revitalization Task Force (UERTF), and Community Advisory Committees (CACs).

It is also recommended that the Board authorize the Mayor or his designee to submit the FY 2008 - 2012 Consolidated Plan and FY 2008 Action Plan to the United States Department of Housing and Urban Development (US HUD); and to execute all contracts, agreements, and amendments necessary to implement the FY 2008 Action Plan and the SHIP and Surtax programs, with an effective date of January 1, 2008.

SCOPE

Exhibit 1 at the end of Section VI of the attached FY 2008-2012 Consolidated Plan and FY 2008 Action Plan includes the Commission District location of each project.

PURPOSE OF CONSOLIDATED PLAN

Miami-Dade County is required to submit a Consolidated Plan to US HUD in accordance with the Consolidated Submissions for Community Planning and Development programs (24 CFR 91). OCED, which is Miami-Dade County's lead agency for the coordination of the Consolidated Plan, follows the required rule of a single consolidated submission for the planning and application aspects of the federal CDBG, HOME, and ESG programs. As detailed further below, the County, while not required, uses this opportunity to also allocate its state authorized SHIP and Surtax programs so that resources can be effectively maximized towards activities and projects that produce results.

The Housing Opportunities for People with Aids (HOPWA) program is administered by the City of Miami, and therefore is not addressed in this document.

The County submitted its original Consolidated Plan to US HUD in November 1994, which was a three-year plan covering the period from January 1, 1995 through December 31, 1997. The Board subsequently approved a new plan on December 17, 2002 that amended the previous Consolidated Plan for 1998-2002, and covered the five-year period from January 1, 2003 through December 31, 2007. The plan before the Board for consideration, if adopted, covers the five-year period from January 1, 2008 through December 31, 2012.

There are three overall goals of the community planning and development programs covered by the Consolidated Plan:

- Develop viable urban communities by providing decent housing and a suitable living environment;
- Expand economic opportunities principally for low- and moderate-income persons; and
- Extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations in the production and operation of affordable housing.

The Consolidated Plan serves as:

- A planning document for the jurisdiction, which builds on a participatory process inclusive of State and local agencies, local governments, the local public housing authority, and citizens;
- An application for federal funds (CDBG, HOME, and ESG) under US HUD's formula grant programs;
- A strategy to be followed in carry out US HUD programs; and
- An Action Plan that provides a basis for assessing performance of the grantee and its sub grantees over each program year and the long-term of the Plan.

A link to the Consolidated Plan is posted on the OCED website (http://www.miamidade.gov/ced/).

An Action Plan has to be created for each of the five calendar years covered by the Consolidated Plan. The Action Plan document describes federal and other (public and non-federal) resources expected to be available to fund priority activities. Annually, the Action Plan lists the activities to be undertaken, the geographic distribution of activities, homeless and special needs activities and other actions taken to address the goals and objectives of the Consolidated Plan. In addition, the Action Plan is updated on an ongoing basis as funds are reprogrammed throughout the program year.

During FY 2006, US HUD implemented a new performance outcome measurement framework and made necessary improvements to the Integrated Disbursement and Information System (IDIS) in which projects are reported and maintained. This framework will give both HUD and its grantees the capability to assemble and analyze the necessary performance information in order to better inform stakeholders, funding agencies, and the public about how Federally supported community development programs impact the nation's communities. Measures designed to establish new performance benchmarks and better oversight of the CDBG program have also been accompanied by proposed funding cuts.

CHALLENGES OF CONSOLIDATED PLAN

The changing environment for CDBG entitlement communities demands a more rigorous examination of our approach to funding agencies that perform services in our communities. Clearly, performance must be the benchmark, but other initiatives need to be examined.

In this Plan strong consideration was given to funding agencies at a level that would allow them to meet performance objectives rather than partially funding need in the hopes that the agencies would be able to close funding gaps from other sources. This resulted in fewer agencies receiving funding through this process but increased the likelihood that tangible performance measures will be attained. Another approach we are pursuing is to explore working with other funding organizations such as the Florida Housing Corporation to consolidate monitoring efforts. We continue to strongly encourage agencies to seek supplemental funding in addition to the County's CDBG grant award and our ranking and rating scoring system provides extra points for applications which demonstrate a higher leveraging factor for their proposed activity.

FY 2008- 2012 CONSOLIDATED PLAN AND POLICIES

On July 10, 2007, the Board of County Commissioners approved the FY 2008 Consolidated Planning Process Policies, through Resolution R-803-07.

The FY 2008 Action Plan was developed with extensive consultation and participation from residents and both public and private sectors. This plan reflects the input gathered from neighborhood meetings, Commission district meetings, community-based organizations (CBOs), community development corporations (CDCs), municipalities, and County departments. Funding recommendations are consistent with the Consolidated Planning Process Policies for the FY 2008 Request for Applications (RFA) as adopted by the Board through Resolution R-803-07, pursuant to a public hearing held on June 19, 2007 and approval by the BCC on July 10, 2007. Consistent with the past several years, the FY 2008 Consolidated Planning Process continues to include the CDBG, HOME, and ESG federal programs and the SHIP and Surtax affordable housing programs. By including all these funding sources under one document, a "true" consolidated Request for Application (RFA) process for all of the related programs is developed for Miami-Dade County. Close coordination of these programs and resources continues to be essential to prevent duplication of funding or funding in excess of the needs of an activity.

CITIZEN PARTICIPATION REQUIREMENTS

Per US HUD regulations, the County holds a minimum of two public hearings at different stages of the Planning Process. The first public hearing requires input from citizens on housing and community development needs.

On June 19, 2007, the first required public hearing was held before the Economic Development and Human Services (EDHS) Committee to obtain public input on the FY 2008 Consolidated Planning Policies that formed the basis for the FY 2008 Action Plan recommendations. The second public hearing intended to obtain public comment on the FY 2008 Action Plan, was held before the BCC on July 10, 2007.

The FY 2008 Action Plan is made available for public comments for a period of 30 days, prior to the final adoption of the funding recommendations by the BCC. On October 5, 2007, the County issued a public notice informing the public of the availability of the FY 2008 Action Plan at specifically designated locations. That notice also served to inform the general public that written comments on the plan would be accepted until November 5, 2007.

In addition to the requests for participation through the above stated publications, from January 2007 through October 2007, OCED and the Community Action Agency (CAA) held approximately 60 community public meetings to monitor the performance of ongoing activities and identify priorities in commission districts, Neighborhood Revitalization Strategy Areas (NRSA), and eligible block groups.

The current Citizen Participation Plan that was approved by the BCC on September 8, 2005, is being updated through community input and participation, and will be presented to the BCC for adoption at a later date.

REQUESTS FOR APPLICATIONS AND EVALUATIONS

Once the Board approved the FY 2008 Consolidated Planning Policies on July 10, 2007 through Resolution R-803-07, applications for funding were solicited through a consolidated Request for Applications (RFA) process. Funding requests totaled $162.601 million, including $50.504 million for

CDBG, $25.338 million for HOME, $807,500 for ESG, $2.239 million for SHIP, and $80.213 million for Surtax.

The FY 2008 RFA was made available on August 6, 2007 and applications were due by September 5, 2007. The public was advised of the application process through several notices in *The Miami Herald*, and a notification was mailed directly to all currently funded agencies. During the month-long RFA application process, OCED in conjunction with the Miami-Dade Homeless Trust (HT), convened three technical assistance workshops on August 14, 15 and 16, 2007, as well as provided technical assistance to every agency that requested it throughout the application period. Exhibit 1 contains all requests and recommendations reviewed in this RFA process. Six applications were deemed non-compliant for not meeting application requirements or for submitting an application for a category outside the scope of this RFA process.

FY 2008 STAFF RECOMMENDATIONS

Funding recommendations totaled $43.1 million including $15.496 million for the CDBG program not including the CAC reserve ($600,000) and the Commission District Fund reserve ($2.6 million), $7.414 million for the HOME program (including $86,000 for ADDI, $170,000 for the HOME-Community Housing Development Organization (CHDO) program, $1.321 million for the HOME-CHDO Set-Aside), $808,000 for the ESG program, $1.295 million for the Rental Rehabilitation program with $388,000 in reserve, $2.643 million for the HODAG program, $1.866 million for the SHIP program, and $10 million for the Surtax program, as detailed in the following table.

FY 2008 Available and Allocated Funding Sources

Funding Source	FY 2008 Funding Availability
Community Development Block Grant (CDBG) Allocation	$18,296,000
CDBG Program Income	400,000
Emergency Shelter Grant (ESG)	808,000
Housing Development Assistance Grant – Program Income (HODAG)	2,642,739
Home Investment Partnership (HOME)	4,937,000
HOME Program Income	900,000
HOME-CHDO Operating Support	170,000
HOME CHDO Set-Aside	1,321,000
American Dream Downpayment Initiative (ADDI)	86,000
State Housing Initiative Program (SHIP)	1,866,421
Rental Rehabilitation Program Income (RR)	1,683,000
Documentary Surtax Program (Surtax)	10,000,000
Total All Sources	**$43,110,160**

It is estimated that the proposed FY 2008 Action Plan, through its federally funded programs (i.e. CDBG, HOME, and ESG) will result in the following accomplishments:

- 2,413 housing units,
- 219 full-time and permanent jobs,
- 2 infrastructure projects,
- construction/rehabilitation of 4 public facilities, and
- 7,400 people served through public services in Miami-Dade County

Additionally, the SHIP and Surtax programs are expected to provide:

- 220 new low- and moderate-income homebuyers receiving homeownership counseling/assistance,
- 400 housing units for homeownership (new and rehabilitated), and
- 340 housing units for rental (new and rehabilitated).

As a continuation of the FY 2007 trend, OCED has embraced the County's commitment to the 'Finishing What We Started' strategy in implementing the FY 2008 RFA process. Implemented efficiencies include: streamlining the application process; the development of one contract per funding source, per agency; and proposed inclusion of Board of County Commissioners (BCC) and Community Advisory Committee (CAC) allocations at the front end of the process, to be included in the single contract. These initiatives are further detailed under the following sections entitled CDBG Evaluation Process.

Consultation Process with Applicants

The applications submitted through the annual RFA process were evaluated by staff for completeness and accuracy and scored on pre-established criteria. Agencies were notified in writing that evaluations related to their applications could be obtained and discussed with staff during a review process on October 3, 2007. During agency consultations, staff ensured that any questions regarding the evaluation of applications would be addressed prior to the Board's consideration of the final funding recommendations. While staff made a concerted effort to address agency inquiries as fairly and thoroughly as possible, any agency that wants to address the Board during the required public hearing has the opportunity. Staff made funding recommendations strictly based on the ranking and rating scores which were based on several considerations including the strength of the application and its responsiveness to NRSAs high priority needs. Additionally, staff's recommendations were developed to ensure that they adhered to the BCC's approved Consolidated Plan Policies. The ranking and rating scores also assigned values which considered the following variables to determine the activity funding levels:

- Priority would be given to existing projects, particularly those that involve capital improvements and housing activities in order to "Finish What We Started" and continue to support other existing projects;
- Pending monitoring findings, which include the agency's ability to perform existing activities as scheduled and the agency's compliance with its current contractual stipulations with OCED;
- Length of time that the agency has been in operation and its achievements to date; and
- The amount of outside funding secured by the agency for the activity.

CDBG Evaluation Process

Neighborhood revitalization activities recommended for funding were reviewed by staff and have been scored on the basis the following criteria:

- **Organizational Capacity** - Fiscally sound agencies and organizations that have the skills and experience needed to carryout the proposed activity.
- **Priority Need** - Activities that meet a high priority need as identified by residents in the County's Consolidated and Strategic Plans.
- **Geographic Location** - Priority is given to activities located in NRSAs and eligible block groups with high poverty, overcrowding, and low-to-moderate income populations.
- **Finishing What We Started** - Ongoing capital improvement and housing projects that were previously funded or are included in the County's Capital Budget.
- **Leveraging** - Activities with other funding sources such as private financing or from other funding sources.

BCC and CAC reserves have remained at the originally funded amounts at approved policy levels of $200,000 and $100,000, respectively. Reductions have not been applied to either. Recommendations for County Department activities were based on community priorities in keeping with the County's Strategic Plan. All other applications were reviewed and evaluated by OCED staff, in consultation with HT and UERTF as applicable.

Housing Evaluation Process (CDBG, HOME, SHIP and Surtax)

Funding recommendations for the programs were made within the following parameters:

- A $3 million set-aside ($1 million in HOME, HODAG and Rental Rehabilitation funds and $2 million in Surtax funds) is available for homeless housing projects.
- Maximum funding for small rental projects (30 units or less) is $250,000 or 40 percent of the total project cost, whichever is less.
- At the discretion of the County, up to 20 percent of rental units (per project) may be designated for Section 8 subsidy; either project-based or tenant-based.

OCED and HT reviewed applications for HOME, SHIP, and Surtax program funds. Evaluation criteria included factors such as commitment of financing from other sources, unit affordability, costs of construction, leveraging, economic feasibility, experience, capacity of the development team, and ability to proceed. The review of those applications was coordinated with OCED in an effort to avoid program duplication, increase the County's decision-making efficiencies, and enhance cross-departmental communications.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

The FY 2008 CDBG allocation is $18.696 million. That includes an entitlement grant of $18.296 million and $400,000 in program income. Funding recommendations for activities, programs, and projects for NRSAs and eligible block groups have been prepared based on the needs identified by residents at meetings held at the neighborhood and Commission district levels. Neighborhood meetings are being held to identify needs and priorities for funding. The strategies include a demographic analysis, an assessment of economic conditions, the development of an economic empowerment plan and performance measurements to quantify improvements in the NRSAs. The overall amount staff was able to recommend was limited by a number of factors including set-asides of $2.6 million and $600,000 respectively for Commission District and Community Advisory Committee allocations. Staff does not recommend a reduction to the BCC and CAC set-asides. A total of $7.154 million is recommended for County departments and $3.739 million for administration is in keeping with US HUD regulations establishing the 20 percent cap on administrative expenditures. Based on these factors, OCED is left with $4.603 million to make recommendations.

The availability of CDBG funds is summarized in the following table:

Summary of CDBG Funds Available for Allocation

Allocation	Amount in $
County Departments *	$7,154,000
Administration	3,739,000
Commission District Fund	2,600,000
NRSA CAC Fund	600,000
Available for RFA Requests	4,603,000
Total all sources (Includes Program Income)	**$18,696,000**

*This figure includes two State of Florida Health Department Projects.

Summary of CDBG Funding by Category, County Departments, Entitlement Cities, and Reserves

CDBG funding recommendations by category were determined by percentages in the FY 2008 Policy Paper that was approved by the BCC on July 10, 2007. The following table summarizes CDBG funding by category:

FY 2008 CDBG Funding by Category		
Category	**Dollars**	**Percent**
Administration	$3,739,000	20%
Capital Improvement	3,846,265	21%
Economic Development	2,034,300	11%
Historic Preservation	150,000	1%
Housing	3,081,435	16%
Public Service	2,645,000	14%
CDBG CDF and CAC Reserve	3,200,000	17%
Total	**$18,696,000**	**100%**

Resolution R-803-07 approved the FY 2008 Policy Paper, and as part of the consolidated planning process, 20 percent of CDBG funds were to be allocated to Economic Development and 34 percent to Housing. Although the above chart shows that only 11 percent has been recommend for Economic Development and 16 percent to Housing respectively, the next recapture will address the Public Housing modernization. In addition, each commissioner will receive $200,000 within the Commission District Fund reserve. Those funds can be used for capital improvement, economic development and housing activities which will also increase the funding for those categories.

Administration
The proposed allocation of administrative support funding totaling $3,739,000 or 20 percent of the total entitlement ($18,296,000 plus program income $400,000) includes allocations for the Department of Planning and Zoning, Department of Human Services and HOPE, Inc. for the continuation of its Fair Housing Education and Outreach Program; and OCED's program administration including: management, finance, community planning, contract development, and monitoring.

Capital Improvements
Total funding requests in this category amounted to $7.564 million. A total of $3.846 million is recommended for capital improvement projects in the FY 2008 Action Plan. This represents 21 percent of the total CDBG allocation. Funding strategies and funding recommendations in this category will assist participating municipalities and non-profits to "Finish What We Started." Five of the projects recommended for funding in this category are active projects in the County's FY 2007-08 Capital Budget. For those projects that are not fully funded or are not ready to start construction, OCED recommends that capital improvement funding be made in phases depending on the development team's capacity and the feasibility of the project. Phase I (Pre-Development) includes planning, design, permitting and environmental review. Phase II (Construction) funds will be allocated depending on the agency's ability to reach milestones and expend funds in a timely, efficient and effective manner. Capital improvement projects will only be recommended for funding based upon secured funding and organizational capacity to complete the project and meet the US HUD national objective.

Economic Development
FY 2008 funding requests for economic development activities total $9.718 million. Total funding recommendations in this category amounted to $2.034 million, which represents 11 percent of the total CDBG allocation. These programs are designed to meet the needs of small and minority business owners for long-term working capital and fixed asset financing to support the rehabilitation of commercial corridors and the growth and expansion of micro-businesses and for the creation and retention of jobs. These programs, as reflected in the funding recommendations, are consistent with the high priority needs for economic development in the NRSAs and eligible block groups as identified in the FY 2003-2007 Consolidated Plan, the FY 2007-08 Adopted Budget, and for the revitalization of Targeted Urban Areas (TUAs) consistent with the Task Force's Urban Economic Revitalization Plan

As required by Ordinance No. 97-33, which created the Urban Economic Revitalization Task Force (UERTF), the FY 2008 CDBG Economic Development funding recommendations were presented to the Task Force for review. In the event of any difference between the County Manager's final funding recommendations and those of UERTF, a two-thirds vote of the members of the Board of County Commissioners is required to approve staff's recommendations. At the time this item went to print, OCED had not incorporated UERTF's funding recommendations.

In 2005, through Resolution R-717-05, the Board of County Commissioners approved three agencies to administer the County's micro loan program. The three lenders approved were, Partners for Self Employment, Inc., Accion USA, Black Economic Development Coalition. The contracts are for a one year term and annually renewable for up to a maximum of five years. It is recommended that $300,000 in funding for the micro-loan program be allocated to the three agencies, in the amount of $100,000 per agency.

Historic Preservation
Requests in this category totaled $527,059. The funding recommendations for Historic Preservation activities amount to $150,000 for FY 2008.

CDBG Housing
Requests for funding in this category total $25.257 million. Of the total proposed FY 2008 allocation, $3.081 million, or 16 percent, is recommended for housing activities. Funding strategies in this category include completing projects that have been funded in previous years and recommending projects that only require CDBG funds for gap financing but are otherwise fully funded.

Although only 16 percent of CDBG funds are recommended for housing related activities, it should be noted that approximately 50 percent of all federal funds are being recommend for housing activities.

Public Services
FY 2008 funding recommendations in this category amounted to $2.645 million. This amount represents 14 percent of the total CDBG allocation. Public service activities are being funded through County departments to address priority needs for the elderly and special needs population.

Summary of Funding to County Departments

The following table shows that approximately 38 percent of CDBG funds is being allocated to County Departments as follows:

COUNTY DEPARTMENT FUNDING

Department	Programs	Category	Amount in $
Community Action Agency	Head Start Facility - Miami Gardens	Capital Improvement	$1,000,000
Community Action Agency	Elderly Energy Conservation Program	Capital Improvement	100,000
Community Action Agency	Paint Distribution Program	Housing	188,000
Greater Miami Service Corp	Employment Training	Public Service	371,000
Greater Miami Service Corps	Graffiti Abatement	Capital Improvement	170,000
Housing Agency	Public Housing Rehabilitation	Housing	400,000
Human Services	Facility Improvements	Capital Improvement	685,000
Human Services	Treatment Alternatives to Street Crime	Public Service	500,000
Human Services	Advocates for Victims	Public Service	500,000
Juvenile Services	Diversion Programs	Public Service	500,000
OCED	Design of Street Improvements	Capital Improvement	19,565
OCED	Enterprise Zone Program	Economic Development	183,000
OCED	Support Services for Parcels	Economic Development	90,000
OCED	Disposal and Environmental Support	Housing	416,000
OCED	Emergency Relocation	Housing	91,000
OCED	Building Maintenance	Housing	105,000
OCED	Countywide Land Acquisition	Housing	113,000
OCED	Support Services for Surtax Parcels	Housing	91,000
Office of Countywide Healthcare Planning	DOH Immunization Services	Public Service	74,000
Office of Countywide Healthcare Planning	DOH Rodent Control	Public Service	700,000
Planning and Zoning	Historic Preservation Survey	Historic Preservation	100,000
Planning and Zoning	School Rehabilitation	Historic Preservation	50,000
Team Metro	Graffiti Removal	Capital Improvement	233,000
Team Metro	Code Enforcement	Housing	429,000
Total County Programs			**$7,154,000**

The County's adopted FY 07-08 budget allocated $3.5 million to the Miami-Dade Housing Agency (MDHA) for public housing rehabilitation and $65,000 to Miami-Dade County OCED Design of Street Improvements. In an effort to fund more activities in the community, OCED is recommending that funding for public housing rehabilitation be allocated in two phases. Funding for the first phase (as part of this item) is recommended at $400,000 and will include planning, permitting, environmental review, etc. The Housing Agency has also been selected to receive approximately $3.5 million from a Special Disaster Grant which will be utilized to repair and modernize several of the developments in their portfolio. This award was not known at the time that the Budget was adopted. Based on the ability of the Housing Agency to expend those funds, OCED will fund the remaining $3.1 million through the next CDBG recapture process. This time period will also allow for any adjustments that might have to be made to the program based on MDHA being under the interim control of US HUD. The $1.3 million for Community Action Agency, as adopted by the Board in the information for the second budget hearing memorandum,

will also be funded by recaptured funds. Finally, the remaining $45,435 for the Design of Street Improvement will also be given priority to be funded through the same recapture process.

Activities in Entitlement Cities

Based on Metropolitan Significance Criteria in recommending funding for activities in Entitlement cities, staff was especially mindful of US HUD's Final Rule issued in November 1995, which stated that CDBG funds may assist an activity outside the jurisdiction of the Grantee only if the Grantee determines that such activity is necessary to further the purposes of the Housing and Community Development Act, the recipient's community development objectives, and that reasonable benefit from the activity will accrue to the residents of the jurisdiction of the Grantee. Simply stated, only activities that extend beyond the municipal limits of US HUD entitlement cities are eligible for funding.

OCED received CDBG applications for activities located in Entitlement Cities. Activities with metropolitan significance that are located in the Entitlement cities of Miami, Miami Beach, North Miami, Hialeah, and Miami Gardens are recommended for a total of $859,000 of the FY 2008 total CDBG allocation. Similar to Entitlement cities, those cities that receive State of Florida Small Cities CDBG Program funds also must comply with metropolitan significance and be consistent with high priority needs.

Commission District Fund, CAC, and CDBG Reserves

The CDBG reserve of unallocated funds is $3.2 million which includes Commission District Fund ($2.6 million) and CAC ($600,000) reserves. These funds will be awarded by the BCC and CACs at a future date. Allocations from these reserves are subject to US HUD requirements of eligibility, adequate public notice, and a public hearing. It is recommended that the funds be allocated only to economic development, housing, and capital improvement activities. Additional funding for public service activities is not recommended beyond the amounts already in the proposed Action Plan.

With respect to the Commission District Fund reserve of $200,000 per district, having these allocations by the time of the Action Plan public hearing is a critical part of OCED's efforts to streamline the allocation and contracting process. Including these allocations as part of the Action Plan streamlines the process in several ways. First, it eliminates the need to place a future item on the Board agenda for approval, which is subject to another 30-day comment period. Secondly, it allows for a single contract rather than additional amendments, which delays the availability of funds to the agency. Lastly, due to the reduced funding that OCED is able to directly recommend, BCC and CAC allocations are a vital source of support for agencies that fell below staff's funding threshold.

No cuts are being applied to CAC allocations. An allocation of $100,000 is being recommended for each of the six CACs to address high priority needs in their neighborhoods. CACs are being empowered to make non-public service recommendations to meet high priorities as identified in their Neighborhood Revitalization Strategies in close partnership with OCED. In the proposed FY 2008-2012 Consolidated Plan staff is requesting US HUD approval of six NRSAs compared to the nine funded in the FY 2007 Action Plan. The six NRSAs that are recommended for funding meet US HUD guidelines demographic requirements based upon the 2000 Census.

HOME INVESTMENT PARTNERSHIP PROGRAM, RENTAL HOUSING AND CHDO RECOMMENDATIONS

The FY 2008 HOME Program funds totaled $7.414 million, including an allocation of $900,000 of program income and $86,000 of ADDI funds. The HOME Program provides funds for permanent and construction loans, as well as first and second mortgage financing to assist very-low and low-to-moderate income families to purchase or rent affordable housing units.

OCED is now in compliance with CDBG spending guidelines, but its HOME program requires immediate corrective action to expedite future disbursements. The corrective action will consist of utilizing the OCED Technical Assistance Support Team. This function will be supplemented by public/private partnerships designed to link management and capacity support when gaps in these areas are identified.

The American Dream Downpayment Initiative (ADDI) was signed into law on December 6, 2003. It aims to increase the homeownership rate among lower income and minority households. It is recommended that $86,000 of ADDI funds be allocated for housing activities.

FY 2008 HOME Recommendations		
Category	**Dollars**	**Percent**
Administration	$733,000	10%
Rental Housing	795,000	11%
Homeownership	4,133,000	56%
Homeless Housing	176,000	2%
HOME CHDO Set Aside	1,321,000	18%
HOME CHDO Operating Support	170,000	2%
American Dream (ADDI)	86,000	1%
Total	**$7,414,000**	**100%**

HOMELESS AND EMERGENCY SHELTER GRANT (ESG) RECOMMENDATIONS

The County was allocated $808,000 in ESG funds in FY 2008. It is recommended that these funds be contracted to Camillus House to continue to operate the County's Beckham Hall facility. Single males comprise approximately 75 percent of the homeless population in Miami-Dade County. Beckham Hall will provide temporary shelter and services for 500 homeless males over the next year.

In addition, in 2004 Camillus House was awarded $1 million through the 2004 RFA process. OCED is in the process of identifying those funds through the SHIP, Surtax or HOME programs and will bring this item to the board for funding in the next funding cycle.

STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM

The SHIP program allows flexible funding for housing development to meet local needs. SHIP funding expected to be available in FY 2008 amounts to $1.866 million. The total allocation is being recommended for two housing rehabilitation activities (for $1.5 million) and for two homeownership assistance and counseling activities ($366,421). Rental rehabilitation funding is recommended for $1.5 million. Although total SHIP funding for FY 2007-08 is estimated at $8.888 million, only funding for development projects are recommended in this RFA. The remaining $7.022 million is allocated to the Housing Finance Authority for homeownership mortgage assistance. SHIP funding recommendations are included in Exhibit 1.

DOCUMENTARY STAMP SURTAX PROGRAM

The Surtax program provides funds that primarily promote the development and preservation of affordable housing units. An allocation of $300,000 is being recommended for homebuyer counseling and an allocation of $9.7 million is being recommended for the rehabilitation and new construction of housing units (rental and homeownership). Funding recommendations are based on the total amount of

available affordable housing funds from all sources and the evaluation of projects that applied for funds in the various categories. Surtax funding recommendations are included in Exhibit 1.

COMMUNITY WORFORCE HOUSING INNOVATION PILOT (CWHIP) PROGRAM

CWHIP promotes the creation of public-private partnerships to finance, build and manage workforce housing and requires the coordinated efforts of all levels of government as well as private sector developers, financiers, business interests and service providers.

The funding available for the CWHIP local match is $2 million in Surtax funds. If selected for funding by the State, the maximum available funding is $5 million per project from the Florida Housing Finance Corporation (FHFC), and up to $1 million of Surtax or SHIP funds at the discretion of the County per project, contingent upon CWHIP award. Two projects are recommended for funding, as detailed in Exhibit 1. The successful applicants for the local match CWHIP funding will be partnered with Miami-Dade County to submit a subsequent CWHIP application to the FHFC. In the event that any of the two agencies selected for funding is unable to submit an application to the State in a timely fashion, approval is being sought to authorize the County Mayor or his designee to shift the award to the next in line applicant based on ranking and rating scores to enable that organization to submit an application for the State funding.

CWHIP's $5 million loan will be used by the contractor to build/renovate housing, as pass-through to the buyer in the form of a prorated soft second-mortgage used to buy down the cost of the mortgage. The Florida Housing Finance Corporation will hold the second mortgage, and if the homebuyer(s) maintain the affordability period, the loan is forgiven over the 20 to 50 year period. FHFC will enforce the long-term affordability requirements as second mortgagor.

ADDITIONAL HOUSING RESOURCES

Other funding sources, such as the Housing Development Assistance Program Income (HODAG) and Rental Rehabilitation Program Income (RR) and future program incomes shall also be used to further increase the impact of the County's affordable housing initiative. Approximately $2.633 million in HODAG program income funds are being used to fund high priority new construction rental housing needs.

The County is committed to continuing to serve the low and moderate-income residents and neighborhoods of Miami-Dade County. OCED is working with its community development partners to streamline the CDBG program and to meet the public service, economic development, historic preservation, housing, and capital improvement needs of low and moderate-income residents.

Attachment

Cynthia W. Curry
Senior Advisor to the County Manager

MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

DATE: November 6, 2007

FROM: R. A. Cuevas, Jr. County Attorney

SUBJECT: Agenda Item No.

Please note any items checked.

_____	**"4-Day Rule" ("3-Day Rule" for committees) applicable if raised**
_____	**6 weeks required between first reading and public hearing**
_____	**4 weeks notification to municipal officials required prior to public hearing**
_____	**Decreases revenues or increases expenditures without balancing budget**
_____	**Budget required**
_____	**Statement of fiscal impact required**
_____	**Bid waiver requiring County Manager's written recommendation**
_____	**Ordinance creating a new board requires detailed County Manager's report for public hearing**
_____	**Housekeeping item (no policy decision required)**
_____	**No committee review**

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Approved _____ Mayor

Veto _____

Override _____

RESOLUTION NO. _____

RESOLUTION APPROVING THE FIVE-YEAR CONSOLIDATED PLAN FOR 2008 - 2012 INCLUDING THE FY 2008 FUNDING RECOMMENDATIONS; AUTHORIZING THE FILING WITH U.S. HUD OF MIAMI-DADE COUNTY'S FIVE-YEAR CONSOLIDATED PLAN FOR 2008 - 2012 AND FY 2008 ACTION PLAN WITH PROJECTED USES OF FUNDS FOR FY 2008 COMMUNITY DEVELOPMENT BLOCK GRANT, HOME INVESTMENT PARTNERSHIP, HODAG PROGRAM INCOME, RENTAL REHAB PROGRAM INCOME, AMERICAN DOWNPAYMENT DREAM INITIATIVE AND EMERGENCY SHELTER GRANT PROGRAMS; DIRECTING THE COUNTY MAYOR OR HIS DESIGNEE TO SUBMIT TO U.S. HUD THE OPA-LOCKA, MODEL CITY, MELROSE, SOUTH MIAMI, PERRINE AND NARANJA/LEISURE CITY AREAS AND THE FEDERAL ENTERPRISE COMMUNITY/EMPOWERMENT ZONE FOR DESIGNATION AS NEIGHBORHOOD REVITALIZATION STRATEGY AREAS; AUTHORIZING THE COUNTY MAYOR OR HIS DESIGNEE TO MAKE NON-SUBSTANTIVE MODIFICATIONS TO THE FIVE YEAR CONSOLIDATED PLAN FOR 2008 - 2012 AND FY 2008 ACTION PLAN; AUTHORIZING THE COUNTY MAYOR OR HIS DESIGNEE TO GIVE PRIORITY CONSIDERATION TO FULFILL FY 2007-2008 BUDGETED MANDATES; AND EXECUTE ALL CONTRACTS, AGREEMENTS, AMENDMENTS, AND TO SHIFT FUNDS AWARDED FOR A PROJECT TO AN ENTITY CREATED FOR THE PURPOSE OF CARRYING OUT A PROJECT NECESSARY TO CARRY OUT THE ABOVE PROGRAMS; AND AUTHORIZING THE COUNTY MAYOR OR HIS DESIGNEE TO EXERCISE THE CANCELLATION PROVISIONS CONTAINED THEREIN

WHEREAS, this Board desires to accomplish the purposes outline in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board approves the

funding recommendations for the HODAG and Rental Rehabilitation Programs; authorizes the filing with U.S. HUD of the Miami-Dade County Five-Year Consolidated Plan for 2008 - 2012 and FY 2008 Action Plan with projected uses of funds for the Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Shelter Grant (ESG) Programs; authorizes the County Mayor or his designee to give priority consideration to fulfill FY 2007-2008 budgeted mandates, and to shift funds for each program among activities of the same agency without exceeding the total amount allocated to that agency; authorizes the County Mayor or his designee to shift funding between agencies without exceeding the total award amount to that activity or changing the scope of that activity; directs the County Mayor or his designee to submit to U.S. HUD the Opa-locka, Model City, Melrose, South Miami, Perrine and Naranja/Leisure City Areas and the Federal Enterprise Community/Empowerment Zone areas for designation as Neighborhood Revitalization Strategy Areas; authorizes the County Mayor or his designee to make non-substantive modifications to the Five-Year Consolidated Plan for 2008-2012 and FY 2008 Action Plan; authorizes the County Mayor or his designee to execute pre-approved contracts pursuant to US HUD's guidelines; authorizes the County Mayor or his designee to execute such contracts, agreements and amendments necessary to carry out the above programs after approval by the County Attorney Office; and authorizes the County Mayor or his designee to exercise the cancellation provisions contained therein.

The foregoing was offered by Commissioner

who moved its adoption. The motion was seconded by Commissioner

and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman
Barbara J. Jordan, Vice-Chairwoman

Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrin D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of November, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

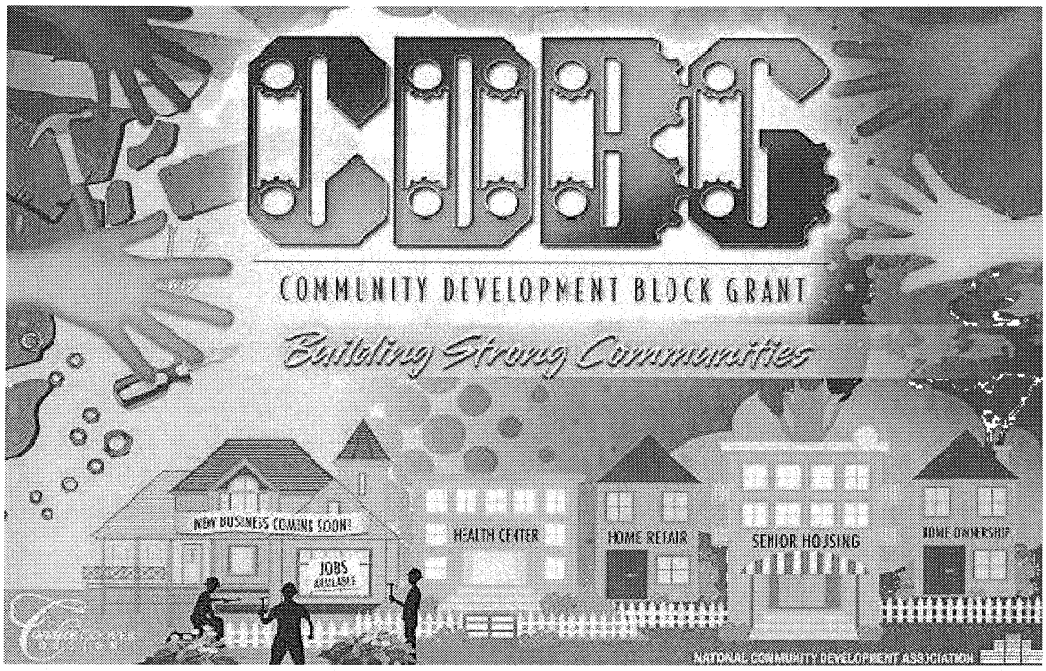
By:_____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Shannon D. Summerset

MIAMI-DADE COUNTY

Miami-Dade County, Florida
FY 2008-2012 Consolidated Plan and FY 2008 Action Plan



Miami-Dade County Office of
Community and Economic Development
701 NW 1st Court, 14th Floor
Miami, Florida 33136

THIS DRAFT DOCUMENT IS BEING MADE AVAILABLE FOR A 30-DAY COMMENT PERIOD PERSUANT TO U.S. HUD GUIDELINES ON OCTOBER 6, 2007

MIAMI-DADE COUNTY, FLORIDA
FY 2008-2012
CONSOLIDATED PLAN AND
FY 2008 ACTION PLAN

Miami-Dade County
Office of Community and Economic Development
701 NW 1st Court
Overtown Transit Village
Miami, Florida 33136
www.miamidade.gov/ced

OCTOBER 2007

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MIAMI-DADE COUNTY
FIVE YEAR CONSOLIDATED PLAN
JANUARY 1, 2008 - DECEMBER 31, 2012

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FIVE YEAR CONSOLIDATED PLAN
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EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

Miami-Dade County is required to submit a Consolidated Plan (the Plan) to the United States Department of Housing and Urban Development (U.S. HUD) in accordance with the Consolidated Submissions for Community Planning and Development programs (24 CFR 91). The rule requires a single consolidated submission for the planning and application aspects of the following programs:

- Community Development Block Group (CDBG)
- HOME Investment Partnerships (HOME); and
- Emergency Shelter Grants (ESG)

The Housing Opportunities for People with Aids (HOPWA) program is administered by the City of Miami, and therefore is not addressed in this document.

The Miami-Dade County Office of Community and Economic Development (OCED) is the lead agency for Miami-Dade County in the coordination of the Consolidated Plan. The County submitted its original Consolidated Plan to U.S. HUD in November 1994. The Plan was a three-year plan, covering the period from January 1, 1995 through December 31, 1997. A Plan amended the previous Plan for 1998-2002, and covered the five-year period from January 1, 2003 through December 31, 2007. This Plan covers the five- year period from January 1, 2008 through December 31, 2012.

OVERALL GOALS OF THE CONSOLIDATED PLAN

There are three overall goals of the community planning and development programs covered by the Plan:

- To develop viable urban communities by providing decent housing and a suitable living environment.
- To expand economic opportunities principally for low-and moderate-income persons; and
- To extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations in the production and operation of affordable housing.

Cohesive, stable communities depend on decent housing. The Plan addressed maintaining the existing affordable housing stock and increasing the availability of permanent housing in standard condition and at an affordable cost to low-income and moderate-income families, particularly members of disadvantaged minorities, without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability. The Plan guides in the coordination of the public housing Comprehensive Grant process with the consolidated Planning and Application process. OCED works closely with the Miami-Dade Housing Agency (referred to as the MDHA) that serves as the County's public housing authority.

Decent housing also includes an adequate supply of supportive housing, which combines structural features and services needed to enable persons with special needs, and their families, to live with dignity and independence. The provision of affordable housing to low-income person which is accessible to jobs opportunities is critical as well. Through its initial Plan, Miami-Dade County assisted homeless persons in obtaining appropriate housing and aided persons-at-risk from becoming homeless. These efforts are further supported in this Plan. The Plan serves as a working document to ensure that the needs and resources of public housing residents are taken into consideration in the Comprehensive Planning effort to revitalize distressed neighborhoods and help low-income residents. OCED provides information to the MDHA about Consolidated Plan activities related to the surrounding neighborhoods so that the Housing Agency can make this information available under its Comprehensive Grant Programs.

A suitable living environment includes improving the safety and livability of neighborhoods; increasing access to quality public and private facilities and services; reducing the isolation of income groups through the spatial de-concentration of housing opportunities for persons of lower income and the revitalization of deteriorating or deteriorated neighborhoods; restoring and preserving properties of special historic, architectural, or aesthetic value; and the conservation of energy resources.

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

The consolidated submission states in one document the County's plan to pursue these goals for all community planning and development programs, including housing programs.

The Consolidated Plan serves as:

- A planning document for the jurisdiction, which builds on a participatory process inclusive of State and local agencies, local governments, the local public housing authority, and citizens;
- An application for federal funds under U.S. HUD's formula grant programs; and
- A strategy to be followed in carry out U.S. HUD programs; and
- An action plan that provides a basis for assessing performance of the grantee and its sub grantees over each program year and the long term of the Plan.

CITIZEN PARTICIPATION

The Citizen Participation Plan (CPP) has guided the development of the Consolidated Plan. The adopted CPP sets minimum requirements for the development of the Plan, and criteria for amendments to the Plan, public comments and performance reports, provision of public hearings,

meetings, the publishing of the Plan and its availability to the public, access to records, provision of technical assistance to groups representative of low-and moderate-income persons, procedures to handle complaints and the use of the CPP in the county.

OCED and the Miami-Dade Community Action Agency have held approximately 650 neighborhood meetings in the last five years to identify and update priorities, develop strategic plans, and monitor ongoing activities for consistency with the Plan. These efforts have been taken into account in preparing this Consolidated Plan.

For FY 2008, the Citizen Advisory Committees for each of the six Neighborhood Revitalization Strategy Areas will be allocated $100,000 to fund eligible CDBG activities in their respective neighborhoods.

CONTENTS OF THE CONSOLIDATED PLAN

The six major components of the Consolidated Plan are:

- Housing and homelessness assessment;
- Housing market analysis;
- Strategic Plan;
- Action Plan (updated annually);
- Certifications; and
- Monitoring.

Housing and Homeless Needs Assessment

The housing and homeless needs assessment includes estimated housing needs for the five-year study period. In the preparation of this section, reliance is placed on U.S. Census 2000 data. Census Data have been modified with demographic, housing and labor statistics maintained by the Miami-Dade County Planning and Zoning Department, and Claritas. In addition, the Homeless Trust and MDHA provided supplemental information on homeless and public housing-related needs.

The needs assessment includes categories of affected persons, including: extremely low-income, low-income, moderate-income and middle-income families, both renters and owners; the elderly; homeless and others with special needs are identified and evaluated. Housing with potential lead based paint hazards, which are occupied by low- and moderate-income families, has been evaluated. The needs assessment includes the extent of the cost burden, over-crowding and standard and substandard hosing conditions, as well as substandard conditions suitable for rehabilitation.

Housing Market Analysis

The housing market analysis presents significant characteristics of Miami-Dade County's housing market. It includes the evaluation of the supply, demand, condition and cost of housing, with a focus on low and moderate-income households, as well as persons with disabilities or special needs. Areas of low-income or minority concentrations are identified. Public and assisted housing is described, including physical condition, restoration and revitalization needs, and accessibility under Section 504. MDHA, the local public housing authority, presents as

strategy for improving the management and operation of public housing as well as the living environment of its residents. Public and assisted housing projects, homeless facilities, special need facilities and services and barriers to affordable housing are briefly inventoried to support the market analyses.

Strategic Plan

The strategic plan component describes the basis for allocating CDBG and other matching funds within Miami-Dade County. Guiding the County are eight strategic objectives for neighborhood revitalization, from U.S. HUD's Strategic Plan, FY 2006-2011:

- To empower communities to meet local needs.
- To help communities establish a full continuum of housing services designed to assist homeless individuals and families achieve permanent housing and self-sufficiency.
- To increase access by families and individuals to affordable housing in standard condition.
- To increase homeownership opportunities, especially in Central Cities, through a variety of tools, such as expanding access to mortgage credit.
- To promote equal housing opportunities for those protected by law.
- To reduce the isolation of low-income groups within a community or geographical area.
- To provide empowerment and self-sufficiency opportunities to support low-income individuals and families as they make the transition from dependency.
- To provide economic opportunities for low- and moderate-income persons through the creation and retention of jobs.

The strategic plan includes Countywide, Commission District, and Neighborhood Revitalization Strategy Area strategic plans that provide for affordable housing, increased homeownership and address homelessness and special needs. Community development planning includes economic development. The plan presents the County's activities that reduce or ameliorate barriers to affordable housing, lead-based paint hazards and the number of poverty level families through anti-poverty strategies and welfare reform initiatives. Major affordable housing strategies include the Miami-Dade Infill Housing Initiative, which is projected to build 200 homes over the next 5 years.

The strategic plan also includes Neighborhood Revitalization Strategies for the NRSAs. These Strategies were written in accordance with the criteria outlined by U.S. HUD. Contents of each Strategy includes:

- Boundaries of the neighborhood revitalization area,
- Demographic criteria;
- Consultation with citizen advisory committees, CACs and County departments;
- An assessment of economic conditions; an economic empowerment strategy and implementation plan; and
- Performance measurements including benchmarks.

Recent economic development initiatives by Miami-Dade County include: the Mayor's Task Force on Urban Economic Revitalization, the Welfare Reform/WAGES Task Force, a community development revolving loan fund; a micro-enterprise and peer lending loan fund; a commercial revitalization program and a program providing small and minority-owned businesses access to capital and technical assistance.

OCED has established a strong institutional framework that links private industry, non-profit organizations and public institutions in carrying out housing and community development plans. It will continue to work toward improving the delivery system to ensure a more efficient use of resources over the net five year planning period.

Action Plan

The Action Plan describes federal and other (public and non-federal) resources expected to be available to fund priority activities. OCED will continue to identify additional resources to leverage federal funds. County-owned land inventories maintained by OCED, as well as surplus property held by MDHA, are aggressively marketed to support policy needs and objectives, particularly for housing and economic development activities. Annually, the Action Plan lists the activities to be undertaken, the geographic distributions of activities, homeless and special needs activities and other actions taken to address the goals and objectives of the Plan. In addition, the Action Plan is updated on an ongoing basis as funds are reprogrammed throughout the program year.

Certifications

The Action Plan gives the maximum feasible priority to activities that benefit low-and moderate-income families, prevent the spread of slums and blight, or address other urgent needs. At least 70 percent of the CDBG funds, including Section 108 guaranteed loans, principally benefit low- and moderate-income families or persons.

The grant is conducted and administered in accordance with federal and anti-discrimination laws, and other State laws including the Fair Housing Act.

Certificates are provided for the County's participation in the ESG and HOME programs.

The following general certifications are included in the annual submission to U.S. HUD: affirmatively furthering fair housing, and anti-displacement and relocation plan, drug free workplace, anti-lobbying and disclosure forms, authority of jurisdiction, consistency with the Plan, acquisition and relocation requirement of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and compliance with Section 3 requirements.

In addition, the CDBG, HOME and ESG program certifications address compliance with the detailed Citizen Participation Plan, community development plan and other CDBG requirements.

Monitoring

OCED is modernizing and integrating HUD'S financial and information systems and OCED is establishing performance-based systems to evaluate and assess the implementation and impact of HUD programs and operations. In addition, OCED is implementing a Risk Manager that will independently assess areas where non-compliance may occur. The modifications will enhance the implementation of effective performance measured by Miami-Dade County.

Miami-Dade County, through OCED, is committed to long-term compliance through small and minority business outreach and community participation efforts.

SECTION I
CONSULTATION

CONSULTATION

The Miami-Dade County Office of Community and Economic Development (OCED) is the lead agency for Miami-Dade County in the coordination of the Consolidated Plan. U.S. HUD requires that in the preparation the consolidated plan, Miami-Dade County consult with other public and private agencies that provide assisted housing, health services, and social and fair housing services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons) during preparation of the plan. OCED fully complied with this requirement.

OCED has consulted with the State of Florida, South Florida Regional Planning Council, the WAGES Coalition, County departments, including MDHA, Human Services, the Alliance for Human Services, the Homeless Trust, and the Office for Americans with Disability Coordination, local community development corporations, participating municipalities, entitlement cities and for-profit developers in preparing the Plan. Regarding economic development, OCED has continued working with local groups such as the Beacon Council and county agencies such as the Task Force Urban and Economic Revitalization. Additionally, OCED has consulted state and local economic development agencies. For lead-based paint hazards, OCED has consulted with State and local health and child welfare agencies.

OCED continues to strengthen its working relationship with MDHA, with particular emphasis not only in assisted housing, but also public housing needs and planned Comprehensive Grant Program activities. These efforts are to ensure that activities in regard to drug elimination, neighborhood improvement programs and resident programs and services related to public housing programs are fully coordinated in the comprehensive community development goals of the Plan.

SECTION II
CITIZEN PARTICIPATION PLAN
FOR THE CONSOLIDATED PLANNING PROCESS
&
CITIZEN PARTICIPATION GUIDELINES

OVERVIEW OF THE OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT

The Office of Community and Economic Development (OCED) administers Federal and State funding that supports the development of viable urban neighborhoods in Miami-Dade County. Such support is characterized as decent housing, expansion of economic opportunities, public service, capital improvements and the preservation of historic properties. The U.S. Department of Housing and Urban Development (HUD) regulates and governs the many of the programs that the OCED administers. The regulations specify that an entitlement area must adopt a citizen participation plan, which establishes policies and procedures for citizen participation.

APPLICABILITY AND ADOPTION OF THE CITIZEN PARTICIPATION PLAN

The US Department of Housing and Urban Development (US HUD) through Section 24 of the Category of Federal Register (CFR) Parts 91, et al, requires that Miami-Dade County's Office of Community and Economic Development (OCED) submit a Consolidated Plan in order to receive funding under various grant programs. Miami-Dade County's Consolidated Plan includes three US HUD Community Planning and Development (CPD) formula programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships (HOME)
- Emergency Shelter Grants (ESG)

Additionally, Miami-Dade County is required to adopt a Citizen Participation Plan that sets forth the jurisdiction's policies and procedures for citizen participation. Those citizen participation policies and procedures are listed and follow below.

ENCOURAGEMENT OF CITIZEN PARTICIPATION

- Citizens will have the opportunity to participate in the development of the consolidated plan, any substantial amendments to the consolidated plan, and the consolidated annual performance evaluation report.

- The main focus of Miami-Dade Office of Community and Economic Development Citizen Participation Plan is to encourage all citizens to participate in all activities regarding the Consolidated Plan. The Citizen Participation Plan is designed especially to encourage participation by low- and moderate-income persons, particularly those living in slum and blighted areas and in areas where CDBG funds are proposed to be used and by residents of predominantly low- and moderate-income neighborhoods, as defined by the jurisdiction. Overall, OCED makes every effort to encourage the participation of all its citizens, including minorities and non-English speaking persons, as well as persons with disabilities.

- Additionally, OCED pledges to work with public housing authorities in order to encourage the participation of residents of public and assisted housing developments, in the process of developing and implementing the consolidated plan, along with other low- income residents of

neighborhood revitalization strategy areas and eligible block groups in which the developments are located.

Strategies for Expanded Citizen Participation:

To expand the possibilities of citizen involvement in Miami-Dade County there should be a concerted effort to reach out to the general public for participation in this important document. The following will outline examples that will be instituted for a growth in the public participation of the Consolidated Plan.

- Exact address and title of person to direct comments to for the plan – either verbally or written. OCED will name the person(s) responsible for the comments to be directed to. The comments will be acknowledged within three working days of receipt. OCED will insure that the contact person(s) name, exact title, telephone number, address, fax number and e-mail is made available to the public via the public hearing notices, advertisements and other news releases.

- Exactly who or what agency will assist with language translations. It will always be helpful in our diverse community to make sure that the general public is aware that the speakers of other languages other than English will be served. OCED and Miami-Dade County will name the agency or person(s) who will be available at the public meetings to assist the non-English speaking citizens. This will be contained in the public hearing notices, advertisements and other news releases.

- Expansion of the Citizen and Community feedback from the public meetings/hearings will be undertaken in the following manner. OCED will develop survey or public opinion feedback instruments, so that the citizens can respond to the information that they hear or to pose questions that they have. OCED will develop website capabilities for citizen response. In this way the public will have immediate information and be able to response in kind. The portion of the website that will be developed specifically for the CPP will have survey or feedback instruments for the public to fill out and send to the assigned contact person for Public Participation. OCED will establish a "hotline" for CPP information. This hotline will include: dates of meetings, locations of where the draft and final plans can be found, names and addresses of contact persons, helpful phone numbers and other useful links to HUD informational sites.

Broaden citizen participation will be designed in the following ways:

- News releases to media outlets including Homeowners and other Civic Associations, TV, radio and print media. A comprehensive listing will be maintained by the OCED office for these types of contact so that mailings, faxes or phone calls can be sent out to not only the general public but other types of contacts.

- Develop local "phone trees" in each NSRA. A phone tree is a very powerful tool in the area of communication. It is a "grass roots" approach to community intervention and participation. List of Homeowners and other Civic groups in each NSRA will be developed by each OCED representative responsible for that NRSA. The necessary information to be obtained will be:

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- Name
- Street Address
- Home and cell home
- Fax phone
- E-mail Address
- Work address and name
- Work phone
- Civic or HOA or other group the person belongs to

In addition to the above developed lists, mailing list of interested citizens through HOAs. CAA, Team Metro, County Commissioners and attendees of Charettes will be obtained by the OCED through various Miami-Dade Departments and Divisions, the County Manager's office or Commissioner's offices. Another source of mailing lists would be the develop of lists of businesses available through Chambers of Commerce and Business Groups in each NSRA for mailings.

The "phone tree" would than be structured so that each individual who is called would be responsible to call five other people. Thus the expansion of phone contacts will be great and at a low expense to the County. Once the "tree" is over the initial start up, it can basically be self sustaining. OCED will fax, e-mail or call the first 5 to 10 people, and then the circle of those who are contacted will just grow larger.

Neighborhood Revitalization Strategy Areas

OCED had previously recognized nine Neighborhood Revitalization Strategy Areas (NRSA) throughout Miami-Dade County. Each existing NRSA has an elected advisory body of area stakeholders who facilitate monthly meetings, review policies and procedures, set priority needs and allocate a percentage of CDBG funds to meet selected community needs during the annual grant cycle process. This forum allows for multiple venues to hear citizen comments on the developments of as well as the final drafts of the citizen participation plan, the consolidated plan, annual policy papers, the annual action plan and the Consolidated Annual Performance Evaluation Report (CAPER). Based on the current guidelines from HUD, the number of NRSAs will be reduced to six. The coordination with the neighborhoods will remain as identified here.

Although citizen participation is conducted in an advisory manner, OCED works to thoroughly consider all public comments prior to implementing a new or substantially revised consolidated plan. OCED's citizen participation philosophy is simply that the community's involvement is essential to the development and implementation of OCED programs.

SECTION III

HOUSING AND HOMELESS NEEDS ASSESSMENT

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A. OVERVIEW OF HOUSING NEED

The Overview of Housing Need summarizes the housing needs of the community over the next five years. The quantitative analysis identifies both the current housing need (2008) and projects future housing need (2012) for the Metro Area (Miami-Dade County less the HUD Entitlement Cities, Hialeah, Miami, Miami Beach, Miami Gardens, and North Miami and State of Florida Small City recipients, Florida City and Homestead). An in depth explanation of the contributing factors and conditions will be reviewed in later sections (please see Chapter II: Housing Market Analysis).

Throughout Chapter II, the Housing and Homeless Needs Analysis identifies the following critical needs:

Finding #1: Approximately 72 percent of households earning less than 80 percent of the area median income are experiencing some type of housing problem. Between 2008 and 2012 the total number of low-income households with problems is expected to grow from 119,439 to 124,923.

Finding #2: In general, low-income families face more housing problems than non-related or elderly households. Large families are primarily affected: in the Metro Area, almost all (88%) of low-income families with five or more persons either live in substandard, overcrowded conditions or are cost burdened. In all, housing problems will affect 20,360 large related households in 2008; five years later, the number of large related households in need will increase to 21,295.

Finding #3: Renters are more likely to experience housing problems than homeowners. In the Metro Area, 77 percent of low-income (earning 0-80% AMI), renter-occupied households experience housing problems in comparison to 68 percent of owners for the same income group.

Finding #4: As of August 2007, approximately 4,400 homeless persons are residing in Miami-Dade County; twenty percent are under the age of 18.

Finding #5: Extremely low-income households that are either cost burdened or are living in substandard conditions are on the verge of homelessness. Between 2008 and 2012, it is estimated that this at-risk population will grow from 37,376 to 39,093 households for the Metro Area.

Finding #6: The number of low-income elderly households with housing needs in the Metro Area is expected to grow from 29,000 to 30,332 between 2008 and 2012.

Finding #7: In 2005, 60,065 households in Miami-Dade County have a person with a disability. Among those households, 17,142 are residing in substandard housing and 41,762 are living below the poverty line.

Finding #8: As of September 2007, there were approximately 41,500 persons on Miami-Dade Housing Agency's waiting list for housing assistance.

Finding #9: In 2007, 8,500 individuals living with HIV/AIDS in the County were in need of housing assistance, yet only 1,200 received subsides.

Finding #10: Approximately 287,364 units in the Metro Area are at high risk for lead-paint hazards.

Methodology

Household need is calculated by determining the number of households with any type of housing problem. For purposes of this analysis, housing problems are defined as any occupied units lacking complete kitchen facilities, lacking plumbing, having more than 1.01 persons per room or costing more than 30 percent of the occupant household's income.

The first step in the analysis was to determine the total number of households between 2008 and 2012. Using the 2000 Census as a basis, the 2008 and 2012 projections were estimated using Claritas demographic estimates of the Metro Area. Next, extremely low-income, very low-income and low-income estimates were made by applying the 2000 percentage breakdown of each income group to the 2008 and 2012 numbers.

TABLE 1: Total Households in Metro Area

INCOME	2000 CENSUS	2008 ESTIMATE	2012 PROJECTION
Extremely Low-income	47,381	51,495	53,860
Very Low-income	40,927	44,481	46,523
Low-income	63,972	69,527	72,720
Moderate to Upper Income	311,168	338,036	353,558
TOTAL HOUSEHOLDS	**463,448**	**503,539**	**526,661**

Source: Carras Community Investment based on data from the 2000 U.S. Census and Claritas, Inc.

With the availability of household estimates, the subsequent steps utilized the Comprehensive Housing Affordability Strategy (CHAS) information to identify housing problems within the Metro Area. The CHAS tables segregate data based on income limits (extremely low, low and moderate income), household types (elderly, small related, large related and other households), housing tenure (renter and owner occupied) and housing problems. All numbers are based on the 2000 Census.

The U.S. Department of Housing and Urban Development in conjunction with the U.S. Census Bureau provides a CHAS analysis for all local jurisdictions. In order to determine the numbers for the Metro Area, CHAS data from the cities of Florida City, Hialeah, Homestead, Miami, Miami Beach, Miami Gardens, and North Miami was subtracted from Miami-Dade County CHAS numbers. (Note: Since Miami Gardens was not incorporated at the time of the 2000 Census, the Miami Gardens Consolidated Plan was used to identify estimates for that City.)

Once the 2000 information was segregated for the Metro Area, the study determined the percentage of households with housing problems for each income group, household type and housing tenure. The percentages were then applied to the number of extremely low, very low and low-income households in 2008 and 2012. The resulting analysis can be found in Tables 2-7.

It is important to note that this analysis may underestimate the need since the percent of cost burden has increased substantially since 2000. Nevertheless, it is the most accurate approximation of the actual need that can be determined at this time.

TABLE 2: Housing Need of Extremely Low-income Households in the Metro Area (2008)

	HOUSING NEED	RENTER		OWNER		TOTAL	
		# HH	% HH	# HH	% HH	# HH	% HH
ELDERLY HH	**Households**	8026		8075		16101	
	w/ any housing	**4828**	**60%**	**6305**	**78%**	**11133**	**69%**
	w/ cost burden	4609	57%	6269	78%	10878	68%
	w/ extreme cost	3767	47%	5232	65%	8999	56%
SMALL RELATED	**Households**	11205		5920		17125	
	w/ any housing	**8857**	**79%**	**4519**	**76%**	**13376**	**78%**
	w/ cost burden	7772	69%	4348	73%	12120	71%
	w/ extreme cost	7259	65%	4055	68%	11314	66%
LARGE RELATED	**Households**	3898		2029		5927	
	w/ any housing	**3647**	**94%**	**1837**	**91%**	**5484**	**93%**
	w/ cost burden	2867	74%	1578	78%	4445	75%
	w/ extreme cost	2489	64%	1431	71%	3920	66%
OTHER HH	**Households**	8435		3906		12341	
	w/ any housing	**4986**	**59%**	**2398**	**61%**	**7384**	**60%**
	w/ cost burden	4755	56%	2294	59%	7049	57%
	w/ extreme cost	4538	54%	2142	55%	6680	54%
TOTAL HH	**Households**	31565		19930		51495	
	w/ any housing	**22318**	**71%**	**15058**	**76%**	**37376**	**73%**
	w/ cost burden	20003	63%	14490	73%	34493	67%
	w/ extreme cost	18052	57%	12860	65%	30912	60%

Source: Carras Community Investment based on data from the 2000 U.S. Census, Claritas, Inc., the U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS), and the Miami Gardens 2006-2011 Consolidated Plan.

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TABLE 3: Housing Need of Very Low-income Households in the Metro Area (2008)

	HOUSING NEED	RENTER		OWNER		TOTAL	
		# HH	% HH	# HH	% HH	# HH	% HH
ELDERLY HH	**Households**	5564		9875		15439	
	w/ any housing	**3766**	**68%**	**4679**	**47%**	**8445**	**55%**
	w/ cost burden	3562	64%	4579	46%	8141	53%
	w/ extreme cost	2601	47%	2412	24%	5013	32%
SMALL RELATED	**Households**	9438		7405		16843	
	w/ any housing	**6898**	**73%**	**3264**	**44%**	**10162**	**60%**
	w/ cost burden	6648	70%	3150	43%	9798	58%
	w/ extreme cost	4584	49%	2476	33%	7060	42%
LARGE RELATED	**Households**	3545		2895		6440	
	w/ any housing	**3080**	**87%**	**2027**	**70%**	**5107**	**79%**
	w/ cost burden	2565	72%	1877	65%	4442	69%
	w/ extreme cost	1303	37%	1548	53%	2851	44%
OTHER HH	**Households**	3728		2031		5759	
	w/ any housing	**3284**	**88%**	**1685**	**83%**	**4969**	**86%**
	w/ cost burden	3220	86%	1639	81%	4859	84%
	w/ extreme cost	2482	67%	1326	65%	3808	66%
TOTAL HH	**Households**	22275		22206		44481	
	w/ any housing	**17029**	**76%**	**11654**	**52%**	**28683**	**64%**
	w/ cost burden	15995	72%	11244	51%	27239	61%
	w/ extreme cost	10971	49%	7761	35%	18732	42%

Source: Carras Community Investment based on data from the 2000 U.S. Census, Claritas, Inc., the U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS), and the Miami Gardens 2006-2011 Consolidated Plan.

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TABLE 4: Housing Need of Low-income Households in the Metro Area (2008)

	HOUSING NEED	RENTER		OWNER		TOTAL	
		# HH	% HH	# HH	% HH	# HH	% HH
ELDERLY HH	**Households**	3977		12847		16824	
	w/ any housing	**2705**	**68%**	**6718**	**52%**	**9423**	**56%**
	w/ cost burden	2591	65%	6514	51%	9105	54%
	w/ extreme cost	861	22%	3033	24%	3894	23%
SMALL RELATED	**Households**	14845		16076		30921	
	w/ any housing	**12568**	**85%**	**12994**	**81%**	**25562**	**83%**
	w/ cost burden	10475	71%	12075	75%	22550	73%
	w/ extreme cost	1712	12%	6233	39%	7945	26%
LARGE RELATED	**Households**	4490		6285		10775	
	w/ any housing	**4183**	**93%**	**5585**	**89%**	**9768**	**91%**
	w/ cost burden	2458	55%	4597	73%	7055	65%
	w/ extreme cost	283	6%	1735	28%	2018	19%
OTHER HH	**Households**	6619		4388		11007	
	w/ any housing	**5354**	**81%**	**3272**	**75%**	**8626**	**78%**
	w/ cost burden	5224	79%	3217	73%	8441	77%
	w/ extreme cost	1798	27%	1912	44%	3710	34%
TOTAL HH	**Households**	29930		39597		69527	
	w/ any housing	**24810**	**83%**	**28570**	**72%**	**53380**	**77%**
	w/ cost burden	20749	69%	26404	67%	47153	68%
	w/ extreme cost	4653	16%	12913	33%	17566	25%

Source: Carras Community Investment based on data from the 2000 U.S. Census, Claritas, Inc., the U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS), and the Miami Gardens 2006-2011 Consolidated Plan.

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TABLE 5: Housing Need of Extremely Low-income Households in the Metro Area (2012)

	HOUSING NEED	RENTER		OWNER		TOTAL	
		# HH	% HH	# HH	% HH	# HH	% HH
ELDERLY HH	**Households**	8395		8446		16841	
	w/ any housing	**5049**	**60%**	**6594**	**78%**	**11643**	**69%**
	w/ cost burden	4821	57%	6557	78%	11378	68%
	w/ extreme cost	3940	47%	5472	65%	9412	56%
SMALL RELATED	**Households**	11720		6192		17912	
	w/ any housing	**9263**	**79%**	**4727**	**76%**	**13990**	**78%**
	w/ cost burden	8129	69%	4548	73%	12677	71%
	w/ extreme cost	7592	65%	4241	68%	11833	66%
LARGE RELATED	**Households**	4077		2122		6199	
	w/ any housing	**3815**	**94%**	**1921**	**91%**	**5736**	**93%**
	w/ cost burden	2999	74%	1651	78%	4650	75%
	w/ extreme cost	2603	64%	1497	71%	4100	66%
OTHER HH	**Households**	8822		4085		12907	
	w/ any housing	**5215**	**59%**	**2508**	**61%**	**7723**	**60%**
	w/ cost burden	4973	56%	2400	59%	7373	57%
	w/ extreme cost	4746	54%	2241	55%	6987	54%
TOTAL HH	**Households**	33014		20846		53860	
	w/ any housing	**23343**	**71%**	**15750**	**76%**	**39093**	**73%**
	w/ cost burden	20922	63%	15155	73%	36077	67%
	w/ extreme cost	18881	57%	13451	65%	32332	60%

Source: Carras Community Investment based on data from the 2000 U.S. Census, Claritas, Inc., the U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS), and the Miami Gardens 2006-2011 Consolidated Plan.

TABLE 6: Housing Need of Very Low-income Households in the Metro Area (2012)

	HOUSING NEED	RENTER		OWNER		TOTAL	
		# HH	% HH	# HH	% HH	# HH	% HH
ELDERLY HH	**Households**	4159		13437		17596	
	w/ any housing	**2829**	**68%**	**7026**	**47%**	**9855**	**55%**
	w/ cost burden	2710	64%	6814	46%	9524	53%
	w/ extreme cost	900	47%	3173	24%	4073	32%
SMALL RELATED	**Households**	15527		16815		32342	
	w/ any housing	**13145**	**73%**	**13591**	**44%**	**26736**	**60%**
	w/ cost burden	10956	70%	12629	43%	23585	58%
	w/ extreme cost	1790	49%	6519	33%	8309	42%
LARGE RELATED	**Households**	4696		6574		11270	
	w/ any housing	**4375**	**87%**	**5842**	**70%**	**10217**	**79%**
	w/ cost burden	2571	72%	4808	65%	7379	69%
	w/ extreme cost	296	37%	1814	53%	2110	44%
OTHER HH	**Households**	6923		4589		11512	
	w/ any housing	**5600**	**88%**	**3423**	**83%**	**9023**	**86%**
	w/ cost burden	5464	86%	3365	81%	8829	84%
	w/ extreme cost	1880	67%	2000	65%	3880	66%
TOTAL HH	**Households**	31305		41415		72720	
	w/ any housing	**25950**	**76%**	**29882**	**52%**	**55832**	**64%**
	w/ cost burden	21702	72%	27616	51%	49318	61%
	w/ extreme cost	4866	49%	13506	35%	18372	42%

Source: Carras Community Investment based on data from the 2000 U.S. Census, Claritas, Inc., the U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS), and the Miami Gardens 2006-2011 Consolidated Plan.

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TABLE 7: Housing Need of Low-income Households in the Metro Area (2012)

	HOUSING NEED	RENTER		OWNER		TOTAL	
		# HH	% HH	# HH	% HH	# HH	% HH
ELDERLY HH	**Households**	3977		12847		16824	
	w/ any housing	**2705**	**68%**	**6718**	**52%**	**9423**	**56%**
	w/ cost burden	2591	65%	6514	51%	9105	54%
	w/ extreme cost	861	22%	3033	24%	3894	23%
SMALL RELATED	**Households**	14845		16076		30921	
	w/ any housing	**12568**	**85%**	**12994**	**81%**	**25562**	**83%**
	w/ cost burden	10475	71%	12075	75%	22550	73%
	w/ extreme cost	1712	12%	6233	39%	7945	26%
LARGE RELATED	**Households**	4490		6285		10775	
	w/ any housing	**4183**	**93%**	**5585**	**89%**	**9768**	**91%**
	w/ cost burden	2458	55%	4597	73%	7055	65%
	w/ extreme cost	283	6%	1735	28%	2018	19%
OTHER HH	**Households**	6619		4388		11007	
	w/ any housing	**5354**	**81%**	**3272**	**75%**	**8626**	**78%**
	w/ cost burden	5224	79%	3217	73%	8441	77%
	w/ extreme cost	1798	27%	1912	44%	3710	34%
TOTAL HH	**Households**	29930		39597		69527	
	w/ any housing	**24810**	**83%**	**28570**	**72%**	**53380**	**77%**
	w/ cost burden	20749	69%	26404	67%	47153	68%
	w/ extreme cost	4653	16%	12913	33%	17566	25%

Source: Carras Community Investment based on data from the 2000 U.S. Census, Claritas, Inc., the U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS), and the Miami Gardens 2006-2011 Consolidated Plan.

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B. CATEGORIES OF PERSONS AFFECTED

Categories of Persons Affected estimates the number and type of families in need housing assistance over the next five years for extremely low, very low, low-income households in the Metro Area. The resulting analysis is based on information derived from Tables 2 through 7.

Household Need by Income

Within this report, **area median income** refers to the median family income established annually by the U.S. Department of Housing and Urban Development (HUD). In 2007, the area median income for Miami-Dade County is $45,200. According to HUD guidelines, low-income households earn less than 80 percent of the area median income.

- Extremely Low-income: At or below 30% AMI
- Very Low-income: Between 31% and 50% AMI
- Low-income: Between 51% and 80% AMI

A summary of the housing need for extremely low, very low and low-income residents in the Metro Area can be found in Table 8. As illustrated below, the number of households in need (i.e. experiencing housing problems) has increased significantly since 2000. In 2000, a total of 109,896 households that earned less than 80 percent of the area median income experienced some type of housing problem; by 2008, the number is estimated to increase by 9,543; by 2012, the total will reach 124,923. In all, 72 percent of households earning less than 80 percent of the area median income are expected to experience some type of housing problem.

TABLE 8: Housing Need of Low-income Households in the Metro Area (2000 – 2012)

INCOME	2000 CENSUS	2008 ESTIMATE	2012 PROJECTION
Extremely Low-income	34,390	37,376	39,093
Very Low-income	26,391	28,683	29,999
Low-income	49,115	53,380	55,831
TOTAL (<80% AMI)	**109,896**	**119,439**	**124,923**

Source: Carras Community Investment

Extremely Low-income: It is anticipated that in 2008, approximately 51,495 households in the Metro Area will earn less than 30 percent of the area median income. Earning barely sustainable wages (less than $17,800 for a family of four), these residents can neither afford to own nor rent the median priced unit in the County. (For more information, see the Housing Affordability subsection in Chapter II). To cope, approximately 67 percent of the residents will spend more than 30 percent of their income on housing costs; 60 percent will spend more than half of the income on housing. As housing costs continue to increase, affordable options will become increasingly scarce in the future. Noting that the number of extremely low-income households is projected to grow by 2,365 between 2008 and 2012 and the number of households experiencing housing problems is expected to increase to 39,093 during the same time period, new housing opportunities for the area's most disadvantaged families must be created.

Very Low-income: Households earning between 31 and 50 percent of the area median income ($29,650 for a family of four) represent nearly a tenth of the population in the Metro Area. From 2008-2012, the number of households is expected to increase from 44,481 to 46,523. With 61 percent cost-burdened and 42 percent extremely cost-burdened, very low-income families will be in need of assistance. By 2012, it is estimated that 55,832 very low-income households will experience housing problems.

Low-income: Low-income residents, who earn up to 80 percent of the area median income ($47,450 for a family of four), are also struggling to afford housing in the County. In five years, the number of low-income households will increase from 69,527 to 72,720. Nearly a quarter will spend over half their income to live in their home and approximately 77 percent will experience some type of housing problem. Without adequate help, it is projected that number of low-income households requiring assistance will increase to 55,831 by 2012.

Household Need by Family Size

The table below highlights the housing needs of families earning less than 80 percent of the area median income. Both small related and large related families have a greater proportional need than other types of households (elderly, single person and non-related).

TABLE 9: Housing Need by Family Size in the Metro Area

INCOME	2000 CENSUS	2008 ESTIMATE	2012 PROJECTION
Small Related	45,177	49,100	51,355
Large Related	18,733	20,360	21,295
Other	45,986	49,979	52,275
TOTAL (<80% AMI)	**109,896**	**119,439**	**124,925**

Source: Carras Community Investment

Small Related Households: Small related households – families of two to four persons – account for 39 percent of low-income households (incomes below 80% AMI) in the Metro Area. The current estimated number of small related, low-income households in 2008 is 64,889. Approximately 76 percent of which – totaling 49,100 households – will experience housing problems. By 2012, the number of small related households with problems is expected to grow by 2,255.

Large Related Households: Large related households, which are defined as households consisting of 5 or more persons, have a greater percentage of housing need than any other household type. The high price and limited supply of larger housing units force many families to either live in overcrowded, smaller units or overpriced, larger homes. As a result, 88 percent of large families have some type of housing need; 69 percent are cost burdened; and 38 percent are extremely cost burdened. In all, housing problems will affect 20,360 large related households in 2008; five years later, the number of large related households in need will increase to 21,295.

Household Need by Tenure

In this portion of the analysis, Tables 2-7 were combined to highlight the difference between low-income homeowners and renters. First, homeownership rates rise with household income. In fact, homeownership rates increase from 39 percent for extremely low-income households to 50 percent of very low-income households to 57 for low-income households in the Metro Area. Second, homeowners are less likely to experience housing problems than renters. In the Metro Area, 68 percent of low-income homeowners (earning 0-80% AMI) experience housing problems in comparison to 77% of renters for the same income group. The following table summarizes the housing need for renters versus homeowners in 2000, 2008 and 2012.

TABLE 10: Housing Need by Tenure in the Metro Area

INCOME	2000 CENSUS	2008 ESTIMATE	2012 PROJECTION
Renter Occupied	59,031	64,157	67,103
Owner Occupied	50,865	55,282	57,820
TOTAL (<80% AMI)	109,896	119,439	124,923

Source: Carras Community Investment

Household Need by Race/Ethnicity

In Miami-Dade County, there is not a significant disparity in the housing need for racial or ethnic groups. Twice a disproportionate need was identified in the Comprehensive Housing Affordability Strategy (CHAS) – for extremely low-income Pacific Islander renter households and for very low-income Native American renter households – however, each only affected a small number of households (10 and 35 households).

C. HOMELESS NEEDS[1]

The Homeless Needs portion of the plan describes the nature and extent of homelessness in Miami-Dade County. The methodology for data collection is explained, characteristics of the population are described, the homeless need is assessed, and populations threatened with homelessness are identified.

Description of Homeless Census

The Homeless Trust has been conducting two homeless census of the sheltered and unsheltered population in Miami-Dade County per year since 1997. The last scheduled census upon which the community's priorities were established was January 25, 2007. The next scheduled census for purposes of establishing priority needs will be in January of 2008. Mid-year point-in-time counts of sheltered and unsheltered homeless persons take place each summer. Daily Homeless Management Information System (HMIS) Sheltered Census is emailed daily to the entire Continuum of Care.

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[1] **Source:** Apple Tree Perspectives, Continuum of Care Housing Gaps Analysis and Housing Population, Miami-Dade County: 2007, August 2007

Characteristics of Homeless Individuals and Families

Data in the Homeless Trust's HMIS reflective of the date of the last homeless census, January 25, 2007 indicates the following characteristics of homeless individuals and families County-wide.

TABLE 11: Homeless Characteristics (2007)

	CHARACTERISTIC	PERCENT
SEX	Male	67%
	Female	33%
AGE	Children (under age 18)	20%
	Adults (18 to 60)	76%
	Elderly (60 and older)	4%
RACE	American Indian/Alaskan Native	2%
	Asian	5%
	Black/African American	60%
	Native Hawaiian/Other Pacific Islander	0.5%
	White	33%
	Other; Multi-Racial	4%
FAMILY	Families	31%
	Individuals	69%

Source: Continuum of Care Housing Gaps Analysis and Housing Population, Miami-Dade County: 2007

Homeless Need

While the majority of homeless are individuals (72%), a substantial number consist of families. Currently over a quarter (28%) of the homeless population is comprised of families with dependent children. These families' present unique challenges as children and minors may need additional support when addressing areas of education, mental health, nutrition, and social needs. The table below summarizes the homeless need in Miami-Dade County. However, more detailed information of the extent and type of homelessness can be found in HUD Required Table 1A.

TABLE 12: Homeless Populations (2007)

Population	Emergency Shelter	Transitional Shelter	Unsheltered	Total
Persons in Homeless Families with Children	474	753	2	1229
Homeless Individuals & Families without Children	830	955	1378	3163
TOTAL	1304	1708	1380	4392

Source: Continuum of Care Housing Gaps Analysis and Housing Population, Miami-Dade County: 2007

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Threatened with Homelessness

Many circumstances force individuals to become homeless. Causes range from substance abuse problems, economic factors, mental illness, domestic violence, unemployment, and numerous other issues. However, those in greatest danger of becoming homeless include extremely low-income households that are already experiencing housing problems. Between 2008 and 2012, it is estimated that this population will grow from 37,376 to 39,093 households for the Metro Area. (For more information, see Categories of Persons Affected).

D. OTHER SPECIAL NEEDS

Assessing the housing need of a special needs population is an integral part of developing a holistic and balanced housing plan. Without the vision to address persons in unique circumstances a large segment of the population is left out of the planning process. The Other Special Needs subsection will highlight this segment of the population and provide an accurate depiction of their housing need.

The groups that are addressed in this segment include: elderly and frail elderly households, individuals with disabilities, public housing/Section 8 residents, and individuals with HIV/AIDS and their families. While elderly and frail elderly is analyzed for the Metro Area, the other subsections include analysis for all of Miami-Dade County.

Elderly and Frail Elderly

According to the American Community Survey, nearly one quarter of households (182,207) in Miami-Dade County were headed by a person age 65 or older in 2006. Although two-thirds of these elderly residents own their homes, many are still facing economic hardships. Countywide, 23 percent of the elderly population is living below the poverty level. Additionally, 46 percent of owner-occupied and 67 percent of renter-occupied elderly households are cost-burdened. In all, 96,442 elderly households – many of whom are living on fixed-incomes – spend more than thirty percent of their income on housing costs.

Households solely dependent on Social Security are in the greatest danger of becoming cost burdened. The mean Social Security income in 2006 was only $13,106. At that level, a single elderly person could only afford $328 per month in rent, which is far below the median rent for a one bedroom apartment in the County ($1,026 per month).

Housing Need

In the Metro Area, the total number of low-income elderly households (0-80% AMI) is expected to grow from 48,364 in 2008 to 50,585 in 2012. Approximately 60 percent of which is expected to experience some type of housing problem. A detailed breakdown of the number of elderly households with housing need is provided in the following table.

TABLE 13: Housing Need of Elderly Households in the Metro Area

INCOME	2000 CENSUS	2008 ESTIMATE	2012 PROJECTION
Extremely Low-income	10,243	11,132	11,644
Very Low-income	7,770	8,445	8,832
Low-income	8,670	9,423	9,856
TOTAL (<80% AMI)	26,683	**29,000**	**30,332**

Source: Carras Community Investment

Persons with Disabilities

In 2006, Miami-Dade County had an estimated 328,044 persons living with disabilities. Individuals with disabilities account for 15 percent of the total population, with the highest prevalence of disabilities affecting working age adults and teenagers (16 to 64 years old) and the greatest percentage affecting elderly persons. These disabilities range in type and severity and may have varying impacts on people's lives.

Table 14 segregates the disabled individuals living in Miami-Dade County by age and identifies the percentage of the disabled and general population which they represent.

TABLE 14: Age of Persons with Disabilities in Miami-Dade County (2006)

AGE	TOTAL POPULATION	% DISABLED
5 to 15 years	347,283	5%
16 to 64 years	1,524,958	11%
65 years and older	334,118	45%
TOTAL	**2,206,359**	**15%**

Source: U.S. Census Bureau, 2006 American Community Survey

Types of disabilities registered in the U.S. Census include: sensory, physical, mental and self-care. Among these, physical disabilities ranked among the highest accounting for 63 percent of the disabled population. This was followed by mental (47%), sensory (33%), and self-care (25%). Many individuals may be afflicted with more than one type of disability, which accounts for the high percentages.

Housing Need

In Miami-Dade County, 31 percent of the disabled population lives below the poverty level. These populations may find it extremely difficult to transcend their poverty. Depending on the severity of the disability, certain individuals may have trouble maintaining a steady job or place of residence. According to the 2006 American Community Survey, approximately 65 percent of working age persons with disabilities is unemployed. For those that are working, the median earnings are only $24,082.

In 2005, 60,065 households were either headed by a disabled individual or contained a disabled family member. Analysis from the Florida Housing Data Clearinghouse at the University of Florida Shimberg Center for Affordable Housing determined that among households containing a person with a disability, 17,142 are residing in substandard housing and 41,762 are living below the poverty line.

In general, it is difficult to quantify the exact housing needs of the disabled population. Many individuals require little or no assistance in maintaining independence. Others require special attention and the care of professionals. Regardless, it is essential to ensure the accessibility and affordability of housing for this special needs population.

Section 8 and Public Housing Residents

Section 8 Housing Choice Vouchers and public housing programs make up a large portion of Miami-Dade County's housing assistance. In 2006, the Miami-Dade Housing Agency (MDHA) provided housing to 24,262 families through these two programs. According to MDHA reporting statistics, 40 percent of the units are headed by a person over the age of 62, yet 80 percent of the residents living in these facilities are younger than 62 years of age. Of those persons, approximately 64 percent are Black (both Black Alone and Black Hispanic) and 36 percent are White (both White Alone and White Hispanic). A small percentage of the residents are also of American Indian, Asian and Pacific Island decent.

The illustration below details the type of housing assistance provided by the MDHA and the number of families and persons assisted.

TABLE 15: Total Families and Persons Assisted by MDHA

HOUSING ASSISTANCE	# of FAMILIES	# of PERSONS
Public Housing	8,491	18,215
Private Rental Housing (Section 8)	15,771	37,912
TOTAL	**24,262**	**56,127**

Source: Miami-Dade Housing Agency, August 18, 2006

Housing Need

According to the Adker Consent Decree, there is a single waiting list for public housing, the Section 8 Housing Voucher program, assisted living facilities and moderate rehabilitation housing. The Decree is intended to desegregate public housing and provide residents with housing options. As of September 2007, there were approximately 41,500 households on Miami-Dade Housing Agency's waiting list for housing assistance.

In order to improve the efficiency of the existing program, the Miami-Dade Housing Agency (MDHA) is in the process of accelerating the application process and reducing wait times (which have historically ranged from 3 to 5 years). MDHA and the Miami Dade Department of Human Services (DHS) have already developed a pool of ready, qualified applicants. The pre-approval is projected to reduce the lag time that exists between when residents occupy new housing and

when new units or vouchers become available. In August 2009, the Adker Consent Decree will expire and MDHA will again revisit the effectiveness of their waiting list program.

Persons with HIV/AIDS[2]

Miami has the fourth highest number of cumulative AIDS cases among metropolitan areas in the country (New York City, Los Angeles, San Francisco and Washington, D.C. are ranked first, second, third and fifth respectively). Based on the latest Miami-Dade Department of Health's monthly HIV/AIDS surveillance report, there are 12,805 cases of adult persons who are living with AIDS and 10,587 cases of persons living with HIV. HIV/AIDS disproportionately affects minority populations in Miami-Dade County, as is the case nationally. Blacks represent 52 percent of AIDS cases and 50 percent of HIV cases in Miami-Dade (though only 20 percent of the county's population) and Hispanics represent 33 percent of AIDS cases and 36 percent of HIV cases. According to the Florida Department of Health, HIV/AIDS cases have been decreasing among blacks between 1999 and 2006. However, HIV/AIDS remains a leading cause of death among Black males and Black females aged 25-64.

Housing Need

Housing stability is critical to a person living with HIV/AIDS' ability to engage in and maintain medical care and adhere to complex HIV/AIDS drug therapies. However, the U.S. Department of Housing and Urban Development cites estimates that one-third to one-half of all people living with AIDS "are either homeless or in imminent danger of losing their homes."

The rate of poverty and the accompanying housing burden among persons living with HIV/AIDS is significant. As of February 2007, 6,877 (67%) of all Ryan White Title I clients in Miami-Dade live at or below the Federal Poverty Level. This figure tracks the results found through a voluntary survey conducted of Miami-Dade residents living with HIV/AIDS. Seventy percent (70%) of respondents to the 2005 HOPWA-funded HIV/AIDS Housing Survey had incomes of less than $1,000 a month. The 2007 Miami-Dade HIV/AIDS Housing Needs analysis found that these households are experiencing severe housing burden. For example, a single person at 100 percent of the federal poverty level must spend at least 91 percent of his or her income to afford a studio apartment. A household of two must spend 76 percent of their monthly income for a one bedroom unit. A family of three must spend 74 percent of their monthly income for a two-bedroom home.

The most significant impediments to housing stability of Persons Living with HIV/AIDS (PWAs) are the lack of sufficient income and affordable housing stock. The 2007 Housing Need analysis found approximately 8,500 individuals living with HIV/AIDS in need of housing assistance; the gap between existing housing resources and number of individuals living with HIV/ AIDS in need of housing assistance (in the form of very affordable housing or rental subsidy) is over 7,300.

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[2] **Source:** Apple Tree Perspectives on behalf of the City of Miami HOPWA Program

Table 16 estimates the number of individuals living with HIV/AIDS, the amount in need of housing assistance, the total receiving housing assistance and the gap between existing housing resources and total need.

TABLE 16: Housing Need for Individuals with HIV/AIDS in Miami-Dade County

1. HIV-Positive Individuals Receiving Ryan White Services Living at or Below Poverty Level and in Need of Housing Assistance	**6,877**
2. Remaining Individuals Living with HIV/ AIDS in Need of Housing Assistance	**+ 1,615**
3. Total Number of Individuals Living with HIV/ AIDS in Need of Housing Assistance.	**= 8,492**
4. Existing Housing Resources— Units and Subsidies Dedicated to Individuals Living with HIV/ AIDS	**– 1,106**
5. TOTAL: Estimated Gap Between Existing Housing Resources and Total Number of Individuals Living with HIV/ AIDS in Need of Housing Assistance	**= 7,386**

Source: Apple Tree Perspectives on behalf of the City of Miami HOPWA Program

E. LEAD-BASED HAZARDS

By medical definition, **lead poisoning** occurs when lead is swallowed or inhaled and the body's blood lead level reaches 10 micrograms or higher. The result: damage to almost every system in the human body. Long term exposure is linked to learning disabilities, behavior problems and mental retardation. Even more devastating, elevated blood lead levels can cause seizures, comas and death.

According to the Miami-Dade County Health Department, primary local risk factors leading to lead poisoning include:

- Living in a home built before 1950;
- Living in a recently remodeled home built before 1978;
- Living in central urban area or close to major highways;
- Having a sibling or playmate with lead poisoning; and
- Having been exposed to lead poisoning in another country.

The leading cause of lead-based poisoning is exposure to dust from deteriorating paint in homes constructed before 1978. This is due to the high lead content used in paint during that period, particularly in homes built before 1950. Approximately 51% percent of the housing units in Metro Area were constructed prior to 1979, leaving 287,364 units at high risk for lead-paint hazards.

Extremely low, very low and low-income residents are at much greater risk of being exposed to lead and other hazardous conditions. First, they tend to occupy older homes (which may contain lead-based paint) because they are more affordable. Second, they have less disposable income to

ensure proper upkeep and maintenance. As the paint in their home deteriorates, it can emit harmful lead particles into the air and leave behind contaminated paint chips on the ground. Since lead does not decompose naturally, it will continue to cause problems until it is removed.

Small children are particularly vulnerable to the effects of lead poisoning. Not only are they more likely to ingest lead-contaminated chips, but their bodies absorb airborne lead particles much quicker than adults. Further, the ill effects of lead poisoning can be detrimental during the early stages of development. With 168,736 children below the age of 5, this is of particular concern in the County[3].

TABLE 17: Lead Poisoning (2000-2007*)

2000	2001	2002	2003	2004	2005	2006	2007*
394	281	323	274	307	174	149	78

Source: Miami-Dade County Health Department
***Note:** Through June of 2007.

In order to alleviate and eventually eliminate the problem, the County and local health officials have promoted education and awareness, increased surveillance and screening, and encouraged remediation and removal of lead hazards. In addition, Miami-Dade Housing Agency Facilities Development Division completed lead base testing for all pre-1978 public housing units and to date, alleviated all reported instances of lead based paint. Through the joint efforts of County, health practitioners, Housing Agency and many other members of the public, the number of reported ailments has been drastically reduced. According to data from the Miami-Dade Health Department, the number of lead poisoning cases decreased from 400 annually in the years prior to 2000 to fewer than 150 reports of elevated blood levels in 2006.

[3] U.S. Census Bureau, American Community Survey, 2005

Table 1A Homeless and Special Needs Populations

Continuum of Care: Housing Gap Analysis Chart

		Current Inventory	Under Development	Unmet Need/ Gap
Individuals				
Example	**Emergency Shelter**	**100**	**40**	**26**
Beds	Emergency Shelter	786	132	0
	Transitional Housing	931	150	24
	Permanent Supportive Housing	1,012	429	1,509
	Total	2,729	711	1,533
Persons in Families With Children				
Beds	Emergency Shelter	616	0	0
	Transitional Housing	900	46	86
	Permanent Supportive Housing	1,251	107	1,152
	Total	2,767	153	1,238

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	**Sheltered**		**Unsheltered**	**Total**
	Emergency	**Transitional**		
Number of Families with Children (Family Households):	144	202	1	347
1. Number of Persons in Families with Children	474	753	2	1,229
2. Number of Single Individuals and Persons in Households without children	830	955	1,378	3,163
(Add Lines Numbered 1 & 2 Total Persons)	1,304	1,708	1,380	4,392

Part 2: Homeless Subpopulations	**Sheltered**	**Unsheltered**	**Total**
a. Chronically Homeless	133	274	407
b. Seriously Mentally Ill	360		
c. Chronic Substance Abuse	586		
d. Veterans	133		
e. Persons with HIV/AIDS	68		
f. Victims of Domestic Violence	166		
g. Unaccompanied Youth (Under 18)	68		

Indicate date of last point-in-time count: 1/25/2007				
Part 1: Homeless Population	**Sheltered**		**Unsheltered**	**Total**
	Emergency	**Transitional**		
1. Number of Households **with** Dependent Children:	144	202	1	347
1a. Total Number of Persons in these Households (adults and children)	474	753	2	1229
2. Number of Households **without** Dependent Children**	830	955	1347	3132
2a. Total Number of Persons in these Households	830	955	1378	3163
Total Persons (Add Lines 1a and 2a):	1304	1708	1380	4392

Part 2: Homeless Subpopulations below)	**Sheltered**	**Unsheltered**	**Total**
a. Chronically Homeless	133	274	407
b. Severely Mentally Ill	360	505	865
c. Chronic Substance Abuse	586	461	1047
d. Veterans	133	120	253
e. Persons with HIV/AIDS	68	28	96
f. Victims of Domestic Violence	166	39	205
g. Unaccompanied Youth (Under 18)	68	0	68

Optional Continuum of Care Homeless Housing Activity Chart Instructions

Column Name

Provider Name: Self-explanatory.

Facility Name: Self-explanatory.

HMIS: Enter one of the following three codes for each project concerning its participation in the Continuum of Care's HMIS.

C=Currently entering client data into the HMIS; P-Month/year (P-4/04) = Planned month/year that the program will begin entering client data into the HMIS; and N=the program currently does not plan to participate in the HMIS.

Geo Code: Indicate the Geographic Area Code (Geo Code) for the project. Where there is only one geographic code for the Continuum, check the box and indicate that code in the first project only. If the project is located in multiple jurisdictions, select the jurisdiction where the majority of the provider's inventory is located.

Target Population A: Select the code that best represents your project: **SM**= only Single Males (18 years and older); **SF**= only Single Females (18 years and older); **SMF**= only Single Males and Females (18 years and older with no children); **FC**= only Families with Children; **YM**= only unaccompanied Young Males (under 18 years); **YF**= only unaccompanied Young Females (under 18 years); **YMF**= only unaccompanied Young Males and Females (under 18 years); **M**= mixed populations. Only one code should be used per facility. If more than one group is served use the **M**=mixed populations code

Target Population B: Indicate whether the project serves these additional characteristics: **DV**= only Domestic Violence victims; **VET**= only Veterans, and **AIDS**= only persons with HIV/AIDS.

2004 Year-Round Units/Beds:

Family Units: Enter the number of units that the project set-aside for serving families.

Family Beds: Enter the number of beds that are contained in family units.

Individual Beds: Enter the number of beds serving individuals.

2004 All Beds (Emergency Shelters Only)

> Emergency shelters are usually structures with year-round beds, but there are structures with seasonal beds that are made available to homeless persons during particularly high-demand seasons of the year, usually wintertime. In addition, projects may have overflow capacity that includes cots or mats in addition to permanent bed capacity that is not ordinarily available but can be marshaled when demand is especially great, for example, on the coldest nights of the year. Vouchers are to be identified under overflow beds. The total number of year-round, seasonal and overflow beds would provide a point-in-time snapshot of the housing inventory for homeless people at its highest point in the year.

Year-Round Beds: The number of family beds in (column "Family Beds") **plus** the number of beds for individuals (column "Individual Beds").

Seasonal Beds: The number of beds made available to individuals and families on a seasonal basis.

Overflow Beds: The number of beds, mats or spaces or vouchers that are made available on a very temporary basis.

Current Inventory: List all facilities and voucher programs that are currently operating.

Under Development: List all the projects that are fully funded but are not yet serving homeless people

Table 1A – CoC Housing Inventory and Activity Charts

Emergency Shelter: Fundamental Components in CoC System – Housing Inventory Chart													
Provider Name	Facility Name* *Place an asterisk after the facility name if it receives HUD	HMIS Part. Code	Number of Year-Round Beds in HMIS		Geo Code ☐	Target Pop		Year-Round			Total Year-Round Beds	Other Beds	
						A	B	Fam. Units	Fam. Beds	Indiv. Beds		Seas-onal	O/V*
Current Inventory			Ind.	Fam.									
Camillus House	Beckham Hall Shelter for Men	PA	100		121968	SM				100	100		
Camillus House	Emergency Shelter	D			121968	SM				40	40		20
Camillus Health Concern	Project Dade Cares Respite	PA	7		12968	SM				7	7		
Community Partnership for Homeless	Homeless Assistance Center I	PA	242	160	121968	M		40	160	242	402		50
Community Partnership for Homeless	Homeless Assistance Center II	PA	150	150	129086	M		34	150	150	300		30
Miami-Dade Dept. of Human Services	Emergency Housing North	D			129086	FC		10	49	3	52		
Miami-Dade Dept. of Human Services	Emergency Housing South	D			129086	FC		16	64		64		
Miami Bridge	Miami Bridge Youth Shelter North	D			121968	YMF				48	48		
Miami Bridge	Miami Bridge Youth Shelter South	D			129086	YMF				20	20		
Miami-Dade DHS	Safe Space-North	D			121968	FC	DV	13	63		63		
Miami-Dade DHS	Safe Space-South	D			129086	FC	DV	6	26		26		
Miami Rescue Mission/Men	MRM Men's Lodge	D			121968	SM				28	28		75

Table 1A - CoC Housing Inventory Charts

Emergency Shelter: Fundamental Components in CoC System – Housing Inventory Chart													
Provider Name	Facility Name* *Place an asterisk after the facility name if it receives HUD	HMIS Part. Code	Number of Year-Round Beds in HMIS		Geo Code ☐	Target Pop		Year-Round			Total Year-Round Beds	Other Beds	
						A	B	Fam. Units	Fam. Beds	Indiv. Beds		Seas-onal	O/V*
Current Inventory *continued...* **(Available for Occupancy on or before Jan. 31, 2006)**			Ind.	Fam.									
Miami Rescue Mission/Women	MRM Women's & Families Lodge	D			121968	SF				8	8		14
Mother Teresa Mission of Charity	Mother Theresa's Family Shelter	D			121968	FC			24		24		
Salvation Army	Men & Women/Family Lodge	PA	30	30	129086	M		15	80	134	214		25
Citrus Health Network	Chronic Outreach Coordination	PA	6		129086	SMF				6	6		
Miami-Dade County Homeless Trust Outreach	Emergency Hotel/Motel	D			129086	FC							10
	SUBTOTALS:		535	340	**SUBTOTAL CURRENT INVENTORY:**			134	616	786	1402		224
New Inventory in Place in 2006			Ind.	Fam.									
	SUBTOTALS:				**SUBTOTAL NEW INVENTORY:**								
Inventory Under Development **(Available for Occupancy after January 31, 2007)**			Anticipated Occupancy Date										
Camillus House	New Center		12/09		121968	SMF				132	132		
					SUBTOTAL INVENTORY UNDER DEVELOPMENT:			0	0	132	132		

Table IA - CoC Housing Inventory Charts

Unmet Need	UNMET NEED TOTALS:	0	0	0	0	0	0

Total Year-Round Beds—Individuals		Total Year-Round Beds—Families	
1. Total Year-Round Individual Emergency Shelter (ES) Beds:	786	6. Total Year-Round Family Emergency Shelter (ES) Beds:	616
2. Number of DV Year-Round Individual ES Beds:	0	7. Number of DV Year-Round Family ES Beds:	89
3. Subtotal, non-DV Year-Round Individual ES Beds (Line 1 minus Line 2):	786	8. Subtotal, non-DV Year-Round Family ES Beds (Line 6 minus Line 7):	527
4. Total Year-Round Individual ES Beds in HMIS:	535	9. Total Year-Round Family ES Beds in HMIS	340
5. HMIS Coverage—Individual ES Beds (Divide Line 4 by Line 3 and multiply by 100. Round to a whole number):	68 %	10. HMIS Coverage—Family ES Beds (Divide Line 9 by Line 8 and multiply by 100. Round to a whole number):	65%

Transitional Housing: Fundamental Components in CoC System – Housing Inventory Chart

Provider Name	Facility Name* *Place an asterisk after the facility name if it receives HUD McKinney-Vento dollars.	HMIS Part. Code	Number of Year-Round Beds in HMIS		Geo Code ☐	Target Pop		Year-Round			Total Year-Round Beds
						A	B	Fam. Units	Fam. Beds	Indiv. Beds	
Current Inventory **(Available for Occupancy on or before January 31, 2006)**			Ind.	Fam.							
South Florida Jail Ministries/Agape	Dorcas*	PA	24		129086	SF				24	24
South Florida Jail Ministries/Agape	Lydia*	PA	12		129086	SF				12	12
Bayview Center	Next Step*	PA	16		122142	SMF				16	16
Better Way of Miami	Substance Abuse	D			121968	SM				22	22
Better Way of Miami	SHP ONE*	PA	15		121968	SM				15	15
Better Way of Miami	SHP TWO*	PA	15		121968	SM				15	15
Better Way of Miami	PAC	PA	8		121968	SMF				8	8
Camillus House	Brother Keily Place-I*	PA	50		121974/1	SMF				50	50

Table IA - CoC Housing Inventory Charts

Transitional Housing: Fundamental Components in CoC System – Housing Inventory Chart											
Provider Name	Facility Name* *Place an asterisk after the facility name if it receives HUD McKinney-Vento dollars.	HMIS Part. Code	Number of Year-Round Beds in HMIS		Geo Code ☐	Target Pop		Year-Round			Total Year-Round Beds
						A	B	Fam. Units	Fam. Beds	Indiv. Beds	
Current Inventory *continued...*			Ind.	Fam.							
Camillus House	Brother Keily Place-II*	PA	16		129086	FC				16	16
Camillus House	St. Michael Residences*	PA	30		129086	SMF				30	30
Camillus House	Mother Seton Village*	PA		171	129086	FC		81	171		171
Camillus House	I.S.P.A.	D			129086	SMF				65	65
Camillus House	Matt Talbot House*	PA	45		121968	SMF				45	45
Carrfour Corporation	TAH*	PA		48	129086	FC		16	48		48
Carrfour Corporation	THOP*	PA		124	129086	FC		36	126		126
Catholic Charities	New Life Family	PA		48	121968	FC		15	48		48
Citrus Health Network	Shaman *	PA	24		129086	SMF				24	24
Citrus Health Network	Kiva Safe Haven*	PA	14		121236	SMF				14	14
Citrus Health Network	Crisis Outplacement	PA	24		121236	SMF				24	24
Citrus Health Network	F.R.A.T. Homeless Youth Program*	PA	8		121968	YMF				8	8
Douglas Gardens Community Mental Health	Mayfair Apartments Primary Care	PA	20		121974	SMF				20	20
Douglas Gardens Community Mental Health	Successful Investment*	PA		30	121974	FC	DV	15	30		30
Fellowship House	Homeless Primary Care Service	PA	12		129086	SMF				12	12

Table IA - CoC Housing Inventory Charts

Transitional Housing: Fundamental Components in CoC System – Housing Inventory Chart											
Provider Name	Facility Name* *Place an asterisk after the facility name if it receives HUD McKinney-Vento dollars.	HMIS Part. Code	Number of Year-Round Beds in HMIS		Geo Code ☐	Target Pop		Year-Round			Total Year-Round Beds
						A	B	Fam. Units	Fam. Beds	Indiv. Beds	
Current Inventory *continued...* **(Available for Occupancy on or before January 31, 2006)**			Ind.	Fam.							
Fellowship House	Fellowship House Safe Haven*	PA	14		129086	SMF				14	14
Harbor House	Veteran's Administration	D			121968	SM	VETS			10	10
James E. Scott Community Association	JESCA Transitional & Stabilization*	PA	35		121968	SM				35	35
Lutheran Services of Florida	New Beginnings*	PA		48	129086	FC		6	48		48
Lutheran Services of Florida	New Day*	PA		20	129086	FC		5	20		20
Miami-Dade Department of Human Services	Inn Transition North*	PA		81	129086	FC	DV	19	81		81
Miami-Dade Department of Human Services	Inn Transition South*	PA		250	129086	FC	DV	55	250		250
Miami-Dade Department of Human Services	Medically Need Boarding Home Program	D			129086	SM				40	40
Miami Rescue Mission	Transitional Treatment Program	D			121968	M		12	29	136	165
New Hope Corps	New Hope	PA	16		129086	SM				16	16
New Horizons Community Mental Health	Women with Children* Program	PA		10	129086	FC		2	10		10
New Horizons Community Mental Health	Transitional Mental Health Primary Care	PA	20		129086	SMF				20	20
New Horizons Community Mental Health	P.A.T.H.	PA	12		129086	SMF				12	12

Table IA - CoC Housing Inventory Charts

Transitional Housing: Fundamental Components in CoC System – Housing Inventory Chart											
Provider Name	Facility Name* *Place an asterisk after the facility name if it receives HUD McKinney-Vento dollars.	HMIS Part. Code	Number of Year-Round Beds in HMIS		Geo Code ☐	Target Pop		Year-Round			Total Year-Round Beds
						A	B	Fam. Units	Fam. Beds	Indiv. Beds	
Current Inventory *continued...* **(Available for Occupancy on or before January 31, 2006)**			Ind.	Fam.							
The Salvation Army	Here's Hope*	P	38	7	121968	SMF		3	7	38	45
The Salvation Army	Adult Rehabilitation Center	D			121968	SM				134	134
		SUBTOTALS:	468	837	**SUBTOTAL CURRENT INVENTORY:**			265	868	875	1743
New Inventory in Place in 2006 **(Available for Occupancy Feb. 1, 2006 – Jan. 31, 2007)**			Ind.	Fam.							
Better Way of Miami	PAC	PA	4		121968	SMF				4	4
Carrfour Corporation	Harding Village*	PA	2		121968	SMF				2	2
Department of Human Services	THISH*	PS	12		129086	SMF				12	12
New Hope Corps	New Hope	PA	4		129086	SM				4	4
The Sundari Foundation, Inc.	Lotus House	PA	34		121968	SF				34	34
The Sundari Foundation, Inc.	Non-Trust Lotus House	PS		32	121968	FC		16	32		40
		SUBTOTALS:	56	32	**SUBTOTAL NEW INVENTORY:**			16	32	56	88

Table IA - CoC Housing Inventory Charts

Transitional Housing: Fundamental Components in CoC System – Housing Inventory Chart											
Provider Name	Facility Name* *Place an asterisk after the facility name if it receives HUD McKinney-Vento dollars.	HMIS Part. Code	Number of Year-Round Beds in HMIS	Geo Code ☐	Target Pop A	Target Pop B	Year-Round Fam. Units	Year-Round Fam. Beds	Year-Round Indiv. Beds	Total Year-Round Beds
Inventory Under Development **(Available for Occupancy after January 31, 2007)**			Anticipated Occupancy Date							
Carrfour Corporation	Harding Village*	PA	March, 2007	121968	SMF				22	22
Carrfour Corporation	Villa Aurora *	D	December,2008	121968	FC		14	46		46
Camillus House	New Center	D	December,2009	121968	SMF				128	128
				SUBTOTAL INVENTORY UNDER DEVELOPMENT:			14	46	150	196
Unmet Need				**UNMET NEED TOTALS:**			25	86	24	110

Total Year-Round Beds—Individuals		**Total Year-Round Beds—Families**	
1. Total Year-Round Individual Transitional Housing Beds:	931	6. Total Year-Round Family Transitional Housing Beds:	900
2. Number of DV Year-Round Individual TH Beds:	0	7. Number of DV Year-Round Family TH Beds:	361
3. Subtotal, non-DV Year-Round Individual TH Beds (Line 1 minus Line 2):	931	8. Subtotal, non-DV Year-Round Family TH Beds (Line 6 minus Line 7):	549
4. Total Year-Round Individual TH Beds in HMIS:	524	9. Total Year-Round Family TH Beds in HMIS	900
5. HMIS Coverage—Individual TH Beds (Divide Line 4 by Line 3 and multiply by 100. Round to a whole number):	56%	10. HMIS Coverage—Family TH Beds (Divide Line 9 by Line 8 and multiply by 100. Round to a whole number):	164%*
		* DV transitional housing agencies utilize HMIS for reporting	

Table IA - CoC Housing Inventory Charts

Permanent Supportive Housing*: Fundamental Components in CoC System – Housing Inventory Chart											
Provider Name	Facility Name *Place an asterisk after the facility name if it receives HUD McKinney-Vento dollars.	HMIS Part. Code	Number of Year-Round Beds in HMIS		Geo Code ☐	Target Pop.		Year-Round			Total Year-Round Beds
						A	B	Fam. Units	Fam. Beds	Indiv./CH Beds	
Current Inventory (Available for Occupancy on or before January 31, 2006)			Ind.	Fam.							
Bayview	Right Direction*	PA	14		122142	SMF				14/6	14
Better Way of Miami	Better Way Apartment*	PA	55		121968	SM				55/31	55
Better Way of Miami	Better Way West Apartments*	PA	36		121968	SM				36/11	36
Camillus House	Sommerville Apartments*	PA		71	121968	FC		32	71		71
Camillus House	Christian Hospital*	PA	74		129086	SMF				74/62	74
Camillus House	Brother Mathias Place*	PA		35	129086	FC		10	35		35
Carrfour Corporation	Rivermont Apartment*	PA	76		121968	SMF				76/27	76
Carrfour Corporation	Del Prado Townhomes*	PA		136	121976	FC		32	136		136
Carrfour Corporation	Wynwood Apartment*	PA	50		121968	SMF				50/5	50
Carrfour Corporation	Little Haiti Gateway *	PA	70		121968	SMF				70/24	70
Carrfour Corporation	Little River Bend *	PA	66		121968	SMF				66/32	66
Carrfour Corporation	Housing Assistance Program*	PA	24		121968	SMF				24	24
Citrus Health Network	SPC TRA 30 Units*	PA		120	121968	SMF		30	120		120
Citrus Health Network	Kensington Apartments*	PA	17	27	121968	M		9	27	17/1	44
Citrus Health Network	SPC 01-TRA*	PA	39	169	129086	M		56	169	39/2	208
Citrus Health Network	SPC TRA 55*	PA	46	27	121968	SMF		55	27	46/8	73
Citrus Health Network	Elan Project*	PA	20		129086	SMF				20/20	20

Table IA - CoC Housing Inventory Charts

Permanent Supportive Housing*: Fundamental Components in CoC System – Housing Inventory Chart											
Provider Name	Facility Name *Place an asterisk after the facility name if it receives HUD McKinney-Vento dollars.	HMIS Part. Code	Number of Year-Round Beds in HMIS		Geo Code ☐	Target Pop.		Year-Round			Total Year-Round Beds
						A	B	Fam. Units	Fam. Beds	Indiv./CH Beds	
Current Inventory *continued...* **(Available for Occupancy on or before January 31, 2006)**			Ind.	Fam.							
Community Health of South Dade (CHI)	93 Program*	PA	10	41	129086	M		15	41	10/25	51
Community Health of South Dade (CHI)	92 Program*	PA	10		129086	SMF				10/6	10
Douglas Gardens Community Health	Mayfair Apartments*	PA	22		121974	SMF				22/2	22
Douglas Gardens Community Health	My Choice*	PA	17		121974	SMF				17/0	17
Douglas Gardens Community Health	Another Chance*	PA	25		121974	SMF				25/1	25
Family Resource Center	Sunshine Homes*	PA	22		121968	SMF				22/3	22
Family Resources Center	Shepard House*	PA		21	129086	FC		6	21		21
Fellowship House	Coconut Grove I*	PA	20		121968	SMF				20/8	20
Fellowship House	Coconut Grove II*	PA	4		121968	SMF				4/3	4
Fellowship House	South Dade Apts.*	PA	14		129086	SMF				14/8	14
Lutheran Services of Florida	Access*	PA	35	70	129086	M		35	70	35/3	105
Lutheran Services of Florida	Partners*	PA	24	36	129086	M		17	36	24/3	60
Lutheran Services of Florida	CHANCE	PA	3	137	129086	M		32	137	3/1	140

Table 1A - CoC Housing Inventory Charts

Permanent Supportive Housing*: Fundamental Components in CoC System – Housing Inventory Chart											
Provider Name	Facility Name *Place an asterisk after the facility name if it receives HUD McKinney-Vento dollars.	HMIS Part. Code	Number of Year-Round Beds in HMIS		Geo Code ☐	Target Pop.		Year-Round			Total Year-Round Beds
						A	B	Fam. Units	Fam. Beds	Indiv./CH Beds	
Current Inventory *continued...* **(Available for Occupancy on or before January 31, 2006)**			Ind.	Fam.							
Miami Beach CDC	Jefferson Apartments	PS	2		121974	SMF				9/1	9
Miami Beach CDC	Sabrina Apartments	PS	1		121974	SMF				5/0	5
New Horizons	M. Toussant*	PA	12	63	129086	M		23	63	12/12	75
New Horizons	J. Moss*	PA	9	79	129086	M		21	79	9/9	88
New Horizons	Carolyn Wilson*	PA	30		129086	SMF				30/21	30
New Horizons	Thomas Jefferson *	PA	25		121968	SMF				25/0	25
Volunteers of America	Hogar I*	PA	43	17	120896	M		7	17	43/31	60
Volunteers of America	Hogar II*	PA	1	147	120896	M		49	147	1/1	148
West Brickell CDC	West Brickell Apartments	PA	26	14	121968	SMF			14	26/5	40
Citrus Health Network	Safe Families*	PA		41	129086	FC		14	41		41
	SUBTOTALS:		942	1251	***SUBTOTAL CURRENT INVENTORY:***			443	1251	953/372	2204
New Inventory in Place in 2006			Ind.	Fam.							
Citrus Health Network	1st Place	PA	37		129086	SMF				37/37	37
Carrfour Corp	Harding Village II*	PA	2		121974	SMF				2	2
Citrus Health Network	Housing Act*	PS	19		129086	SMF				19/19	19
Miami Beach CDC	Westchester Apartments	D	1		121974	SMF				1	1
SUBTOTALS:			59		***SUBTOTAL NEW***					59/56	59

Permanent Supportive Housing*: Fundamental Components in CoC System – Housing Inventory Chart											
Provider Name	Facility Name *Place an asterisk after the facility name if it receives HUD McKinney-Vento dollars.	HMIS Part. Code	Number of Year-Round Beds in HMIS		Geo Code ☐	Target Pop.		Year-Round			Total Year-Round Beds
						A	B	Fam. Units	Fam. Beds	Indiv./CH Beds	
Inventory Under Development **(Available for Occupancy after January 31, 2007)**			Ind.	Fam.							
Camillus House/Biscayne Housing	Shepard's Court-Camillus New Site	D	12/09		121968	SMF				80/80	80
Camillus House	Barrett Place*	D	2/07		121286	SMF				20/20	20
Biscayne Housing/Carlisle Group	Labre Place	D	11/08		121968	SMF				50/0	50
Citrus Health Network	My Voice*	D	7/07		121968	SMF				70/70	70
Carrfour Corp	Sun South Apartments*	D	12/08		121974	SMF				15/12	15
Carrfour Corp	Villa Aurora*	D	12/08		121968	SMF		25	75		75
Carrfour Corp	Harding Village II*	PA	3/07		121974	SMF				46/10	46
Carrfour Corp	Royalton*	D	12/07		121968	SMF				80/17	80
Carrfour Corp	Dr. Barbara Carey Shuler Manor*	D	12/09		121968	SMF		11	32	34/7	66
MBCDC	Meridian Place LLC	D	12/08		121974	SMF				34	34
								36	107	429/ 250	536
						SUBTOTAL INVENTORY UNDER DEVELOPMENT:					

I: CoC Housing Inventory Charts

Permanent Supportive Housing*: Fundamental Components in CoC System – Housing Inventory Chart					
Unmet Need	*UNMET NEED TOTALS:*	329	1152	1509	2661

Total Year-Round Beds—Individuals		**Total Year-Round Beds—Families**	
1. Total Year-Round Individual Permanent Housing Beds:	1012	6. Total Year-Round Family Permanent Housing Beds:	1251
2. Number of DV Year-Round Individual PH Beds:	0	7. Number of DV Year-Round Family PH Beds:	0
3. Subtotal, non-DV Year-Round Individual PH Beds (Line 1 minus Line 2):	1012	8. Subtotal, non-DV Year-Round Family PH Beds (Line 6 minus Line 7):	1251
4. Total Year-Round Individual PH Beds in HMIS:	1001	9. Total Year-Round Family PH Beds in HMIS	1251
5. HMIS Coverage—Individual PH Beds (Divide Line 4 by Line 3 and multiply by 100. Round to a whole number):	99%	10. HMIS Coverage—Family PH Beds (Divide Line 9 by Line 8 and multiply by 100. Round to a whole number):	100%

Optional Continuum of Care Homeless Service Activity Chart:

Using the format below, describe the fundamental service components of your Continuum of Care system currently in place, and any additional services being planned.

Table 18: Fundamental Components in Continuum of Care System -- Service Activity Table
Component: ***Prevention*** Services in place: Please arrange by category (e.g., rental/mortgage assistance), being sure to identify the service provider. Services planned: How persons access/receive assistance:
Component: ***Outreach*** Outreach in place: (1) Please describe the outreach activities for homeless persons who are living on the streets in your Continuum of Care area and how they are connected to services and housing. (2) Describe the outreach activities that occur for other homeless persons. Outreach planned: Describe any planned outreach activities for (1) persons living on the streets; and (2) for other homeless persons.
Component: ***Supportive Services*** Services in place: Please describe how each of the following services are provided in your community (as applicable): case management, life skills, alcohol and drug abuse treatment, mental health treatment, AIDS-related treatment, education, employment assistance, child care, transportation, and other. Services planned: How homeless persons access/receive assistance:

Table 19: CoC Services Inventory Table

(1)	(2) Prevention					(3) Outreach			(4) Supportive Services									
Provider Organizations	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Camillus House	X	X	X	X					X	X	X	X		X	X	X		
Camillus Health Concern						X	X		X				X	X				
Care Resources		X	X						X		X	X		X	X			
Catholic Charities			X						X									
Bayview CMHC									X	X	X	X	X		X	X		
Citrus Health	X	X	X			X			X	X	X	X	X	X	X	X	X	X
Children's Home Society	X	X	X						X									
Community Partnership for Homeless	X	X	X						X	X			X		X	X	X	X
City of Miami Homeless Assistance Program			X			X			X									X
City of Miami Beach Neighborhood Svcs.			X	X		X			X									X
Community Health Center (CHI)			X						X	X	X	X	X	X				
Douglas Gardens CMHC				X					X	X	X	X		X		X		X
Miami Behavioral Health/Spectrum CMHC									X	X	X	X		X	X	X		X
Agape Family Ministries				X					X	X	X	X		X	X	X	X	X
Human Services Coalition				X														
Miami-Dade County Public Schools										X					x	X		x
Miami-Dade County Transit																		X
Lutheran Services of Florida	X	X	X	X					X	X					X	X	X	X
South Florida Workforce									X						X	X	X	X
Family Resource Center	X	X	X						X		X	X						
Community Committee for Developmental Handicaps	X	X	X						X									
Fellowship House									X	X	X	X			X	X		X
New Hope									X	X	X							
Riverside House									X		X	X						

Table 20: CoC Services Inventory Table

(1)	(2) Prevention					(3) Outreach			(4) Supportive Services									
Provider Organizations	Mortgage Assistance	Rental Assistance	Utilities Assistance	Counseling/Advocacy	Legal Assistance	Street Outreach	Mobile Clinic	Law Enforcement	Case Management	Life Skills	Alcohol & Drug Abuse	Mental Health Counseling	Healthcare	HIV/AIDS	Education	Employment	Child Care	Transportation
Volunteers of America									X	X					X	X		
New Hope Corporation									X	X	X							
Carrfour Supportive Housing									X	X					X			
New Horizons CMHC	X	X							X	X	X	X	X	X	X	X	X	X
Jewish Community Services	X	X	X	X					X	X	X	X	X	X	X	X		X
Miami Rescue Mission		X							X	X	X				X	X		X
Hialeah Housing Authority			X															
Mujer		X		X					X									
Homestead Soup Kitchen		X	X	X					X									
Voices for Children	X	X	X	X	X				X									
Salvation Army	X	X	X	X	X				X	X	X	X	X	X	X	X	X	X
Faith Inc.		X																
Miami Dade Community Action Agency	X	X	X	X					X								X	
Miami-Dade County Dept. Human Services	X	X	X	X		X			X	X	X	X	X	X	X	X	X	X
Family Central		X	X						X									
Better Way				X					X	X	X	X		X	X	X		X
FAITH, Inc.			X															
Trinity Church		X																
Legal Services of Miami				X	X													
Florida Immigrant Advocacy Center				X	X													
JESCA									X	X	X	X			X	X		X

Table 1B

Special Needs (Non-Homeless) Populations

	SPECIAL NEEDS SUBPOPULATIONS	Priority Need Level High, Medium, Low, No Such Need	Unmet Need	Dollars to Address Unmet Need	Multi-Year Goals	Annual Goals
ELDERLY	Elderly	H	30,332			
ELDERLY	Frail Elderly					
DISABLED	Severe Mental Illness					
DISABLED	Developmentally Disabled	H	26,610			
	Physically Disabled					
	Persons w/ Alcohol/Other Drug Addictions	n/a				
	Persons w/HIV/AIDS	M	4,706			
	Victims of Domestic Violence	n/a				
	Other	n/a				
	TOTAL					

The unmet need for elderly households is estimated through 2012 based on the number of households with housing problems (please see Tables 5-7 in *Chapter III, Housing and Homeless Needs Assessment).* Housing need for households containing a person with a disability or HIV/AIDS person was estimated for the Metro Area as a percentage of the entire County population for 2008; the 2008 percentage was then multiplied by the total number of Metro Area households in 2012. Priority was calculated by adding the unmet needs for all low-income households (148,302), determining the percentage of the total need for each category, and assigning the following criteria for each = Low 0%, Medium (M) 1-3%, High (H) 4%+.

SECTION IV
HOUSING MARKET ANALYSIS

A. GENERAL CHARACTERISTICS

The General Characteristics subsection provides a quantitative housing market analysis that reviews the housing supply, housing demand and housing affordability for both the Metro Area and Miami-Dade County.

AA. HOUSING SUPPLY

The Housing Supply Analysis provides an estimate of the current and projected supply of housing in both the County and Metro Area (Miami-Dade County less the HUD Entitlement Cities of Hialeah, Miami, Miami Beach, Miami Gardens, and North Miami and the State of Florida Small Cities Program cities, Homestead and Florida City). In this portion of the analysis, the existing housing inventory is examined, including the type, age, and condition of the existing housing stock. Next, housing occupancy and vacancy rates, housing sales trends and rental housing trends are all analyzed to determine the residential market activity in the area.

Housing Inventory

While the housing supply represents the number of units available at any given time, the housing inventory refers to the total number of housing units found within the Metro Area limits. In 2007, there were approximately 555,607 housing units in the Metro Area.

The Metro Area is predominately comprised of single family detached housing, with 272,794 units accounting for almost half of the area's entire housing stock. The remaining inventory consists of multifamily units (from townhouses to high-rises), mobile homes, boats, RVs, vans and other miscellaneous types of housing. The table below identifies the type of housing available in the Metro Area.

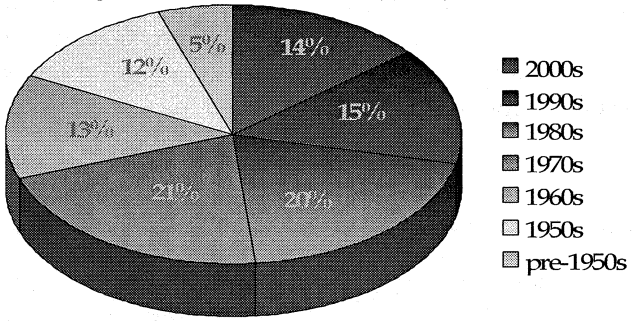
TABLE 21: Housing Units by Type in Metro Area (2007)

TYPE	UNITS	PERCENTAGE
1 Unit Detached	272,794	49%
1 Unit Attached	58,579	11%
2 Units	9,521	2%
3-19 Units	61,268	11%
20-49 Units	38,855	7%
50 or More Units	101,102	18%
Mobile Homes	12,938	2%
Other	550	0%
TOTAL	**555,607**	**100%**

Source: Carras Community Investment based on data from Claritas, Inc.

The housing inventory in the Metro Area is diversified not only by housing type but also by the age of the housing units. There has been significant new housing construction in Miami-Dade County particularly in terms of condominiums on the eastern portion of the County. However, there is a significant number of older developments, approximately 170,128 housing units built over 40 years ago, in the Metro Area. Housing built during the 1970's and 1980's combined make up the bulk (41%) of the existing housing inventory. Despite a perceivable lack of building activity after the real estate bubble burst in the late 1980's, a total of 82,960 new units were added during the 1990's. By 1999, development began to quickly accelerate and 76,405 new units have been built through 2007. However, as evidenced by recent market corrections relative to new residential development, it is anticipated that fewer new units will be added in the remainder of the decade. Figure 1 displays a breakdown of the housing units built in the Metro Area each decade.

FIGURE 1: Age of Housing Stock in Metro Area (2007)



Source: Carras Community Investment based on data from Claritas, Inc.

Housing Conditions

Housing conditions are determined by reviewing the age of the housing stock and identifying substandard housing. It is important to note that while older homes tend to be more affordable, they are also exposed to more housing problems (i.e. deferred maintenance, hurricane vulnerability, and substandard housing conditions). This is of particular interest in the Metro Area, where over half of the housing stock is 25 years or older. Units built prior to 1978 also run the risk of lead-paint hazards. In the Metro Area, approximately 287,364 units are at risk.

Housing units are considered to be substandard if they lack complete kitchen or plumbing facilities or are overcrowded (more than one person per room). The 2006 American Community Survey estimated that 43,146 households were living in substandard conditions in Miami-Dade County, mostly as a result of overcrowding. Applying a similar ratio to the total housing supply in the Metro Area produces an estimate of substandard housing in 2008 and 2012 (see Table 22).

TABLE 22: Substandard Housing in the Metro Area

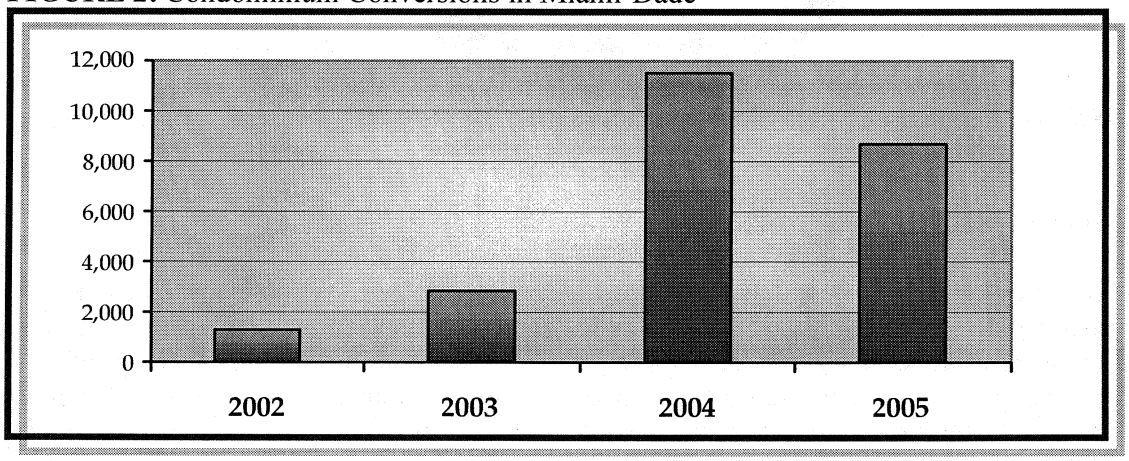
HOUSING CONDITION	%	2008	2012
Lacking plumbing facilities	0.2%	1,032	1,079
Lacking kitchen facilities	0.3%	1,691	1,768
Overcrowded	4.7%	23,491	24,570
TOTAL SUBSTANDARD	5.2%	28,222	29,429

Source: Carras Community Investment based on data from the U.S. Census, 2006 American Community Survey and Claritas, Inc.

Loss of Affordable Units

In addition to rapid market appreciation, many affordable rental and owner occupied units were lost to condominium and mobile home park conversions. Miami-Dade County led the nation with 11,524 condominium conversion sales – worth $1.7 billion – completed in 2004.[1] Recent market conditions indicate a slowdown of condominium conversions; however 24,365 rental units were lost during the peak of conversion of rental properties to condominiums (2002-2005).

FIGURE 2: Condominium Conversions in Miami-Dade



Source: Real Capital Analytics

In many communities, mobile homes provide the largest supply of unsubsidized affordable housing. However, as land values rise, owners face mounting pressure to redevelop these parcels. As a result, Miami-Dade County's mobile home supply has declined to 11,763 units, a loss of 23% of the mobile homes (3,575 units) since 2000.[2]

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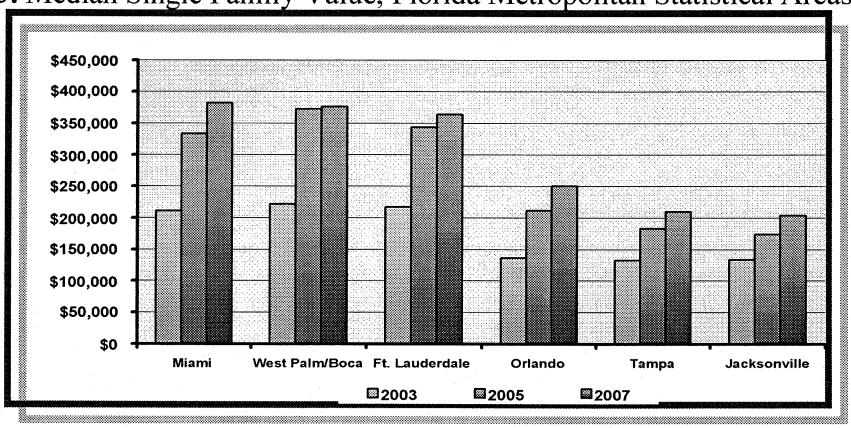
[1] Real Capital Analytics
[2] Miami-Dade County's Department of Planning & Zoning

Housing Sales Trends

From 2002-2005, the entire nation recently witnessed an unprecedented housing boom, with appreciation in South Florida drastically outpacing other regions of the country. As property values soared, the median price for a single family home in Miami-Dade more than doubled in five years.

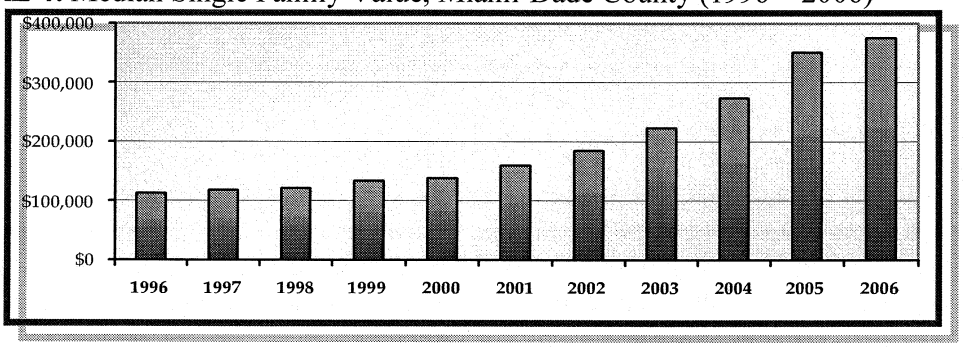
FIGURE 3: Median Single Family Value, Florida Metropolitan Statistical Areas



Source: Florida Association of Realtors

While there has been significant appreciation in the housing market since 2000, little change has occurred in the past year. Market stabilization began last year and South Florida has already seen a leveling off of housing prices. In the first quarter of 2007, the Florida Association of Realtors reported that the median price for a single family home in Miami-Dade is $382,600, down 0.1% from last year, while condominiums increased 15.6% over the past year to $295,100. Despite the expectation of a sluggish market, the expanding population compounded with the diminishing amount of readily available land for residential development should, for the most part, prevent any dramatic drop in property values.

FIGURE 4: Median Single Family Value, Miami-Dade County (1996 – 2006)



Source: Florida Association of Realtors

Higher costs and market instability have contributed to a sharp decline in housing sales in 2006 and 2007. In Miami-Dade, sales dropped 49% for single family and 82% for condominiums since first quarter of 2006. As a result, the number of total homes on the market continues to grow.

Housing Rent Trends

Similar to the homeownership market, rental rates have increased significantly since 2000. In Miami-Dade County, the median rent rose from $647 in 2000 to $1,182 in 2007 – an astonishing 83% increase in just seven years. The County's relative low inventory of rental units and the high rate of rental units converted to condominiums contributed to the high cost of rental housing. Further, most new rental units in the area are market rate, luxury townhouses and apartment complexes.

As illustrated in the graph below, the cost of a two bedroom market rate unit in the County is 22% greater than the HUD Fair Market Rent and almost double the rental rates in tax credit developments. Tax credit units are designed to provide affordable housing opportunities for low income households. By mandate, housing costs (rent plus utilities) must not exceed 30 percent of a household's income, which accounts for their deeply subsidized price. The proposed HUD Fair Market Rents for the Miami Area range from $753 for an efficiency up to $1,547 for a four-bedroom unit, which is a 2% increase from last year.

TABLE 23: Rental Rates by Bedroom Size in Miami-Dade County

	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Miami-Dade County (as of February 2007)	$839	$1,026	$1,325	$1,600	$1,326
HUD Fair Market Rent (Proposed 2008)	$753	$853	$1,035	$1,324	$1,547
Tax Credit Projects (as of February 2007)	$418	$562	$678	$757	$806

Source: Miami-Dade County Quarterly Housing Report, First Quarter 2007: Reinhold P. Wolff Economic Research, Inc.

AB. HOUSING DEMAND

The Housing Demand Analysis examines current and projected housing demand based on a labor market and economic base analysis, as well as population and household trends. Population, industry and job growth will be compared with income and wages to determine the amount individuals and families can spend on housing.

Population Projections

Already the most populous county in the state, Miami-Dade's current population in 2007 (2,430,421) is expected to rise by nearly 1,000,000 people over the next thirty years. Approximately 57% of the County's population resides in the Metro Area. The following table identifies the 2000 population count, 2008 estimate and 2012 projection for the Metro Area.

TABLE 24: Population Projections for the Metro Area

METRO AREA	2000 CENSUS	2008 ESTIMATE	2012 PROJECTION
Total Population	1,376,234	1,505,326	1,607,217
Percent Growth		9% ▲	7% ▲

Source: Carras Community Investment based on data from Claritas, Inc.

According to the 2005 American Community Survey, the major race and ethnicity groups in Miami-Dade County were: Hispanic or Latino (1,423,697), Black or African American (428,268), and White (422,568). All other ethnicities accounted for just 2% of the population.

From 2000-2005, the County's Hispanic/Latino population grew faster than any other group – increasing by 10%. During the same time period, both the Non-Hispanic White and Black/African American populations decreased by 9% and 12% respectively.

Immigration Trends

South Florida continues to serve as a gateway to the United States for many immigrants. The mass exodus from Cuba beginning in the late 1950's to the early 1980's resulted in the entry of numerous Cubans into the area's economy. When Fidel Castro came to power in 1959, more than a half million Cubans fled to South Florida in a single decade. Another 125,000 refugees arrived in Miami during the 1980 Mariel boatlift. Since then, South Florida's proximity to Latin America and large existing Hispanic/Latino population has encouraged additional newcomers to settle in the area. Predominately a result of Latin American settlement, Miami-Dade County now has one of the highest percentages of immigrants in the world. In fact, half of the County's residents – or 1,170,597 people – were born in foreign countries[3].

According to Census figures, 71% spoke a language other than English at home. In addition, 742,458 residents reported that they do not speak English well. This often puts a large portion of the immigration population at a disadvantage when seeking employment and contributes to the large disparity in income between minorities and non-Hispanic whites.

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[3] U.S. Census Bureau, American Community Survey, 2005

Poverty Statistics

Miami-Dade is continually ranked as one of the most poverty stricken counties in the country. Claritas' 2007 Demographic Snapshot Report estimated that 16 percent of families were living below the poverty level in the Metro Area. According to the Office of Management and Budget, the national poverty limit in 2007 for a family of four was $20,650; $17,170 for a family of three; $13,690 in a two person family; and for unrelated individuals, $10,210. With limited incomes, the 129,033 impoverished families face compounding hardships.

Minority Concentration

For purposes of this study, minority concentration is defined as a municipality with a larger percentage of minorities than the County. In 2000, twelve cities had a minority concentration: Opa-locka, Miami Gardens, Sweetwater, Florida City, Hialeah, Hialeah Gardens, Miami, West Miami, El Portal, Medley, North Miami and Unincorporated Dade. The majority of these municipalities are located in the northern section of the County.

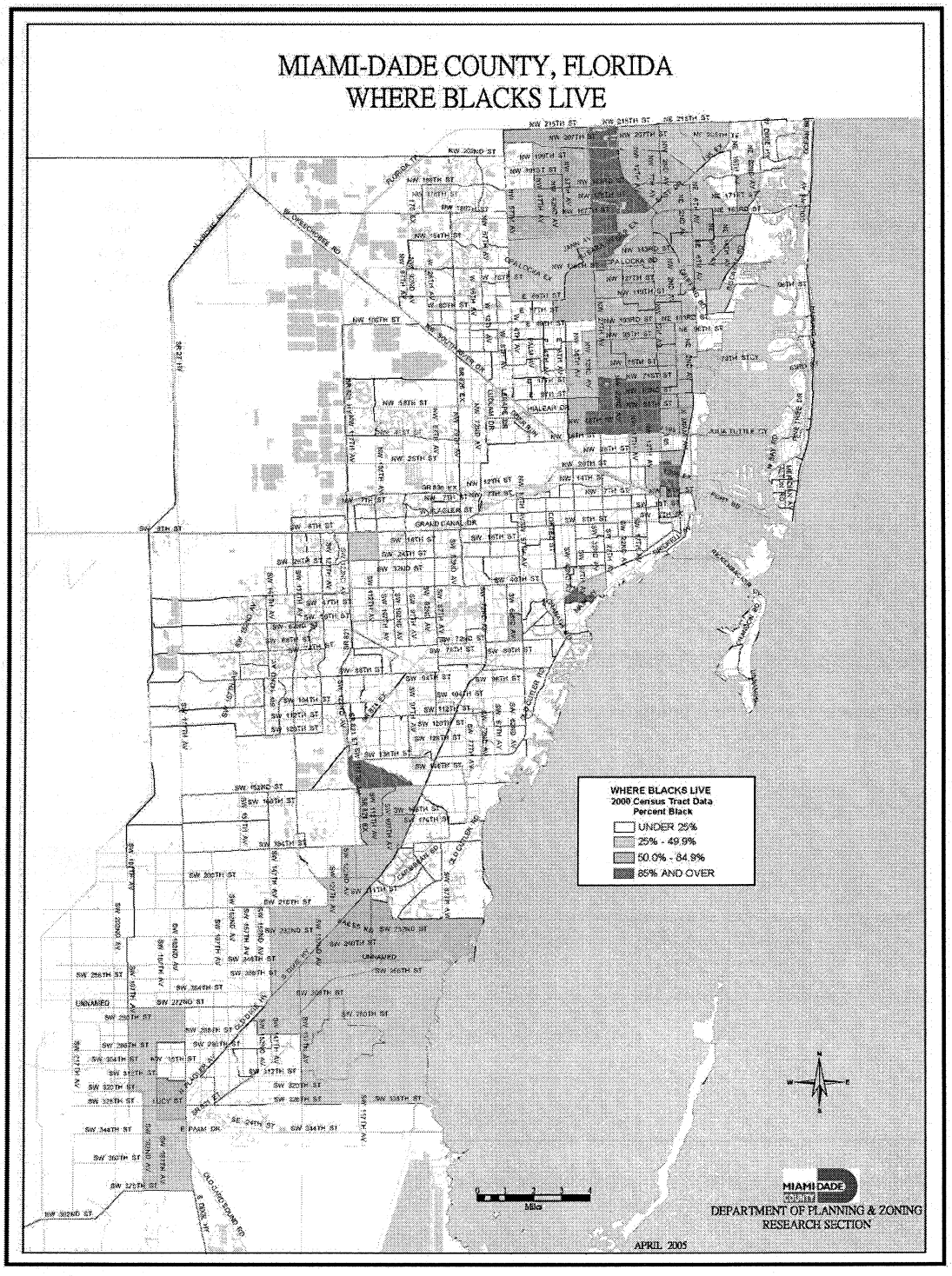
The table below indicates the minority percentages for each municipality in the County. As illustrated, two-thirds were majority-minority neighborhoods and over one-third had minority concentrations.

TABLE 25: Population by Race (2000)

MUNICIPALITY	TOTAL	WHITE	BLACK	HISP	OTHER	MINORITY	
Opa-Locka	**14,951**	**469**	**9,933**	**4,268**	**281**	**14,482**	**96.9%**
Miami Gardens	**100,809**	**4,297**	**77,744**	**16,304**	**2,464**	**96,512**	**95.7%**
Sweetwater	**14,226**	**884**	**14**	**13,253**	**75**	**13,342**	**93.8%**
Florida City	**7,843**	**549**	**4,374**	**2,519**	**401**	**7,294**	**93.0%**
Hialeah	**226,419**	**18,267**	**2,127**	**204,543**	**1,482**	**208,152**	**91.9%**
Hialeah Gardens	**19,297**	**1,683**	**70**	**17,324**	**220**	**17,614**	**91.3%**
Miami	**362,470**	**42,897**	**72,190**	**238,351**	**9,032**	**319,573**	**88.2%**
West Miami	**5,863**	**878**	**6**	**4,927**	**52**	**4,985**	**85.0%**
El Portal	**2,505**	**399**	**1,482**	**482**	**142**	**2,106**	**84.1%**
Medley	**1,098**	**198**	**75**	**797**	**28**	**900**	**82.0%**
North Miami	**59,880**	**10,860**	**31,758**	**13,869**	**3,393**	**49,020**	**81.9%**
Unincorporated	**1,035,550**	**211,524**	**191,399**	**597,362**	**35,265**	**824,026**	**79.6%**
Homestead	31,909	7,295	6,886	16,537	1,191	24,614	77.1%
Doral	21,000	5,037	469	14,148	1,346	15,963	76.0%
N. Miami Beach	40,786	10,104	15,273	12,245	3,164	30,682	75.2%
Miami Lakes	22,676	6,362	530	15,083	701	16,314	71.9%
Virginia Gardens	2,348	671	37	1,579	61	1,677	71.4%
Miami Springs	13,712	5,073	163	8,173	303	8,639	63.0%
South Miami	10,741	4,174	2,589	3,692	286	6,567	61.1%
N. Bay Village	6,733	2,722	273	3,302	436	4,011	59.6%
Coral Gables	42,249	20,168	1,290	19,703	1,088	22,081	52.3%
Key Biscayne	10,507	5,058	28	5,231	190	5,449	51.9%
Miami Shores	10,380	5,043	2,440	2,257	640	5,337	51.4%
Biscayne Park	3,269	1,658	574	867	170	1,611	49.3%
Surfside	4,909	2,589	47	2,137	136	2,320	47.3%
Sunny Isles Beach	15,315	9,010	271	5,607	427	6,305	41.2%
Bay Harbor Island	5,146	3,094	78	1,816	158	2,052	39.9%
Palmetto Bay	24,253	14,785	1,788	6,527	1,153	9,468	39.0%
Pinecrest	19,055	11,961	295	5,652	1,147	7,094	37.2%
Bal Harbour	3,305	2,427	48	760	70	878	26.6%
Golden Beach	919	688	3	200	28	231	25.1%
Aventura	25,267	18,954	395	5,218	700	6,313	25.0%
Indian Creek Village	33	29	0	4	0	4	12.1%
Miami Beach	87,933	35,959	2,491	47,000	2,483	9,674	11.0%
Islandia	6	6	0	0	0	0	0.0%
COUNTY TOTAL	2,253,362	465,772	427,140	1,291,737	68,713	1,745,290	77.5%

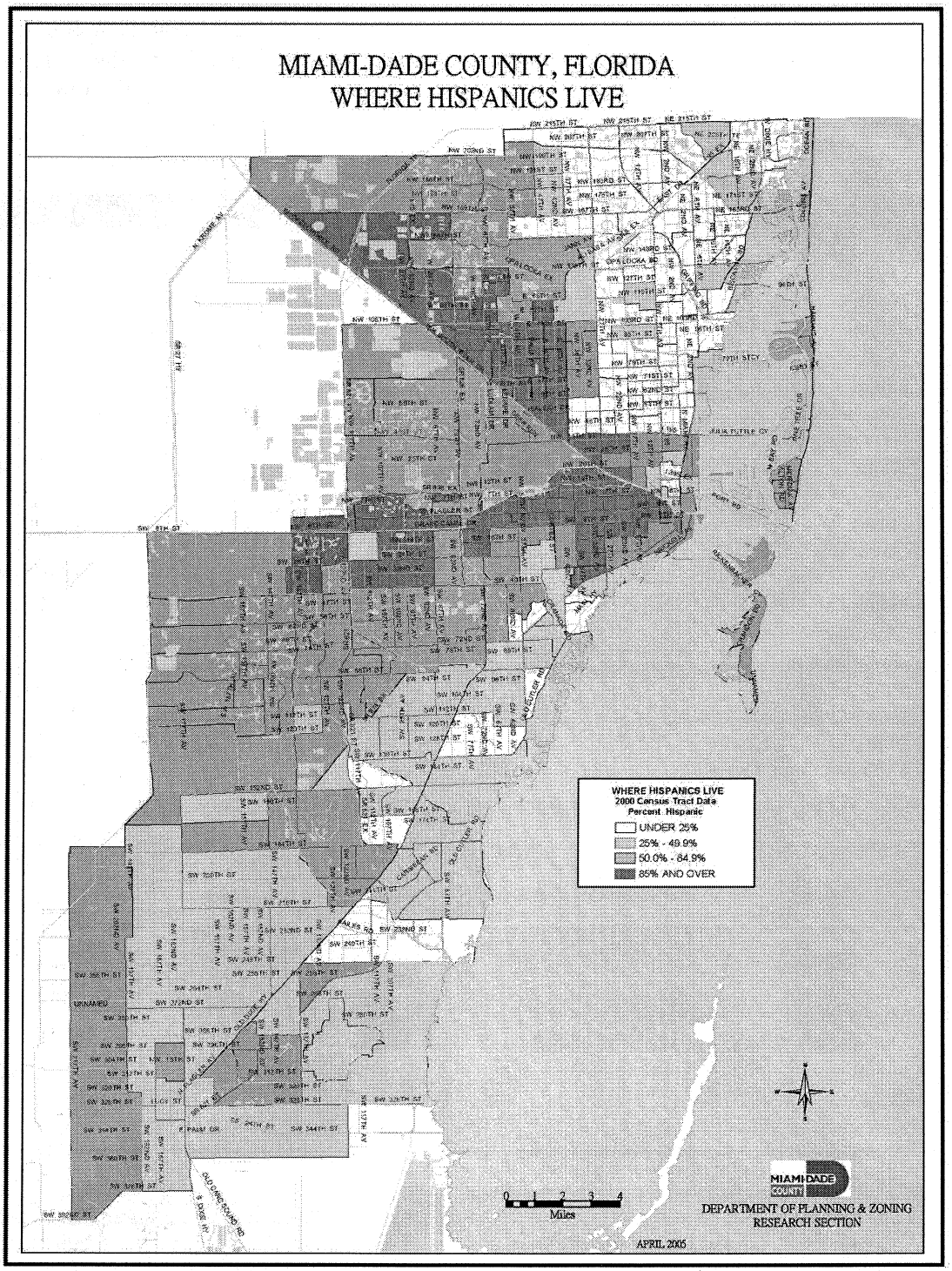
Source: U.S. Census Bureau, Census 2000, Demographic Profile, Miami-Dade County Department of Planning and Zoning, Research Section, 2005.

FIGURE 5


MIAMI-DADE COUNTY, FLORIDA
WHERE BLACKS LIVE
WHERE BLACKS LIVE
2000 Census Tract Data
Percent Black
UNDER 25%
25% - 49.9%
50.0% - 84.9%
85% AND OVER
Miles
MIAMI DADE
DEPARTMENT OF PLANNING & ZONING
RESEARCH SECTION
APRIL 2005

85

FIGURE 6


MIAMI-DADE COUNTY, FLORIDA
WHERE HISPANICS LIVE
WHERE HISPANICS LIVE
2000 Census Tract Data
Percent Hispanic
UNDER 25%
25% - 49.9%
50.0% - 84.9%
85% AND OVER
0 1 2 3 4
Miles
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
RESEARCH SECTION
APRIL 2005

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Low Income Concentration

For purposes of this study, an area with low-income concentration is defined as a municipality with a median income that is less than the County's median. Thirteen municipalities had low-income concentrations in 2000. Areas with low-income concentration are highlighted in bold in the table below.

TABLE 26: Household Income by Municipality (2000)

MUNICIPALITY	HH	MEDIAN HHI
Florida City	**2,583**	**$14,923**
Opa-Locka	**4,929**	**$19,631**
Medley	**370**	**$23,167**
Miami	**134,344**	**$23,483**
Homestead	**10,077**	**$26,775**
Miami Beach	**46,242**	**$27,322**
Sweetwater	**4,271**	**$29,333**
North Miami	**20,427**	**$29,778**
Hialeah	**70,664**	**$29,492**
North Miami Beach	**14,019**	**$31,377**
Sunny Isles Beach	**8,206**	**$31,627**
North Bay Village	**3,129**	**$34,354**
West Miami	**2,046**	**$34,910**
Miami Gardens	32,306	$36,780
Bay Harbor Island	2,600	$38,514
Hialeah Gardens	5,602	$38,858
South Miami	4,285	$42,488
Unincorporated Area	329,513	N/A
El Portal	811	$39,681
Virginia Gardens	946	$40,197
Aventura	14,006	$44,526
Surfside	2,331	$50,927
Bal Harbour	1,961	$47,148
Miami Springs	5,030	$50,000
Biscayne Park	1,314	$48,312
Doral	7,806	$57,844
Coral Gables	16,729	$66,839
Miami Shores	3,693	$56,306
Miami Lakes	8,293	$61,147
Indian Creek Village	14	$61,250
Key Biscayne	4,261	$86,599
Pinecrest	6,261	$107,507
Palmetto Bay	7,975	$83,414
Golden Beach	331	$136,686
Islandia	3	$41,875
COUNTY TOTAL	777,378	$35,966

Source: U.S. Census Bureau, Census 2000, Demographic Profile, Miami-Dade County Department of Planning and Zoning, Planning Research Section, 2002

Note: The Town of Miami Lakes, the Village of Palmetto Bay, the City of Miami Gardens and the City of Doral incorporated after the date of the Census.

Employment Growth

Florida continues to post not only one of the highest job growth rates but also the lowest unemployment rates in the nation. According to the Bureau of Labor Market Statistics, Miami-Dade's unemployment rate for the second quarter of 2007 is down to 3.4%.

With a current employment base of 1,152,636, Miami-Dade County continues to be a strong economic force in the state. Approximately 90% of the workforce lies within service sector industries. Among the leading industries are Trade, Transportation, and Utilities (258,852), Professional and Business Services (165,239), and Government (152,733).[4]

According to the Florida Agency for Workforce Innovation Labor Market Statistics, approximately 15,063 new jobs will be created each year through 2014. Among the fastest growing jobs are registered nurses, security guards, customer service representatives, lawyers and janitors/cleaners. The table below identifies the ten fastest growing occupations in the County and projects the expected increase in employment through 2014.

TABLE 27: Occupations with Largest Projected Growth in Miami-Dade County

Occupation	2006	2014	Job Gain
Registered Nurses	22,873	27,791	4,918
Security Guards	18,877	22,402	3,525
Customer Service Representatives	17,655	20,789	3,134
Lawyers	11,062	13,451	2,389
Janitors & Cleaners (Except Maids & Housekeeping)	19,166	21,491	2,325
Laborers & Freight, Stock, & Material Movers, Hand	26,241	28,512	2,271
Sales Reps., Wholesale and Manufacturing, Other	21,661	23,931	2,270
Retail Salespersons	37,621	39,835	2,214
Nursing Aides, Orderlies, and Attendants	10,203	12,300	2,097
Waiters and Waitresses	16,935	19,020	2,085
ALL OCCUPATIONS	**1,152,641**	**1,273,140**	**120,499**

Source: Florida Agency for Workforce Innovation and U.S. Department of Labor

[4] Florida Agency for Workforce Innovation Labor Market Statistics (2006)

Occupation and Income Analysis

Table 28 lists the ten occupations with the greatest number of persons employed and examines the median wage of each. The leading occupations by employment – retail salespersons, office clerks, registered nurses, sales representatives, material movers, stock clerks, security guards, waiters /waitresses, janitors/cleaners and secretaries – account for just over a fifth of the jobs in Miami-Dade County. Almost all of those leading occupations, with the exception of registered nurses and sales representatives, earn less than the County's median wage. The median wage in Miami-Dade County is $26,300, which means half of the workforce earns more and half earns less than that amount.

TABLE 28: Leading Occupations in Miami-Dade County

Occupations	Employment (2006)	Median Annual Wage (2007)	Hourly Wage (2007 Wage Estimates)	
			Entry	Experience
Retail Salespersons	34,700	$21,590	$7.62	$14.47
Office Clerks, General	28,360	$22,672	$7.77	$13.61
Registered Nurses	21,600	$63,814	$22.54	$35.34
Sales Reps., Wholesale & Mfr.	19,810	$39,894	$10.76	$30.65
Freight, Stock, & Material Movers	19,230	$19,697	$7.56	$12.00
Stock Clerks and Order Fillers	18,720	$19,718	$7.68	$11.62
Security Guards	18,380	$19,677	$7.66	$11.27
Waiters and Waitresses	17,830	$19,302	$7.06	$11.17
Janitors and Cleaners	17,620	$18,595	$7.28	$10.60
Secretaries	16,840	$26,562	$9.33	$15.10
ALL OCCUPATIONS	**1,017,240**	**$26,312**	**$8.49**	**$23.80**

Source: Florida Agency for Workforce Innovation and US Dept of Labor

The area median income ($45,200) is based on the median family income, which often incorporates two wage earners. Nevertheless, it is important to consider the possibility that some households rely on a single income. The Table below estimates an employee's income status (very low, low, moderate, or upper) based on their wages alone.

TABLE 29: Workforce by Income

Leading Occupations	<50% AMI	<80% AMI	<100% AMI	<150% AMI
	<$22,600	<$36,200	<$45,200	<$67,800
Retail Salespersons	X			
Office Clerks, General		X		
Registered Nurses				X
Sales Reps., Wholesale & Mfr.			X	
Freight, Stock, & Material Movers	X			
Stock Clerks and Order Fillers	X			
Security Guards	X			
Waiters and Waitresses	X			
Janitors and Cleaners	X			
Secretaries		X		

AC. HOUSING AFFORDABILITY

The impact of current and projected supply and demand factors on Miami-Dade's housing market are reviewed in the Housing Affordability subsection to determine the level of impact on future housing accessibility, affordability and economic sustainability.

Methodology

For purposes of this study, housing affordability refers to the amount which a household can afford to pay for housing. The standard utilized by most governments and lending institutions is that a household should not spend more than 30% of their gross monthly income on housing costs. Thus, housing affordability is calculated by applying 30% of an individual or families' income towards household expenses.

For homeownership, standard lending guidelines (housing payment-to-income ratio of 28%-33% are utilized to arrive at the affordable home price. Conventional financing terms are applied (fixed 30 year mortgage at 6.5 percent interest with a 5 percent down payment) with an estimate of taxes and insurance included. Private mortgage insurance (often required if one's down payment is less than 20 percent of the purchase price) and debt ratios are not factored into the housing affordability calculations. The resulting calculations are as follows:

- A household earning the area median income ($45,200) in Miami-Dade County can afford $1,130 in monthly rent or can purchase a house or condominium between $79,700 and $111,000 depending on conservative or aggressive loan standards.

- An individual earning the median wage ($26,300) in Miami-Dade County can only afford to pay $658 each month in rent and could purchase a home between $6,400 and $24,600 depending on conservative or aggressive loan standards.

While the standard rule of thumb used to be that one could afford to purchase a home three times your income, the high price of property tax and insurance has severely limited a homebuyer's capabilities.

More aggressive lending standards or second mortgages could be applied in either scenario to allow the individual or family to qualify for a larger mortgage. However, it is anticipated that with the collapse of the subprime lending market and the rise of foreclosures across the nation, lending institutions will tighten their mortgage standards. The likely result will be less available credit for homeowners. Consequently, all future calculations in this analysis will be based on conservative estimates (housing payment-to-income ratio of 28%).

Other variables affecting the affordability are interest rates, closing costs, down payment and debt-to-income ratios.

Affordability Gap Analysis

Applying the same methodology as used in the housing affordability analysis, it was determined that:

- a household must earn $138,000 to afford the median priced single family house ($382,600) in Miami-Dade County;
- a household must earn $109,000 to afford the median priced condominium ($295,100) in Miami-Dade County;
- a household must earn $47,300 to afford the median rent ($1,180) in Miami-Dade County.

In order to afford a median priced single family home, a household must have an income of at least $138,000. In other words, you must earn more than 300% of the County's family median income. This qualifies less than 10% of the populous, pricing out the remaining 90% of households.

Half of the workforce in Miami-Dade earned less than $26,300 last year. As such, most of the leading occupations in Miami-Dade County would not qualify for a mortgage as a single wage earning household. Further, employees earning the median wage must earn 1.8 times their annual salary to afford the median rent in the County.

Affordability Gap by Housing Type and Income

In today's market, the subsidy needed to move in a family is far above the amount available through traditional government programs. Further, financial support is now needed to move moderate income families – which are not generally covered under government programs – into homes.

Those earning 120% of the County's area median income would require over $300,000 in homebuyer assistance to afford the median existing single family house; families earning less than 80% of the area median income would not even qualify for a standard mortgage. Large gaps also exist in the condominium market. Buyers earning between 80% and 120% AMI would require subsidies ranging from $210,600 to $277,400 – almost the full price of the median condominium. Those earning below 80% would most likely not receive a mortgage due to the high cost of taxes and insurance – estimated at $825 and $975 each month for the median priced condominium and single family home.

Further, families earning the area median income cannot afford the market rent for a 2-bedroom apartment in Miami-Dade ($1,182/month). In fact, the market rent is more than double the amount that an extremely low or very low income family can afford. In order to make the units affordable, low, very low and extremely low income households would require $3,300, $4,400 and $10,100 in annual subsidies.

The table below outlines the housing costs and affordability gaps for varying income groups and housing types. While the rule of thumb used to be that one could afford a house three times their income, the increase in housing price has increased taxes and insurance and decreased affordability. The taxes and insurance for a median priced single family house ($382,600) are estimated at over $10,000/year. These high numbers detract from a purchaser's ability to afford a home. Further, flexible lending standards previously allowed homebuyers to expend 35%, 40%, 45% and even 50% of their income on housing costs. However, stricter regulations have brought about a credit crunch, and most institutions are following the debt-to-income standard of only 28%.

TABLE 30: Affordability Gap by Income for Miami-Dade County

INCOME	30% AMI	50% AMI	80% AMI	100% AMI	120% AMI
Income	$13,500	$22,600	$36,160	$45,200	$54,240
SINGLE FAMILY					
Median Price	$382,600	$382,600	$382,600	$382,600	$382,600
Affordable Mortgage	n/a	n/a	n/a	$30,200	$63,600
Affordability Gap	n/a	n/a	n/a	($352,400)	($319,000)
CONDOMINIUM					
Median Price	$295,100	$295,100	$295,100	$295,100	$295,100
Affordable Mortgage	n/a	n/a	$17,700	$51,100	$84,500
Affordability Gap	n/a	n/a	($277,400)	($244,000)	($210,600)
RENTAL UNIT					
Median Rent	$1182/mo.	$1182/mo.	$1182/mo.	$1182/mo.	$1182/mo.
Affordable Rent	$338/mo.	$565/mo.	$904/mo.	$1,130/mo.	$1,356/mo.
Affordability Gap	($844/mo.)	($617/mo.)	($278/mo.)	($52/mo.)	No Gap

SOURCE: Carras Community Investment

Note: The affordability gap is based on the median sales price for a single family home ($382,600) and condominium ($295,100) and the median rent for a 2-bedroom apartment ($1182/month) in Miami-Dade County. Conservative lending guidelines (housing payment-to-income ratio of 28%) and conventional financing terms are applied (fixed 30 year mortgage at 6.5 percent interest with a 5 percent down payment). Estimated property taxes are derived from Miami-Dade Property Appraiser's Home Property Tax Estimator Worksheet; average property insurance rates can be found at www.shopandcomparerates.com.

Affordability Gap by Occupation

Over the past few years, housing prices throughout South Florida have rapidly appreciated, pricing out the majority of the local workforce. Substantial affordability gaps exist within all industry sectors. The problem not only affects entry level or low wage occupations but also many of the jobs considered to be essential to the local economy. Noting that the majority of leading occupations in Miami-Dade County would not qualify for a mortgage as a single wage earning household, the analysis below is based on the rental housing market. As illustrated in the table, none of the leading occupations – with the exception of registered nurses – can afford the median rent for a 2-bedroom apartment. Instead, these individuals must spend more than 30% of their gross monthly income on housing costs.

TABLE 31: Affordability Gap by Occupation for Rental Housing

Occupation	Median Wage	Affordable Price	Affordability Gap
Retail Salespersons	$21,590	$540	($642/mo.)
Office Clerks, General	$22,672	$567	($615/mo.)
Registered Nurses	$63,814	$1,595	No Gap
Sales Reps., Wholesale and Mfr.	$39,894	$997	($185/mo.)
Freight, Stock, and Material Movers	$19,697	$492	($690/mo.)
Stock Clerks and Order Fillers	$19,718	$493	($689/mo.)
Security Guards	$19,677	$492	($690/mo.)
Waiters and Waitresses	$19,302	$483	($699/mo.)
Janitors and Cleaners	$18,595	$465	($717/mo.)
Secretaries	$26,562	$664	($518/mo.)
ALL OCCUPATIONS	$26,300	$658	($525/mo.)

SOURCE: Carras Community Investment

Note: The affordability gap is based on the 2-bedroom median rent ($1182/month) in Miami-Dade.

Household Tenure by Income

Due to the high cost of housing and the extreme affordability gaps, few low income families can afford to own their home. As a result, middle to upper income families make up 73% of the homeownership market, while extremely low, very low and low income families account for 59% of all rental housing in Miami-Dade County. The table below describes the number of households living in owner-occupied and renter-occupied units based on their incomes.

TABLE 32: Homeownership/Rental Housing by Income in Miami-Dade County (2005)

INCOME	HOMEOWNERSHIP	RENTAL HOUSING
Extremely Low Income (<30% AMI)	32,740	83,718
Very Low Income (<50% AMI)	36,076	54,294
Low Income (<80% AMI)	62,289	66,254
Middle to Upper Income (>80% AMI)	357,961	144,087
SUBTOTAL	489,066	348,353

Source: Shimberg Center at the University of Florida

Supply and Demand Assessment

South Florida is one of the least affordable areas of the country – joining the ranks of other high priced markets in California, Hawaii and New York. In Miami-Dade County, the median priced single family home is 8.5 times greater than the median income. (A normal median home value to median household income ratio should be closer to 3:1.) The imbalance between the supply and demand has grown substantially since 2000, with housing values increasing by 172% and incomes increasing by only 3% for all of Miami-Dade County.

Normally, households will benefit from single digit appreciation rates on their property. However, from 2000 – 2002, annual appreciation rates were 15-16%. The annual appreciation rate jumped to 21% in 2003 and 23% in 2004. In 2005, the median price of a single family house rose by 25%. The rate of growth returned to normal levels in 2006, as the County only experienced a 7% increase in single family home values. Table 33 highlights the increase in the median value over the past ten years.

TABLE 33: Median Single Family Value, Miami-Dade County (1996 – 2006)

1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
$112,700	$117,800	$121,800	$133,800	$138,200	$159,600	$184,700	$223,100	$273,900	$351,200	$375,800
	5%▲	5%▲	3%▲	9%▲	3%▲	15%▲	16%▲	21%▲	23%▲	28%▲	7%▲

Source: Florida Realtors Association

Cost Burdened

As a result of the supply and demand imbalance, many potential homeowners have been priced out and few can afford current prices. In order to compensate, households are increasingly spending a disproportionate amount of their income on housing.

A household is considered cost-burdened if more than 30 percent of their income is spent on housing and extremely cost-burdened if more than 50 percent of their income goes towards housing costs. According to the 2006 American Community Survey, over half of the households in Miami-Dade County are cost-burdened.

Applying a similar percentage to the Metro Area, it is anticipated that 281,072 households will spend more than 30 percent of their income on housing in 2008; in 2012, an estimated 293,979 households will be cost-burdened.

Economic Sustainability

Already one of the least affordable housing markets, South Florida has experienced the country's biggest increase in cost of living over the past year. In order to cope, households are living in substandard conditions, spending a disproportionate amount of their income on housing costs, commuting long distances to and from work.

The lack of affordable housing options has forced many families to live in inadequate conditions. Approximately 5 percent of the County's population is living in overcrowded or other substandard housing conditions. In addition, families are becoming increasingly cost burdened: over the half of households in Miami-Dade County pay more than 30 percent of their income on housing. Overall, 72 percent of households earning less than 80 percent of the area median income are either living in substandard conditions and/or are cost burdened.

B. PUBLIC & ASSISTED HOUSING

The Public and Assisted Housing subsection reviews eligibility guidelines, identifies assisted housing inventory and outlines Miami-Dade Housing Agency programs.

Eligibility Guidelines

Specific eligibility requirements and/or income restrictions for assisted housing facilities are determined by the program used to fund the project. While some developments target special needs populations such as the elderly, homeless or disabled, most housing programs provide assistance to individuals and families earning below 80% of the area median income. Each year, the U.S. Department of Housing and Urban Development (HUD) determines specific income limitations for extremely low, low and moderate income families based on family size. The chart below illustrates the income limits for Miami-Dade County in 2007.

TABLE 34: Miami-Dade Income Limits (2007)

FAMILY SIZE	EXTREMELY LOW (<30% AMI)	VERY LOW (<50% AMI)	LOW (<80% AMI)
1 Person	$12,450	$20,750	$33,200
2 Persons	$14,250	$23,700	$37,950
3 Persons	$16,000	$26,700	$42,700
4 Persons	$17,800	$29,650	$47,450
5 Persons	$19,200	$32,000	$51,250
6 Persons	$20,650	$34,400	$55,050
7 Persons	$22,050	$36,750	$58,850
8 Persons	$23,500	$39,150	$62,650

Source: Department of Housing and Urban Development

Note: Based on the 2007 Median Income for Miami-Dade ($45,200).

Assisted Rental Housing Inventory

Because this document largely deals with housing services, it is important to understand the varying types of housing arrangements. Below is a delineation of housing categories within the assisted housing inventory:

- **Family:** Housing serving the general population (as well as special needs households) with qualifying income.

- **Elderly:** Units designated for those at least 62 years of age (or in some instances, 55 years and older).

- **Disabled:** Housing units servicing households where one or more person maintains a physical or mental disability.

- **Homeless:** Housing assistance for the homeless.

Table 35 details the assisted housing inventory available in Miami-Dade County by the population served.

TABLE 35: Assisted Housing Unit Inventory in Miami-Dade County

POPULATION	ASSISTED	TOTAL
Elderly	9,601	9,601
Family	25,188	27,698
Homeless	484	496
Disabled	318	325
Other	422	422
TOTAL	**36,013**	**38,542**

SOURCE: Shimberg Center at the University of Florida

According to the inventory of assisted rental housing compiled by the Florida Housing Data Clearinghouse, Miami-Dade County has over 36,000 rental units that have received some type of government assistance. While this analysis provides a basis for understanding the extent and diversity of the assisted housing inventory, it underestimates the total number of assisted housing in Miami-Dade County. First, only rental housing is considered. Second, housing created from local funding sources, such as the Surtax Program, has not been added. These facilities will be identified in the review of the Miami-Dade Housing Agency Programs and Additional Miami-Dade County Programs.

A review of the programs that were included in Table 35 follows:

- **HUD Rental Assistance:** HUD provides rental subsidies to low-income families through their Section 8 voucher program. Additional rental assistance programs are available for elderly (Section 202) and persons with disabilities (Section 811).

- **Section 8 Non-Insured:** Developments designated 'Section 8 Non-Insured' were originally developed or rehabilitated with any type of financing, including HUD mortgage insurance, and had a Section 8 contract for project-based rental assistance. At some point during the life of the Section 8 contract,

the mortgage was paid in full and only the Section 8 contract remains in place for project-based rental assistance.

- **RHS Rental Assistance:** Section 514/516 finances on-farm and off-farm rental housing through loans and grants.

- **Low Income Housing Tax Credits:** Both a non-competitive 4% tax credit and a competitive 9% tax credit program is available through the state for new construction, acquisition and rehabilitation of affordable rental housing targeted to households earning less than 60% AMI.

- **State and Local Bonds:** Either the state or local housing authority may issue Multifamily Mortgage Revenue Bonds (typically tax-exempt) to finance below market rate units. While there may be set-aside and/or income requirements, there are no rent restrictions.

- **State Apartment Incentive Loan (SAIL):** Funded through Florida's Housing Trust Fund, the program provides low-interest gap financing to affordable housing developers.

- **HOME Investment Partnership Program (HOME):** Projects targeting families earning less than 80% AMI can qualify for non-amortized, low-interest loans from the state for acquisition, construction or rehabilitation costs.

- **Loan Guarantee & Risk Sharing (Section 542):** Both HUD and the FHFC work collaboratively with local governments and finance authorities to offer loan guarantees to increase credit capabilities and lower borrowing costs.

Financial assistance for the afore mentioned programs is derived from the U.S. Department of Agriculture Rural Housing Service (RHS), U.S. Department of Housing and Urban Development (HUD), Florida Housing Finance Corporation (FHFC), and the Miami-Dade Housing Finance Authority (MDHA).

Expiring Uses

Of the 36,013 assisted units, up to 5,342 are in danger of being lost in the next five years to contract expiration and expiring affordability periods. Still, many contracts are renewed on an annual basis and it is likely that some of these affordable units will not actually be lost.

Homeownership Programs

Similar to rental development, there are a wide variety of homeownership programs. Most offer either direct assistance to the homeowner or land and financial contributions to the developer. Assistance can be in the form of a grant or a loan. Some of the more

common programs offered in Florida include the State Housing Initiatives Program (SHIP), Florida Housing Ownership Assistance Program (HAP), Predevelopment Loan Program (PLP) and Community Workforce Housing Innovation Program (CWHIP). Additional subsidies are also offered through the private sector and local government entities.

While homeownership programs provide assistance for low, moderate and, in some instances, workforce housing, they are not generally considered part of the assisted housing inventory. This is due to the fact that in the absence of resale restrictions, many of the affordable owner-occupied units are quickly lost to the market.

Miami-Dade Housing Agency Programs[5]

It is the mission of the MDHA to provide decent, affordable housing in the County. In order to accomplish that goal, the MDHA administers several programs. A detailed explanation of each follows:

- **Public Housing:** In Miami-Dade County, public housing is limited to low-income families and individuals, with 40 percent of the units targeting households earning less than 30 percent of the area median income. In all, there are approximately 9,300 family and elderly units.

- **Section 8 Housing Choice Voucher Program:** The Section 8 Housing Choice Voucher allows recipients (restricted to low income households) to choose their unit in the private housing market. Participants typically pay between 30% and 40% of income toward rent; the landlord receives the difference in the form of a housing assistance payment from MDHA. In 2006, the MDHA administered 14,167 vouchers.

- **Section 8 Moderate Rehabilitation Program:** In the Section 8 Moderate Rehabilitation Program, very low-income households are provided affordable rental housing in privately-owned, rehabilitated, multifamily buildings. Unlike the voucher program, assistance is tied to the unit, not the individual. Altogether, there are 2,508 units in 48 locations.

- **Section 8 New Construction & Substantial Rehabilitation Program:** The Section 8 New Construction and Substantial Rehabilitation program offers units in newly constructed or rehabilitated buildings to very low income households. Through the program, approximately 1,300 housing units in 30 locations have provided housing opportunities to very low income families and individuals.

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[5] Miami-Dade Housing Agency, *MDHA Management Assistance Team Progress Report*, September 15, 2006

- **Special Needs Programs:** The MDHA, in conjunction with its nonprofit partners, administers numerous programs that target special needs groups, including the Shelter Plus Care Program, Moderate Rehabilitation Single Room Occupancy (SRO) Program, Veterans Assisted Supportive Housing Program, Assisted Living Facilities for the Elderly, and HOPWA-Supported Housing. For a description of each, please see the Special Needs Facilities and Services subsection.

- **Family Self-Sufficiency Program:** The Family Self-Sufficiency Program, administered by the MDHA, provides job training, education, employment placement and other supportive services to Section 8 and public housing residents to help them reach and maintain economic independence.

As part of their public housing inventory, Miami-Dade Housing Agency (MDHA) directly maintains and operates over 10,000 units in 100 developments. As previously discussed, the MDHA also administers several other programs. In all, they oversee the administration of over 28,000 housing units. The graph below provides an inventory of the number and type of MDHA Public Housing and Private Rental Housing.

TABLE 36: Summary of MDHA Public Housing & Private Rental Housing

PROGRAM	UNITS
Conventional Public Housing	9,277
Assisted Living Facilities	104
Section 8 Housing Choice Voucher	14,167
Section 8 Moderate Rehabilitation	2,508
Section 8 Substantial Rehabilitation	809
Section 8 New Construction	487
Shelter Plus Care	648
Single-Room Occupancy Moderate Rehab	290
TOTAL	**28,290**

SOURCE: Miami-Dade Housing Agency, MDHA Management Assistance Team Progress Report, September 15, 2006

Additional Miami-Dade County Programs[6]

- **Documentary Surtax Program:** In Florida, local governments receive an allocation from the State Housing Initiative Program (SHIP) to produce and preserve affordable housing for very low, low and moderate-income families. Funds are generated from a statewide documentary stamp tax on real estate transfers. Miami-Dade County is the only county in Florida to also have a local Documentary Surtax Program. Established in 1963, the surtax collects $0.45 on every $100 of recorded commercial property sales. The funds are

[6] Miami-Dade Housing Agency, *MDHA Management Assistance Team Progress Report*, September 15, 2006

used for a wide-range of housing programs that assist both rental and homeownership projects. Over five years (2001-2006), $99.4 million in SHIP and Surtax funds supported the construction or rehabilitation of 9,442 affordable housing units in 103 projects. An additional 5,197 units are currently under construction.

The table below summarizes the type of housing produced by Surtax and SHIP revenue over the past five years.

TABLE 36: Summary of Surtax & SHIP Funding (2001-2006)

PROGRAM	UNITS
Existing Building	419
Faith Based Project	24
Homeownership	729
Homeownership Rehab	103
Rental	6,895
Rental Homeless SRO	105
Rental Homeless Rehab	95
Rental Rehab	978
Small Rental Rehab	94
TOTAL	**9,442**

SOURCE: Miami-Dade Housing Agency, MDHA Management Assistance Team Progress Report, September 15, 2006

- **HOPE VI Program**: HOPE VI is a federally funded program that is intended to transform deteriorated, public housing units into high quality, affordable housing. Miami-Dade County received two HOPE VI grants: $4.6 million in 1998 for the development of Ward Towers Assisted Living Facility (ALF) and $35 million in 1999 for the redevelopment of Scott-Carver Homes.

- **General Obligation Bond (GOB):** Voters recently approved the Building Better Communities GOB for six new public housing developments; in addition, the GOB earmarked $137.7 million for preservation and development of affordable housing units.

- **Infill Development:** Miami-Dade County's infill program is intended to create homeownership opportunities by replace old, dilapidated structures with quality housing. Since 2003, approximately 176 new units have been developed and 305 are under construction.

Current Conditions & Improvements to Public Housing

The MDHA is also in the process of updating their public housing facilities and improving the living environment for their residents. Currently, the agency is seeking over $10 million for safety and security improvements and is working with local public

safety agencies to reduce crime. In addition, the MDHA has initiated contracts for roof repairs and improved custodial services at their public housing facilities. Finally, the MDHA is improving the accessibility of their public housing facilities in compliance with Section 504.

C. HOMELESS NEEDS FACILITIES

Assuring that there are an adequate number of facilities to care for the homeless is vital for any metropolitan area. As a homeless person or family progresses from basic needs (i.e. food, housing, healthcare) they advance into more independent living facilities such as transitional housing and eventually permanent supportive housing.

While homeless shelters have been adding units, unmet need is still 50 percent of the total number of units currently available. Of the three types of shelters (emergency, transitional, and permanent), permanent housing for homeless households has been the most successful and is in greatest demand. As a result, Miami-Dade County is focusing most new development on permanent housing.

The following chart lists the homeless housing inventory and unmet housing need in Miami-Dade County by type of assistance.

TABLE 38: Type of Shelter, Bed Capacity, & Needs Gap in Miami-Dade County (2007)

Type of Housing Assistance	Current Inventory 2007	Under Development 2007	Unmet Need/Gap
Individuals			
Emergency Shelter	786	132	0
Transitional Housing	931	150	24
Permanent Supportive Housing	1,012	429	1,509
Subtotal	**2,729**	**711**	**1,533**
Person in Families with Children			
Emergency Shelter	616	0	0
Transitional Housing	900	46	86
Permanent Supportive Housing	1,251	107	1,152
Subtotal	**2,767**	**153**	**1,238**
TOTAL	**5,496**	**864**	**2,771**

Source: Continuum of Care Housing Gaps Analysis and Housing Population, Miami-Dade County: 2007

A more in depth examination of the homeless housing inventory is provided in the HUD Required Table 1A Housing and Service Activity Charts.

D. SPECIAL NEEDS FACILITIES & SERVICES

Through their assisted housing programs and public housing facilities, the Miami-Dade Housing Agency provides supportive housing for special needs residents, including elderly, frail elderly, homeless, mentally disabled, veterans, substance abusers and HIV/AIDS households. Social services for these residents are provided by the Miami-Dade Department of Human Services and numerous local nonprofit organizations. According to the MDHA, primary programs include the following:

- **Shelter Plus Care Program:** The Shelter Plus Care Program provides housing assistance to homeless individuals or families who have a permanent disability, such as mental illness, substance abuse and/or HIV+/AIDS. The goal of the program is to provide self-sufficiency to the residents.

- **Moderate Rehabilitation Single Room Occupancy (SRO) Program:** Building owners receive rental payments as well as rehabilitation and maintenance fees in exchange for providing single occupancy rooms for low income, homeless individuals. Currently, approximately 300 rooms are part of Miami-Dade County's SRO Program.

- **Veterans Assisted Supportive Housing Program:** The MDHA in conjunction with the U.S. Department of Veterans Affairs provides 50 rental vouchers to homeless veterans with severe psychiatric or substance abuse disorders.

- **Assisted Living Facilities for the Elderly:** The Helen Sawyer Plaza not only provides 104 units of affordable housing to elderly residents living in Miami-Dade County but also offer long term health care and supportive services to meet the physical and emotional needs of elderly residents and assist them in maintaining an independent lifestyle. The Ward Tower, which currently offers 100 units of elderly housing, is in the process of transitioning into an assisted living facility.

- **HOPWA-Supported Housing:** The goal of the HOPWA Program is to assist program participants in achieving and maintaining housing stability so as to avoid homelessness and improve their access to, and engagement in, HIV/AIDS treatment and care. Local HOPWA funds are directed towards long-term rental assistance, project-based rental or operating assistance and, when funds allow, capital funding for rehabilitation or new construction (new construction limited to singe-room occupancy units and community residences).

  Approximately 1,000 households (well over 3,000 persons) are provided long-term tenant-based rental assistance and the support of Housing Specialists. Sixty (60) households are provided subsidized project-based housing. An

additional thirty-one (31) units of housing, built in part with HOPWA funds, are restricted to housing only persons living with AIDS.

- **Public Housing Accessibility (Section 504):** Miami-Dade Housing Agency (MDHA) has adopted several strategies to bring its public housing facilities into compliance under Section 504 of the Uniform Federal Accessibility Standards and provide accessible units to households with disabilities. First, all properties which can feasibly be modified will be renovated to meet current accessibility standards. Second, the MDHA will seek special purpose values to target families with disabilities. Finally, the MDHA will market local non-profit agencies that assist families with disabilities.

E. BARRIERS TO AFFORDABLE HOUSING

The next subsection, Barriers to Affordable Housing, describes public policies and private market conditions that affect affordable housing both in incorporated and unicorporated areas of Miami-Dade County.

Value to Income Disparity

Already one of the least affordable markets in the country, the imbalance between Miami-Dade County's housing supply and demand has grown substantially since 2000. Housing values increased by 172% and incomes increased by only 3% for all of Miami-Dade County in seven years. The median priced single family home is 8.5 times greater than the median income. (A normal median home value to median household income ratio should be closer to 3:1.) As a result, only 10% of the population can afford the median priced single family home in the County - $382,600 in the first quarter of 2007. Of the remaining 90% of households, almost half can not even afford the median rent for a 2-bedroom apartment ($1,182).

Loss of Affordable Units

The inventory of affordable housing is rapidly decreasing – primarily as a result of market appreciation, conversions of rental units to condominiums and deterioration. From 2002-2005, property values increased by 21% - 28% each year. As a result, housing costs have increased to the point that once affordable homes are now out of reach for most homebuyers. Without resale restrictions, many of the previously "affordable" units have been flipped and resold at "unaffordable" prices. In addition, thousands of affordable units have been lost to condominium and mobile home park conversions. Since 2000, over 24,000 rental units and 3,500 mobile homes in the County have been converted. Futher, damage and deterioration – often associated with older or less expensive housing – has dimished the stock of safe, decent, affordable housing. A total of 26,637 substandard units in the Metro Area lack heating, plumbing or adequate kitchen facilities. Another 323,777 units in the Metro Area are over 25 years of age, placing

them at greater risk of lead paint hazards, deferred maintenance issues, and hurricane damage.

Cost of Development

Land in Miami-Dade is at a premium due to the lack of buildable sites and rising acquisition costs. The escalating cost of real estate makes it difficult to locate affordable sites for development. Further, the high cost of materials and construction make it challenging to build affordable housing without deep government subsidies or profit losses. As a result, developers have primarily built high end, luxury products (which are not affordable to the general population) in recent years.

High Cost of Living

Over the past year, the cost of living in South Florida rose faster than any other major metropolitan area in the country – 4.4% according to the Consumer Price Index report in June 2007. In addition to housing costs, expenses for food and beverages and gas and transportation rose significantly as well as property taxes and insurance. As property values increased, so did the property taxes particularly for new home buyers – putting a strain on families that have recently moved or do not qualify for the Save Our Homes cap on property tax increases. According to estimates from the state's Shop and Compare website (www.shopandcomparerates.com), the average cost of insurance in Miami-Dade (for a 5-year old, Florida concrete block home, with a current replacement value of $150,000, a $500 non-hurricane deductible, a 2% hurricane deductible, no claims, and no wind mitigation discount) is $3,762.

Lack of Incentives

The subsidies needed in today's marketplace are far above the amount available through traditional government programs. The gap between the actual cost of housing and the amount that most families in the County can afford is extensive. In fact, most low income families would not even qualify to purchase the median priced single family house or condominium. Moderate income households would need subsidies above $200,000 to afford the median condominium and $300,000 for the median single family house.

Government Regulations

Government regulations and requirements play a major role in real estate development. Land use policies and zoning provisions dictate the type and density of housing; permit and code approvals direct project timelines; and impact fees and concurrency requirements determine price costs. All play an important role in the affordability of a development. Each policy can either add significantly to construction costs (and subsequently increase housing values) or if utilized correctly, can provide incentives for certain building types (i.e. affordable housing).

Private Lending

The infusion of credit during the housing boom spurred the subprime lending market and encouraged aggressive and often unscrupulous lending practices. Low-income families who could not qualify for standard mortgages were the primary victims of predatory lending. As the interest rates on adjustable-rate loans reset, many are having difficulty affording the inflated payments. The result has been a significant increase in the number of foreclosures. According to RealtyTrac, nationwide foreclosures have risen 55% in the first half of 2007. In Florida, one out of every 81 households is in foreclosure.

Reacting to the rise of foreclosures and the closure of many unregulated mortgage companies, lending institutions have begun to reevaluate risky loans and tighten their lending standards. A July 2007 survey by the Federal Reserve Board noted that over the past three months, 14% of domestic banks tightened their lending standards on prime residential mortgages, 40% increased standards for nontraditional mortgage products and 56% restricted subprime lending. The likely result is less available credit for homeowners. The recent credit squeeze will make it particularly difficult for low-income families to qualify for a mortgage.

Table 2A
Priority Housing Needs/Investment Plan Table

PRIORITY HOUSING NEEDS (households)			Priority	Unmet Need	
Renter	Small Related	0-30%	H	9,263 (6%)	
		31-50%	H	13,145 (9%)	
		51-80%	H	12,568 (8%)	
	Large Related	0-30%	M	3,815 (3%)	
		31-50%	M	4,375 (3%)	
		51-80%	M	4,183 (3%)	
	Elderly	0-30%	M	5,049 (3%)	
		31-50%	M	2,829 (2%)	
		51-80%	M	2,705 (2%)	
	All Other	0-30%	H	5,215 (4%)	
		31-50%	H	5,600 (4%)	
		51-80%	H	5,354 (4%)	
Owner	Small Related	0-30%	M	4,727 (3%)	
		31-50%	H	13,591 (9%)	
		51-80%	H	12,994 (9%)	
	Large Related	0-30%	M	1,921 (1%)	
		31-50%	H	5,842 (4%)	
		51-80%	H	5,585 (4%)	
	Elderly	0-30%	H	6,594 (4%)	
		31-50%	H	7,026 (5%)	
		51-80%	H	6,718 (5%)	
	All Other	0-30%	M	2,508 (2%)	
		31-50%	M	3,423 (2%)	
		51-80%	M	3,272 (2%)	
Non-Homeless	Elderly	0-80%	H	30,332 (20%)	ELDERLY
	Frail Elderly	0-80%		(Included with Elderly)	
	Severe Mental Illness	0-80%		(Included with Physical)	DISABLED
	Physical Disability	0-80%	H	26,610 (18%)	
	Developmental Disability	0-80%		(Included with Physical)	
	Alcohol/Drug Abuse	0-80%			
	HIV/AIDS	0-80%	M	4,706 (3%)	
	Victims of Domestic	0-80%			

The unmet need is estimated through 2012 based on the number of households with housing problems (please see Tables 5-7 in *Chapter III, Housing and Homeless Needs Assessment).* Housing need for households containing a person with a disability or HIV/AIDS person was estimated for the Metro Area as a percentage of the entire County population for 2008; the 2008 percentage was then multiplied by the total number of Metro Area households in 2012. Priority was calculated by adding the unmet needs for all low-income households (148,302), determining the percentage of the total need for each category, and assigning the following criteria for each = Low 0%, Medium (M) 1-3%, High (H) 4%+.

Table 2A
Priority Housing Needs/Investment Plan Goals

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
Renters						
0 - 30 of MFI						
31 - 50% of MFI						
51 - 80% of MFI						
Owners						
0 - 30 of MFI						
31 - 50 of MFI						
51 - 80% of MFI						
Homeless*						
Individuals						
Families						
Non-Homeless Special Needs						
Elderly						
Frail Elderly						
Severe Mental Illness						
Physical Disability						
Developmental Disability						
Alcohol/Drug Abuse						
HIV/AIDS						
Victims of Domestic Violence						
Total						
Total Section 215						
212 Renter						
215 Owner						

* Homeless individuals and families assisted with transitional and permanent housing

Table 2A
Priority Housing Activities

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
CDBG						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units						
Rental assistance						
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units						
Homeownership assistance						
HOME						
Acquisition of existing rental units						
Production of new rental units						
Rehabilitation of existing rental units						
Rental assistance						
Acquisition of existing owner units						
Production of new owner units						
Rehabilitation of existing owner units						
Homeownership assistance						
HOPWA						
Rental assistance						
Short term rent/mortgage utility payments						
Facility based housing development						
Facility based housing operations						
Supportive services						
Other						

SECTION V

FY 2008-2012 STRATEGIC PLAN

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A. GENERAL

Throughout the citizen participation process, the residents of Miami-Dade County identified and ranked housing and community development needs according to levels of priority (high, medium, low, or no such need). Priorities' identified as a high priority will be funded during the next five years, while medium and low priority needs may be funded during the five-year period pending the availability of funds. This information is included in the Priority Needs Summary Table. Needs were identified through citizen participation, engineering studies, charrettes, area planning reports, and Neighborhood Revitalization Strategy Area profiles. The high priority needs identified in Miami-Dade County included: single and multi-unit housing rehabilitation, new construction of owner and rental housing, public services, infrastructure improvement and economic development.

Specific objectives are: new construction of single-family housing, rehabilitation of single-family units, rehabilitation of multi-unit housing, creation of jobs, public services for youth and senior citizens, and infrastructure improvements. These objectives are also identified in the individual Neighborhood Revitalization Strategy Areas, Priority Needs and Objectives.

Resource allocation will be concentrated in Neighborhood Revitalization Strategy Areas and eligible block groups. Block groups where the median income is less than 30 percent (%) of the Miami-Dade county median income and where there is high poverty and unemployment rates will have priorities.

ANALYSIS OF CURRENT NRSAs

At present, Miami-Dade County maintains nine (9) NRSAs throughout the community. These areas represent a concentration of residents in the Low Income levels, as defined by HUD. Based on 2000 Census data, these areas were identified and neighborhood committees dedicated toward assisting OCED in finding solutions to the economic development and housing problems were formed. The nine NRSA areas are:

- Goulds
- Leisure City/Naranja
- Melrose
- Model City
- Opa-locka
- South Miami
- Perrine
- Sweetwater
- West Little River

A review of the existing NRSAs was conducted to account for changes in policy from HUD as well as a more in-depth analysis of the data related to Low Income households and the related housing characteristics. New guidelines issued by HUD stated that the areas of focus should be those where 70% of the population is in the Low Income category. In addition, data regarding Poverty Rate, Overcrowding and Unemployment were reviewed to further analyze each NRSA.

Data was obtained for each of the NRSAs and included the Census Block Group identified with a high percentage of the population in the Household Income level below 80% of AMI as defined by HUD. The original lists of Block Groups for analysis were derived from a table identifying the CDBG Eligible Census Tracts & Block Groups in the Entitlement Area. This list illustrated all Block Groups with at least 50% of the population in the Low Income category (below 80% of AMI).

Other data includes an analysis performed by the Miami-Dade County Department of Planning and Zoning, which used Census information and HUD Tabulations to define the characteristics of each NRSA. A summary of this information is found in Table 39.

TABLE 39
CHARACTERISTICS OF THE POPULATION AND HOUSING FOR NRSAS
2000

NRSA	Percent Overcrowded	Poverty Rate	Unemployment Rate	Low-Mod	Combined Factors
Naranja (alone)	40.3	39.8	20.0	75.3	175.4
Model City	29.1	47.8	20.0	74.0	170.9
South Miami	25.1	43.8	16.3	80.7	165.9
Perrine	23.1	52.4	12.8	72.1	160.4
Leisure City/Naranja Combined	32.1	36.8	16.3	69.5	160.3
Leisure City (alone)	38.3	33.1	11.7	66.7	149.8
Opa-locka	28.7	35.2	17.5	67.4	148.8
Melrose	40.1	26.2	11.8	67.9	146.0
Goulds	26.4	32.9	11.7	63.6	134.6
West Little River	29.1	30.4	14.0	58.3	131.8
Princeton	24.7	27.7	13.4	59.1	124.9
Sweetwater	32.9	20.2	11.6	58.5	123.2

Sources: U.S. Bureau of the Census, SF3, Special HUD Tabulation, 2000.
Miami-Dade County, Department of Planning and Zoning, Research Section, 2004

All of the characteristics identified in Table 39 were evaluated independently and collectively and each of the NRSAs was ranked based on the percentages shown here. This reevaluation revealed that there was a clear delineation between the six of the current NRSAs and the remaining eligible Block Groups. In addition, in one of the current NRSAs (Leisure City/Naranja/Princeton) a portion of the area had characteristics significantly different that the remainder (Princeton). Data is presented for each of the three communities (Leisure City/Naranja/Princeton) to illustrate the conditions that exist. It is recommended that Leisure City and Naranja remain as one NRSA due to the historic connection of the communities and their proximity.

Therefore the recommendations of the NRSAs that should continue are:

- Leisure City/Naranja
- Melrose
- Model City
- Opa-locka
- Perrine
- South Miami

The following eligible block groups will continue to be given priority status for funding:

- Goulds
- Princeton (from Leisure City/Naranja)
- Sweetwater
- West Little River

B. AFFORDABLE HOUSING

Based upon the needs analysis found in the priority needs summary table of this Consolidated Plan, Miami-Dade's Consolidated Plan is directed toward the following objectives over the five-year period:

- Providing assistance to renter households by increasing both the supply of standard affordable housing and the availability of rental assistance and support services. This is especially true for those with incomes at or below 30 percent of the median income group.
- Promoting homeownership opportunities by providing assistance to homebuyers and by increasing the supply of affordable units available for purchase.
- Reducing lead-based paint hazards.
- Providing support facilities and services as well as increasing the supply of units for non-homeless persons with special needs.
- Assisting low-income families in public housing by he continuation of resident management initiatives and homeownership opportunities.
- Continuing to improve the living conditions of residents of public housing by physically upgrading existing units.
- Continuing to assist existing homeowners to maintain their properties by providing financial assistance to the rehabilitation of substandard units.

From these objectives, the following priorities were established. These are listed below, in the order shown in Consolidated Plan Table 4.High Priority: Extremely and Very-Low-Income (0-30% and 31-50% median family income [MFI] renters, All Household Sizes)

Analysis: Based on the Consolidated Plan Table 1 which was updated in 2007, there are almost 20,000 very-low-income rental households. Of this number, almost 14,000 are in need of some type of housing assistance. This assistance may include correction of housing

conditions and reduction in the cost of housing. Of the almost –96,000 very-low-income renters, almost 51,500 are classified as extremely-low- income, which means that they fall within the 0 – 30% of the MFI group. This is the group which has the least ability to find and afford standard housing. This is also the group which needs the deepest form of subsidy. As shown on the Priority Needs Table, all extremely–low and very-low income rental households were assigned a high priority.

A comparison of the County's Fair Market Rents (FMRs) to rents affordable to households at 50% of median income shows an estimated rental affordability gap of 700 per month for a zero bedroom to almost $880 per month for a three bedroom. These same comparisons for households at 30% of median income show the rental affordability gap is from $790 per month to $996 per month. This supports the data all cost burden and the need for the both affordable units and rental assistance to serve this group.

The housing supply by rental rates and bedroom size indicates the bulk of the rental housing is in the one-to-two bedroom category (108, 744 units) and, of these units, only 22,265 are considered affordable to very-low-income households and just over 55,000 have rents at or below FMRs. Elderly renters have even fewer units available. This situation is similar for large families. There is an estimated approximately 14,000 zero bedroom units, of which only 3,000 are affordable. The large families have an estimated 25,000 rental units with three or more bedrooms, of which only 3,500 are affordable.

The overall condition of the housing stock is good.

Although exact data are limited on units for renters with 30% or less MFI, given the needs compared with the housing stock for the 0-50% income range, the needs of the 0-30% can only be described as even more difficult to address within the existing cost structure and unit sizes of current housing stock.

Federal preferences include persons paying more than 50% of income for rent and persons living in substandard units. The activities to be pursued include rental assistance, and the rehabilitation and new construction of units which would address both rent burden and substandard conditions.

Past efforts by Miami-Dade to Neighborhood Revitalization Strategy this group (0-30%) for new construction or rehabilitation subsidies have not been successful due in large part to the inability of the developer/owner of the rental housing to collect enough rent from these tenants to meet ongoing operating costs. Unless renters in this income range also receive rental assistance as a part of the construction subsidy, it is very difficult to create new units or rehabilitate existing ones. Current federal policy does not provide new monies for the funding of project-based rental assistance. Miami-Dade will continue its efforts to Neighborhood Revitalization Strategy this income group in its construction and rehabilitation efforts.

While the 0-30% income grouping is small-related, and elderly have the largest numbers, all groups at this income level suffer, and all groups were given a first priority for assistance.

The 31-50% of income grouping comprised just over 24,000 of the almost 61,900 very-low-income renters. This group, like the 0-30% category, suffers from substandard conditions and

cost burdens. Unlike the 0-30% income group, Miami-Dade has had more success in targeting those households with income close to 50%. However, this grouping, like the 0-30%, has an enormous need for housing assistance and was therefore given a priority.

The major obstacle to addressing undeserved needs is the lack of financial resources to fund increases in the affordable housing stock, rental assistance to ease cost burden and support services to address the need for counseling, health care, day care, jobs, etc.

Strategy Development—Investment Plan: After comparing the types of housing problems against the current stock and resources available, the Working Committee recommended that Miami-Dade engage in a number of activities.

First, Miami-Dade will support rehabilitation of existing units as the primary activity for all non elderly renter households in these income categories, with new construction as a secondary activity. For elderly households, new construction will be the primary activity, with rehabilitation as a secondary activity.

The emphasis on new construction for the elderly is due to the rapid increase in residential units which has priced the elderly out of the market. An overall increase in housing units for very-low-income households is needed: therefore new construction will be emphasized if additional suitable funds become available. Miami-Dade will continue its efforts to Neighborhood Revitalization Strategy the 0-30% income group.

Secondly, Miami-Dade will look into the feasibility of providing rental assistance through Section 8 for these groups to help ease the affordability problems facing these households. Miami-Dade will also examine the use of HOME for Tenant-Based Rental Assistance.

Lastly, Miami-Dade will pursue opportunities to provide support services to assist in job training, counseling, child care, health services, etc. for these households, since housing problems are usually only a part of the problems and needs experienced by persons and families in these income ranges.

The programs and resources to be pursued over the five-year period include:

- <u>New Construction</u>

  Federal:

  Home Investment Partnership (HOME)
  Section 202
  Low-Income Housing Tax Credit
  Public Housing Monies

  State:

  HIP
  SAIL (when available)
  Florida Housing Finance Agency

  Local:

  Documentary Surtax
  Private Lenders/Foundations
  Housing Finance Authority bonds

- Rehabilitation
  - Federal:
    - HOME
    - Community Development Block Grant (CDBG)
    - Section 202
    - Low-Income Housing Tax Credit
    - Public Housing Comprehensive Grant Program
  - State:
    - SAIL
  - Local:
    - Documentary Surtax
    - Private Institutional Lenders/Foundation
    - Miami-Dade County Housing Financing Authority

- Rental Assistance
  - Federal:
    - Section 8
    - HOME

- Support Services
  - Federal:
    - CDBG
    - Supportive Housing

Medium Priority: Low-Income Renters (51-80% MFI), All Household Sizes

Analysis: Over 31,800 households fall within this group. Of this number, 62% have housing problems, but the degree of cost burden has declined from that of the very-low-income households. Low-income renters in all categories receive a second priority due to their higher income and smaller numbers than the very-low-income renters. Households in this grouping had large numbers with cost burden at 30% of income (62%); although the percentage of households with cost burden at 50% of income for housing is lower (25%).

Renters in this income group, like those of very-low-income, have a limited number of units which are affordable. A recent survey showed that only renters with incomes of more than $45,000 could afford rents of $996. When comparing median family income to numbers of housing units which are affordable, only 74% of the units are affordable to persons at 80% of median income. All low-income rental households were assigned a medium priority as shown in the Priority Needs Table. The estimated units and dollars amounts indicate some overlapping. The housing stock is in fairly good condition.

The major obstacle to addressing undeserved needs is the limited financial resources available to support increases in the affordable housing stock, rental assistance to ease household expense burdens and services to counseling, health care, day care and jobs.

Strategy Development—Investment Plan: A comparison of types of housing problems against the current stock and resources available results in the following activities.

Miami-Dade will support the rehabilitation of existing units as the primary activity for all non-elderly renter households in these income categories, with new construction as a secondary activity. Since an overall increase in housing units for low-income households is needed, new construction will also be emphasized.

Additionally, Miami-Dade will pursue opportunities to provide support services to assist in such areas including job training, counseling, child care and health services, for these households. Housing problems are only a part of the economic and social problems and needs experienced by persons and families in the income ranges.

The programs and resources to be pursued over the five-year period include:

- New Construction
  - Federal:
    - Home Investment Partnership (HOME)
    - Section 202
    - Low-Income Housing Tax Credit
    - Public Housing Monies
  - State:
    - SHIP
    - SAIL (when available)
    - Florida Housing Finance Agency
  - Local:
    - Documentary Surtax
    - Private Lenders/Foundations
    - Housing Finance Authority bonds

- Rehabilitation
  - Federal:
    - HOME
    - Community Development Block Grant (CDBG)
    - Section 202
    - Low-Income Housing Tax Credit
    - Public Housing Comprehensive Grant Program
  - State:
    - SAIL
    - Special Disaster Sales Tax Monies
  - Local:
    - Documentary Surtax
    - Private Institutional Lenders/Foundation
    - Miami-Dade County Housing Financing Authority

- Rental Assistance
  - Federal:
    - Section 8
    - HOME
  - Support Services
  - Federal:
    - CDBG
    - Supportive Housing

Various Priorities: Existing Homeowners (0 – 80% MFI)

Analysis: There is a total of an estimated 102,800 lower-income homeowners in the jurisdiction. Of the group at 0 – 50% MFI, approximately 87% have some housing problems. Because of their different needs ad abilities to repay loans, homeowners at 31 – 50% MFI receive a high priority, homeowners at 51-80% MFI receive a medium priority, and homeowners at 0-30% MFI receive a low priority (see listing on Priority Needs Table). Assistance to these households has been ongoing in the County and, based upon the years of program operation and the number of households in need (per Table 1), there are more than enough housing units which are owner occupied and need repairs. By addressing these repairs with lower cost monies and/or grants, these owners are able to remain in their homes. Monies for assistance to this group can also be used to make modifications to these units and allow elderly and handicapped owners to remain in their units.

The major obstacle to addressing undeserved needs is the lack of financial resources to fund increases in the affordable housing stock, rental assistance to ease cost burden and support services to address the need for counseling, health care, day care, jobs, etc.

Strategy Development—Investment Plan: For this group the primary activity is the rehabilitation of their housing units.

The programs and resources to be used include:

- Federal:
  - HOME
  - CDBG
- State:
  - Special Disaster Sales Tax Monies (through 1994)
- Local:
  - Documentary Surtax
  - Private Institutional Lenders

First-Time Homebuyers With and Without Children (0-80% of MFI)

Analysis: While not particularly identified on the listing of priority needs table, this group has been identified as requiring priority ratings. A high priority was given to First-Time Homebuyers, with children, who have incomes of between 31% -50% MFI. Given the current low market interest rates, this group has the greatest potential to become homeowners if additional assistance is provided in the form of down payment and closing cost assistance.

A goal of increasing homeownership rates is desirable by and generally supported by those in the housing field. With respect to Table 1, the two income range categories in which the potential is most feasible are 31-50% MFI and 51-80% MFI. The ownership ratio for these groups is only 57%, versus 68% overall in Miami-Dade County. To increase this ratio, renters need to be encouraged to become homeowners. Of the 61,700 renter households in this income range, two households often can pay the monthly costs of home-ownership but cannot accumulate the down payment required to achieve homeownership.

All other at 31 - 50%, and both all others and households with children at 51-80%, were given a medium priority. These groups are candidates for homeownership.

All first-time homebuyers in the 0-31% of MFI were given a low priority primarily because their limited income prevents them from repaying debt and paying for the normal items associated with homeownership (i.e. taxes, insurance and maintenance even with steep subsidies).

All analysis of available units to income revealed that households with incomes of 50% MFI could afford only 3.4% of the available owner-occupied units and a household of 80% MFI could purchase 34% of the existing stock. This assumes no subsidy. With the use of subsidy, even more of the housing stock would be made affordable. As stated earlier, most of the existing stock is in good condition, so lowering of purchase prices by use of subsidies will assist greatly.

The major obstacle to addressing undeserved needs is the lack of financial resources to fund increases in the affordable housing stock, rental assistance to ease cost burden and support services to address the need for counseling, health care, day care, jobs, etc.

Strategy Development—Investment Plan Activities: The primary activity is homebuyers' assistance with acquisition, rehabilitation and new construction as secondary activities. Support services will also be provided.

Programs to be used include:

- Federal:
  - HOME
  - CDBG
  - Mortgage Revenue Bonds
  - HOPE 1 and 3

- Local:
  - Documentary Surtax monies
  - Private Lenders

Homeless Individuals and Families, Including All Sub-populations

Analysis: There are approximately 4,400 homeless persons in Miami-Dade County and a much greater number of persons at-risk of becoming homeless. The full impact of Welfare reform and public housing disposition have not been assessed nor observed.

Another factor which cannot be measured exactly is the wave of foreign immigrants coming into Miami-Dade County who, upon arrival, are often homeless.

Strategy Development—Investment Plan: The primary activity is the provision of assistance to existing support facility services. Acquisition, rehabilitation, and construction of new facilities are a secondary activity.

Programs to be used include:

- Federal:
  Section 202
  HOME
  CDBG
  HOPWA
  Section 8
  Section 811
  Supportive Housing

- State:
  SAIL (beginning in 1995)—Miami-Dade County developers are currently receiving special SAIL funds from the State Hurricane Sales Tax Trust Fund

- Local:
  Private Lenders/Foundations

Non-Homeless with Special Needs—All Categories

Analysis: This grouping includes: elderly, frail elderly, handicapped—physical and mental, persons with AIDS, and farm workers. Their numbers are difficult to establish. The estimated total of persons in need of supportive housing for all categories is almost 100,000 rounded. The largest numbers are in the elderly (41,430) and frail elderly (42,470) categories. The severely mentally ill are the third largest group, at over 11,000. The remaining groupings of disabled, persons with AIDS and additional groups total 1,200 to 1,500 each. Income data for these groups is very difficult to obtain and thus no breakdown is given. This group receives a first priority ranking.

The major obstacle to addressing undeserved needs is the lack of financial resources to fund increases in the affordable housing stock, rental assistance to ease cost burden and support services to address the need for counseling, health care, day care, jobs, etc.

Strategy Development—Investment Plan: The primary activity is the provision of assistance to existing support facilities and services. Acquisition, rehabilitation, and construction of new facilities is a secondary activity.

Programs to be used include:

- Federal:
  CDBG
  HOME
  Comprehensive Grant Program
- State:
  SAIL (when available)
  Special Disaster Sales Tax Monies (through 1994)
- Local:
  Documentary Surtax Monies

C. Public Housing

The Public and Assisted Housing subsection reviews eligibility guidelines, identifies assisted housing inventory and outlines Miami-Dade Housing Agency programs.

Eligibility Guidelines

Specific eligibility requirements and/or income restrictions for assisted housing facilities are determined by the program used to fund the project. While some developments target special needs populations such as the elderly, homeless or disabled, most housing programs provide assistance to individuals and families earning below 80% of the area median income. Each year, the U.S. Department of Housing and Urban Development (HUD) determines specific income limitations for extremely low, low and moderate income families based on family size. Table 34 from a previous section illustrates the income limits for Miami-Dade County in 2007.

Assisted Rental Housing Inventory

Because this document largely deals with housing services, it is important to understand the varying types of housing arrangements. Below is a delineation of housing categories within the assisted housing inventory:

- **Family:** Housing serving the general population (as well as special needs households) with qualifying income.
- **Elderly:** Units designated for those at least 62 years of age (or in some instances, 55 years and older).
- **Disabled:** Housing units servicing households where one or more person maintains a physical or mental disability.

- **Homeless:** Housing assistance for the homeless.

Table 35 provided in a previous section, details the assisted housing inventory available in Miami-Dade County by the population served.

According to the inventory of assisted rental housing compiled by the Florida Housing Data Clearinghouse, Miami-Dade County has over 36,000 rental units that have received some type of government assistance. While this analysis provides a basis for understanding the extent and diversity of the assisted housing inventory, it underestimates the total number of assisted housing in Miami-Dade County. First, only rental housing is considered. Second, housing created from local funding sources, such as the Surtax Program, has not been added. These facilities will be identified in the review of the Miami-Dade Housing Agency Programs and Additional Miami-Dade County Programs.

A review of the programs follows:

- **HUD Rental Assistance:** HUD provides rental subsidies to low-income families through their Section 8 voucher program. Additional rental assistance programs are available for elderly (Section 202) and persons with disabilities (Section 811).

- **Section 8 Non-Insured:** Developments designated 'Section 8 Non-Insured' were originally developed or rehabilitated with any type of financing, including HUD mortgage insurance, and had a Section 8 contract for project-based rental assistance. At some point during the life of the Section 8 contract, the mortgage was paid in full and only the Section 8 contract remains in place for project-based rental assistance.

- **RHS Rental Assistance:** Section 514/516 finances on-farm and off-farm rental housing through loans and grants.

- **Low Income Housing Tax Credits:** Both a non-competitive 4% tax credit and a competitive 9% tax credit program is available through the state for new construction, acquisition and rehabilitation of affordable rental housing targeted to households earning less than 60% AMI.

- **State and Local Bonds:** Either the state or local housing authority may issue Multifamily Mortgage Revenue Bonds (typically tax-exempt) to finance below market rate units. While there may be set-aside and/or income requirements, there are no rent restrictions.

- **State Apartment Incentive Loan (SAIL):** Funded through Florida's Housing Trust Fund, the program provides low-interest gap financing to affordable housing developers.

- **HOME Investment Partnership Program (HOME):** Projects targeting families earning less than 60% AMI can qualify for non-amortized, low-interest loans from the state for acquisition, construction or rehabilitation costs.

- **Loan Guarantee & Risk Sharing (Section 542):** Both HUD and the FHFC work collaboratively with local governments and finance authorities to offer loan guarantees to increase credit capabilities and lower borrowing costs.

Financial assistance for the afore mentioned programs is derived from the U.S. Department of Agriculture Rural Housing Service (RHS), U.S. Department of Housing and Urban Development (HUD), Florida Housing Finance Corporation (FHFC), and the Miami-Dade Housing Finance Authority (MDHA).

Expiring Uses

Of the 36,013 assisted units, up to 5,342 are in danger of being lost in the next five years to contract expiration and expiring affordability periods. Still, many contracts are renewed on an annual basis and it is likely that some of these affordable units will not actually be lost.

Homeownership Programs

Similar to rental development, there are a wide variety of homeownership programs. Most offer either direct assistance to the homeowner or land and financial contributions to the developer. Assistance can be in the form of a grant or a loan. Some of the more common programs offered in Florida include the State Housing Initiatives Program (SHIP), Florida Housing Ownership Assistance Program (HAP), Predevelopment Loan Program (PLP) and Community Workforce Housing Innovation Program (CWHIP). Additional subsidies are also offered through the private sector and local government entities.

While homeownership programs provide assistance for low, moderate and, in some instances, workforce housing, they are not generally considered part of the assisted housing inventory. This is due to the fact that in the absence of resale restrictions, many of the affordable owner-occupied units are quickly lost to the market.

Miami-Dade Housing Agency Programs[1]

It is the mission of the MDHA to provide decent, affordable housing in the County. In order to accomplish that goal, the MDHA administers several programs. A detailed explanation of each follows:

- **Public Housing:** In Miami-Dade County, public housing is limited to low-income families and individuals, with 40 percent of the units targeting households earning

[1] Miami-Dade Housing Agency, *MDHA Management Assistance Team Progress Report*, September 15, 2006

less than 30 percent of the area median income. In all, there are approximately 9,300 family and elderly units.

- **Section 8 Housing Choice Voucher Program:** The Section 8 Housing Choice Voucher allows recipients (restricted to low income households) to choose their unit in the private housing market. Participants typically pay between 30% and 40% of income toward rent; the landlord receives the difference in the form of a housing assistance payment from MDHA. In 2006, the MDHA administered 14,167 vouchers.

- **Section 8 Moderate Rehabilitation Program:** In the Section 8 Moderate Rehabilitation Program, very low-income households are provided affordable rental housing in privately-owned, rehabilitated, multifamily buildings. Unlike the voucher program, assistance is tied to the unit, not the individual. Altogether, there are 2,508 units in 48 locations.

- **Section 8 New Construction & Substantial Rehabilitation Program:** The Section 8 New Construction and Substantial Rehabilitation program offers units in newly constructed or rehabilitated buildings to very low income households. Through the program, approximately 1,300 housing units in 30 locations have provided housing opportunities to very low income families and individuals.

- **Special Needs Programs:** The MDHA, in conjunction with its nonprofit partners, administers numerous programs that target special needs groups, including the Shelter Plus Care Program, Moderate Rehabilitation Single Room Occupancy (SRO) Program, Veterans Assisted Supportive Housing Program, Assisted Living Facilities for the Elderly, and HOPWA-Supported Housing. For a description of each, please see the Special Needs Facilities and Services subsection.

- **Family Self-Sufficiency Program:** The Family Self-Sufficiency Program, administered by the MDHA, provides job training, education, employment placement and other supportive services to Section 8 and public housing residents to help them reach and maintain economic independence.

As part of their public housing inventory, Miami-Dade Housing Agency (MDHA) directly maintains and operates over 10,000 units in 100 developments. As previously discussed, the MDHA also administers several other programs. In all, they oversee the administration of over 28,000 housing units. Table 36 listed previously provides an inventory of the number and type of MDHA Public Housing and Private Rental Housing.

Miami-Dade County Housing Strategies

- **Documentary Surtax Program:** In Florida, local governments receive an allocation from the State Housing Initiative Program (SHIP) to produce and preserve affordable housing for very low, low and moderate-income families. Funds are generated from a statewide documentary stamp tax on real estate transfers. Miami-Dade County is the only county in Florida to also have a local Documentary Surtax Program. Established in 1963, the surtax collects $0.45 on every $100 of recorded commercial property sales. The funds are used for a wide-range of housing programs that assist both rental and homeownership projects. Over five years (2001-2006), $99.4 million in SHIP and Surtax funds supported the construction or rehabilitation of 9,442 affordable housing units in 103 projects. An additional 5,197 units are currently under construction.

Table 37 found in a previous section summarizes the type of housing produced by Surtax and SHIP revenue over the past five years.

- **HOPE VI Program**: HOPE VI is a federally funded program that is intended to transform deteriorated, public housing units into high quality, affordable housing. Miami-Dade County received two HOPE VI grants: $4.6 million in 1998 for the development of Ward Towers Assisted Living Facility (ALF) and $35 million in 1999 for the redevelopment of Scott-Carver Homes.

- **General Obligation Bond (GOB):** Voters recently approved the Building Better Communities GOB for six new public housing developments; in addition, the GOB earmarked $137.7 million for preservation and development of affordable housing units.

- **Infill Development:** Miami-Dade County's infill program is intended to create homeownership opportunities by replace old, dilapidated structures with quality housing. Since 2003, approximately 176 new units have been developed and 305 are under construction.

- **Site Specific Development:** Miami-Dade County has designated 21 specific sites for Affordable Housing projects

Current Conditions & Improvements to Public Housing

The MDHA is also in the process of updating their public housing facilities and improving the living environment for their residents. Currently, the agency is seeking over $10 million for safety and security improvements and is working with local public safety agencies to reduce crime. In addition, the MDHA has initiated contracts for roof repairs and improved custodial services at their public housing facilities. Finally, the MDHA is improving the accessibility of their public housing facilities in compliance with Section 504.

D. HOMELESSNESS

Homeless Individuals and Families, Including All Sub-populations

Analysis: Based on its annual providers surveys, the Miami Coalition for the Homeless estimates a nightly homeless population of approximately 4,400 individuals in Miami-Dade County. Generally accepted surveys indicate that 28% of that population is made up of families. A much higher number of persons are at-risk of becoming homeless.

Also, the two-year emergency Section 8 assistance will soon end and those persons will be at risk of becoming homeless.

Another factor which cannot be measured exactly is the wave of foreign immigrants coming into Miami-Dade County who upon arrival are often homeless. Both families and individuals are high priority.

Strategy Development—Investment Plan Activities

Investment Plan Activities: The primary activity is the implementation of the Miami-Dade County Community Homeless Plan, which calls for the simultaneous development of the infrastructure of supportive services connected to emergency shelter, transitional and permanent housing that make up 'continuum of care.'

Miami-Dade will work with the Miami Coalition for the Homeless and the various nonprofits to increase the number of emergency shelter beds. The Homeless Trust, through its implementation of the Miami-Dade County Community Homeless Plan, contracted with a local nonprofit to build a Homeless Assistance Center. This facility, along with other shelters, will assist families as well as individuals. The Trust will also contract with nonprofits to expand the available pool of transitional beds. This will include acquisition, rehabilitation and new construction. In addition to the increase in bed capacity, social services will be geared to helping individuals and families transition into permanent housing with supportive services. The Trust will work with non-and for-profit agencies to expand the existing number of permanent housing units connected with supportive services.

The passing of the One Percent Sales (food and beverage) Tax provides a dedicated revenue source to assist in the creation of the infrastructure needed to address the complex problem of homelessness. The Miami-Dade County Community Homeless Plan, adopted concurrently by ordinance in July 1993, sets out a "continuum of care model" for this purpose.

To assist in the prevention of homelessness for those group most at-risk, rental assistance will be provided in addition to improvements in the housing stock.

Actions to prevent low-income individuals and families from becoming homeless also include activities by the Miami-Dade County Department of Human services (DHR) for homeless prevention. These activities include Family Rehabilitation Services, Emergency Housing Services, Child Development Services, Training and Employment Assistance and other community resources. Actions will be taken to help homeless persons to make the transition to permanent housing and independent living.

Miami-Dade will again apply for Shelter Plus Care program funds to provide rental assistance to homeless persons with disabilities in combination with supportive services funded from other sources, and apply for Section 8 Moderate Rehabilitation Assistance for Single Room Occupancy Dwellings to provide rental assistance for single room housing units for occupancy by homeless individuals.

Programs to be used include:

- Federal:
  Section 202
  HOME
  CDBG
  HOPWA
  Section 8
  Section 811
  Supportive Housing

- State:
  SAIL—Miami-Dade County developers are currently receiving special SAIL funds from the State Hurricane Sales Tax Trust Fund

- Local:
  Private lenders/foundations

Geographic distribution: Countywide.

E. OTHER SPECIAL NEEDS

OCED is consulting with the Alliance for Human Services to help identify gaps in services to special populations in the County by social service agencies. Supportive services for the elderly and frail elderly are being coordinated with the Community Action Agency, the Miami-Dade Department of Human Services, and JESCA for transportation services. Supportive services for persons with disabilities are being coordinated with the Miami-Dade Office of Americans with Disabilities Act Coordination. In addition, services for persons with alcohol and drug addiction are being coordinated with the Miami-Dade Department of Human Services and several non-profit agencies. Services for public housing residents are being coordinated with the Overall Tenant Advisory Committee.

F. NON-HOUSING COMMUNITY DEVELOPMENT PLAN

COUNTYWIDE STRATEGIC PLAN

The community development component of the strategies, priority needs and objectives identifies needs eligible for assistance under HUD's community development programs by CDBG eligibility category, reflecting needs of persons or households. The community development component states the short-and long-term objectives.

SHORT-TERM OBJECTIVES (FY 2008)

PUBLIC FACILITIES

High Priorities include senior centers, youth centers, neighborhood facilities, child care centers, parks and recreational facilities and health facilities.

INFRASTRUCTURE IMPROVEMENTS

High Priorities include flood drain improvements, water improvements, street improvements, sidewalk improvements and sewer improvements.

PUBLIC SERVICES

High Priorities include senior services, handicapped services, transportation services, substance abuse services, employment training, crime awareness and child care services.

ACCESSIBILITY

Accessibility needs are a medium priority.

HISTORIC PRESERVATION

Residential and non-residential preservation needs are a medium priority.

ECONOMIC DEVELOPMENT

Commercial-industrial rehabilitation, micro-business, and technical assistance are high priorities.

Miami-Dade County's economy based on the 2000 census has grown dramatically over the past twenty years: total payrolls increased from $11 billion to nearly $23 billion and employment has increased by 76 percent over the same period. Despite the overall growth and health of the economy, there remain distressed neighborhoods experiencing unacceptably high poverty rates, population losses, business losses and housing unit losses. The plan for economic development rests on the premise that change can occur and real economic opportunity will be created if the strengths and assets of the wider economy can be linked to distressed neighborhoods and the people currently being left behind.

While concerted efforts to attract major businesses to the region remain important, Miami-Dade County is for the most part its ever growing small and minority businesses. Most of the county's new opportunities for employment come from entrepreneurs and local businesses. Miami-Dade County must have a nurturing environment for new business enterprises and small expanding businesses.

At workshops and meetings, residents of Miami-Dade County have stressed the importance of developing and sustaining small businesses within their communities. These businesses are send as the path to economic self-sufficiency for their owners, as stabilizing forces within the neighborhoods and as job generators for other residents. These employment opportunities—provided by locally-owned firms doing business in the community—are considered especially valuable.

Under our current systems many obstacles block the path of a small business and minority business entrepreneurs. The most difficult barrier is access to capital. Despite the existence of programs for business loans and guarantees and managerial and technical assistance services, lending activities are very limited for segments of our community.

Lack of access to technical assistance constitutes another major impediment to business development. Without such expertise loans are generally unobtainable and businesses with capital may find themselves unable to grow. Additionally, many businesses are hampered by existing improper record keeping and poor credit history and are unable to access guidance, assistance or improvements programs to be able to qualify for traditional lending options.

The process of seeking assistance is difficult, due to the requirement of dealing with many different levels of government and numerous agencies in widely scattered locations. In addition, some of Miami-Dade County's business opportunities pertain to international trade, an area with unusually complex permit and regulatory requirements.

Three geographic areas, the State Enterprise Zone, the federal Enterprise Zone and Target Urban Areas, will receive special attention because of their special needs for economic development. In the Empowerment Zone and Enterprise Zone areas, programs attempt to retain and attract businesses through tax incentives. For the Enterprise Community there are efforts to provide improved access to capital and coordinated programs and services aimed at the small business community. For Neighborhood Revitalization Strategy areas, an expanded Commercial Revitalization program will provide grants and loans for the physical improvement of commercial properties.

Programs to achieve continued growth for the overall economy and improvements for our distressed neighborhoods include initiatives aimed at improving the overall business climate in Miami-Dade County, programs nurturing the small and minority business communities and special programs for selected areas.

For the overall business community, Miami-Dade County will strive toward improving the environment for business. This will be accomplished by the following:

- Provide loans with US Small Business Administration guarantees to firms expanding or newly locating in Miami-Dade County where job and economic benefits are substantial.
- Link businesses with the US Export Assistance Center to obtain technical assistance and financing for international trade
- Improved coordination among providers of technical assistance
- Coordinate economic development efforts with Enterprise Florida and with the Beacon Council
- Apply for US Department of Commerce, Economic Development Administration for a grant in support of a revolving loan fund to provide venture capital and financing
- Streamline and coordinate the regulatory process, where possible.

For the small and minority business communities, problems relating to access to capital and to technical assistance will be addressed by the following:

- Increase the Community Revolving loand fund to $5 million
- Increase the micro loan program to $500,000
- Establish a Section 108 Economic Development loan pool to provide financial and bonding assistance to construction firms participating in the Miami-Dade County Small Business Enterprise program
- Coordinated technical and managerial assistance
-

For businesses operating within the Miami-Dade County Enterprise Zone:

- Replace the Enterpirse Zone tax abatement program which sunset in June 2005.
- Reimburse road, fire, emergency, water and police impact fees paid
- State sales tax credit for hiring Enterprise Zone residents
- State sales tax refunds on business property and building materials
- State corporate income tax credits

For businesses operating within the federally designated Enterprise Zone:

- Coordinated financial and technical assistance services
- Grow Jobs Fund in Homestead and Florida City
- Industrial revenue bonds
- For businesses located in Neighborhood Revitalization Strategy areas:
- Commercial Revitalization program to provide grants and loans for physical improvements to commercial buildings

- Emphasis on linking businesses with the US Export Assistance Center to obtain technical and financial assistance for international trade

OTHER COMMUNITY DEVELOPMENT

Code enforcement is a high priority.

PLANNING

Planning is a high priority.

LONG-TERM OBJECTIVES (FY 2008-12)

Long term, non-housing community development objectives include priorities for CDBG funding, depending upon funding availability through FY 2012. The priorities are organized by CDBG eligibility categories. These priorities have been identified through citizen participation, the Miami-Dade Empowerment Zone Strategic Plan, the Moss Plan, Area Planning Reports, the North and South Dade Community Development Studies, Neighborhood Revitalization Strategy Area Profiles and Neighborhood Revitalization Strategy Area Strategies, Priority Needs and Objectives.

PUBLIC FACILITIES

High Priorities include senior centers, youth centers, neighborhood facilities, child care centers, parks and recreational facilities and health facilities.

INFRASTRUCTURE IMPROVEMENTS

High Priorities include flood drain improvements, water improvements, street improvements, sidewalk improvements and sewer improvements.

PUBLIC SERVICES

High Priorities include senior services, handicapped services, transportation services, substance abuse services, employment training, crime awareness and child care services.

ACCESSIBILITY

Accessibility needs are a medium priority.

HISTORIC PRESERVATION

Residential and non-residential preservation needs are a medium priority.

ECONOMIC DEVELOPMENT

Commercial-industrial rehabilitation, micro-business, and technical assistance are high priorities.

G. NEIGHBORHOOD REVITALIZATION

TABLE 40

OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT
NEIGHBORHOOD PRIORITY NEEDS TABLE
JUNE, 2007

Neighborhood	BCC District	Housing Needs	Homeless Needs	Public Facility Needs	Infrastructure Needs	Public Service Needs	Economic Development Needs
Opa-locka	1	H	H	M	H	H	H
Melrose	2	H	H	H	M	H	H
Model City	2/3	H	H	H	M	H	H
South Miami	7	H	L	H	H	H	H
Leisure City	8	H	L	H	H	M	H
Perrine	9	H	L	H	H	H	H

Source: PMG Associates, Inc.

H. BARRIERS TO AFFORDABLE HOUSING

The next subsection, Barriers to Affordable Housing, describes public policies and private market conditions that affect affordable housing both in incorporated and unincorporated areas of Miami-Dade County.

Value to Income Disparity

Already one of the least affordable markets in the country, the imbalance between Miami-Dade County's housing supply and demand has grown substantially since 2000. Housing values increased by 172% and incomes increased by only 3% for all of Miami-Dade County in seven years. The median priced single family home is 8.5 times greater than the median income. (A normal median home value to median household income ratio should be closer to 3:1.) As a result, only 10% of the population can afford the median priced single family home in the County - $382,600 in the first quarter of 2007. Of the remaining 90% of households, almost half can not even afford the median rent for a 2-bedroom apartment ($1,182).

Loss of Affordable Units

The inventory of affordable housing is rapidly decreasing – primarily as a result of market appreciation, conversions of rental units to condominiums and deterioration. From 2002-2005, property values increased by 21% - 28% each year. As a result, housing costs have increased to the point that once affordable homes are now out of reach for most homebuyers. Without resale restrictions, many of the previously "affordable" units have been flipped and resold at "unaffordable" prices. In addition, thousands of affordable units have been lost to condominium and mobile home park conversions. Since 2000, over 24,000 rental units and 3,500 mobile homes in the County have been converted. Futher, damage and deterioration – often associated

with older or less expensive housing – has dimished the stock of safe, decent, affordable housing. A total of 26,637 substandard units in the Metro Area lack heating, plumbing or adequate kitchen facilities. Another 323,777 units in the Metro Area are over 25 years of age, placing them at greater risk of lead paint hazards, deferred maintenance issues, and hurricane damage.

Cost of Development

Land in Miami-Dade is at a premium due to the lack of buildable sites and rising acquisition costs. The escalating cost of real estate makes it difficult to locate affordable sites for development. Further, the high cost of materials and construction make it challenging to build affordable housing without deep government subsidies or profit losses. As a result, developers have primarily built high end, luxury products (which are not affordable to the general population) in recent years.

High Cost of Living

Over the past year, the cost of living in South Florida rose faster than any other major metropolitan area in the country – 4.4% according to the Consumer Price Index report in June 2007. In addition to housing costs, expenses for food and beverages and gas and transportation rose significantly as well as property taxes and insurance. As property values increased, so did the property taxes particularly for new home buyers – putting a strain on families that have recently moved or do not qualify for the Save Our Homes cap on property tax increases. According to estimates from the state's Shop and Compare website (www.shopandcomparerates.com), the average cost of insurance in Miami-Dade (for a 5-year old, Florida concrete block home, with a current replacement value of $150,000, a $500 non-hurricane deductible, a 2% hurricane deductible, no claims, and no wind mitigation discount) is $3,762.

Lack of Incentives

The subsidies needed in today's marketplace are far above the amount available through traditional government programs. The gap between the actual cost of housing and the amount that most families in the County can afford is extensive. In fact, most low income families would not even qualify to purchase the median priced single family house or condominium. Moderate income households would need subsidies above $200,000 to afford the median condominium and $300,000 for the median single family house.

Government Regulations

Government regulations and requirements play a major role in real estate development. Land use policies and zoning provisions dictate the type and density of housing; permit and code approvals direct project timelines; and impact fees and concurrency requirements determine price costs. All play an important role in the affordability of a development. Each policy can

either add significantly to construction costs (and subsequently increase housing values) or if utilized correctly, can provide incentives for certain building types (i.e. affordable housing).

Private Lending

The infusion of credit during the housing boom spurred the sub prime lending market and encouraged aggressive and often unscrupulous lending practices. Low-income families who could not qualify for standard mortgages were the primary victims of predatory lending. As the interest rates on adjustable-rate loans reset, many are having difficulty affording the inflated payments. The result has been a significant increase in the number of foreclosures. According to RealtyTrac, nationwide foreclosures have risen 55% in the first half of 2007. In Florida, one out of every 81 households is in foreclosure.

Reacting to the rise of foreclosures and the closure of many unregulated mortgage companies, lending institutions have begun to reevaluate risky loans and tighten their lending standards. A July 2007 survey by the Federal Reserve Board noted that over the past three months, 14% of domestic banks tightened their lending standards on prime residential mortgages, 40% increased standards for nontraditional mortgage products and 56% restricted subprime lending. The likely result is less available credit for homeowners. The recent credit squeeze will make it particularly difficult for low-income families to qualify for a mortgage.

I. Lead-based Hazards

By medical definition, lead poisoning occurs when lead is swallowed or inhaled and the body's blood lead level reaches 10 micrograms or higher. The result: damage to almost every system in the human body. Long term exposure is linked to learning disabilities, behavior problems and mental retardation. Even more devastating, elevated blood lead levels can cause seizures, comas and death.

According to the Miami-Dade County Health Department, primary local risk factors leading to lead poisoning include:

- Living in a home built before 1950;
- Living in a recently remodeled home built before 1978;
- Living in central urban area or close to major highways;
- Having a sibling or playmate with lead poisoning; and
- Having been exposed to lead poisoning in another country.

The leading cause of lead-based poisoning is exposure to dust from deteriorating paint in homes constructed before 1978. This is due to the high lead content used in paint during that period, particularly in homes built before 1950. Approximately 51% percent of the housing units in Metro Area were constructed prior to 1979, leaving 287,364 units at high risk for lead-paint hazards.

Extremely low, very low and low-income residents are at much greater risk of being exposed to lead and other hazardous conditions. First, they tend to occupy older homes (which may contain

lead-based paint) because they are more affordable. Second, they have less disposable income to ensure proper upkeep and maintenance. As the paint in their home deteriorates, it can emit harmful lead particles into the air and leave behind contaminated paint chips on the ground. Since lead does not decompose naturally, it will continue to cause problems until it is removed.

Small children are particularly vulnerable to the effects of lead poisoning. Not only are they more likely to ingest lead-contaminated chips, but their bodies absorb airborne lead particles much quicker than adults. Further, the ill effects of lead poisoning can be detrimental during the early stages of development. With 168,736 children below the age of 5, this is of particular concern in the County[2].

In order to alleviate and eventually eliminate the problem, the County and local health officials have promoted education and awareness, increased surveillance and screening, and encouraged remediation and removal of lead hazards. In addition, Miami-Dade Housing Agency Facilities Development Division completed lead base testing for all pre-1978 public housing units and to date, alleviated all reported instances of lead based paint. Through the joint efforts of County, health practitioners, Housing Agency and many other members of the public, the number of reported ailments has been drastically reduced. According to data from the Miami-Dade Health Department, the number of lead poisoning cases decreased from 400 annually in the years prior to 2000 to fewer than 150 reports of elevated blood levels in 2006.

J. ANTI-POVERTY STRATEGY

Introduction and context

At neighborhood meetings and charrettes, residents have emphasized the need for developing and sustaining small businesses within their communities particularly within revitalized commercial corridors and nodes. Through these businesses a number of economic development goals maybe attained including, greater economic self-sufficiency for their owners, promotion of the quality of life in the neighborhoods and job generation for targeted lower-income residents. These employment opportunities -- provided by locally-owned firms doing business in the community -- are considered especially valuable.

There are several impediments to goals of small business development and commercial revitalization both of which are vital to job creation for local, targeted residents. A key challenge is access to and availability of capital. Equity and debt capital sources are limited to many of the target areas for business start-ups, expansion and physical renovation and development within commercial corridors and nodes. In addition, development finance capital delivery mechanism are often fragmented and not coordinated. A development finance "system" or "network" is needed to coordinate services, better and more efficient delivery of technical and financial assistance (both equity and debt) and greater leveraging of private capital resources.

A second impediment is the lack of capacity among small business owners and often organizations that represent these owners, residents and overall neighborhood interests. Often ill-

[2] U.S. Census Bureau, American Community Survey, 2005

prepared business plans and market identification strategies are limited. They are also hindered by lack of proper record keeping and poor credit history.

Residents also indicated that rising cost for housing and living expenses have not been met by equally rising wages. In the Consolidated Plan's Housing Needs Assessment and Market Analysis, the extraordinary high percentage of the Metro Area's residents who are cost-burdened create a greater demand to address economic development and specifically job creation.

Finally, mixed use and multifamily development projects are needed in Metro Area's distressed neighborhoods and NRSAs. Mixed use projects fulfill both commercial and housing needs, and their high density population and pedestrian- or transit-friendly orientation meets smart growth goals. The markets in some neighborhoods, however, are not mature enough to independently make this type of desired development financially feasible for private developers thus the need for financial and human capital initiatives. To this end, the County has already purchased land for transit-oriented development purposes.

Program Direction

The overall economic development program will place a priority on the need to address rising living costs and high housing prices that have placed strain on the Metro Area's unemployed and low-income earners. Programmatic responses to these needs will have at least one of the following outcomes and should

- Assist the economy at all levels and be tied to affordable housing initiatives, strategies and programs.
- Create economic opportunities aimed at the County's low- and moderate-income residents and distressed communities that promote financial self-sufficiency and a greater share in the economic prosperity of the area.
- Address the interrelated needs of Miami Dade County's distressed communities through coordinated programmatic responses across a range of disciplines including workforce development, small business assistance, capital improvements and community economic development.
- Foster a local entrepreneurial environment that promotes capacity of small businesses and community economic development organizations through technical assistance and education.
- Promote access to private capital (equity and debt-financing) through effective a coordinated system of public-private partnerships and leveraging of public resources.
- Create mixed use projects that are needed in the Metro Area's distressed neighborhoods that are transit-friendly and fulfill both commercial and housing needs.

Attracting major businesses to Miami-Dade County is an ongoing overall County goal. However, these efforts are hampered by the cost-burdened households of the workforce. As the Housing Market Analysis, rising housing costs due to the rapid rise in housing values, increased property taxes and insurance rates have all created further barriers to attracting businesses. Thus it is critical that the County economy must be enhanced by linking housing and economic development strategies, building capacity of small and micro businesses as well as economic development organizations and most importantly by its ever growing small and minority businesses. Much of new employment especially for lower income households comes from these businesses.

The County has taken a proactive approach to enhance and increase economic opportunities for residents through support of programs and activities that help low to moderate-income persons attain employment. The County will continue to work on business retention and attraction by developing and maintaining working partnerships with local lenders, investor, developers, government entities, academic institutions and other agencies interested in business growth and development.

The County's economic development five-year strategy will integrate job creation, micro business assistance, financing and investment tools and capacity building through coordinated education and technical assistance. Existing programs will be maintained and enhanced to address these priorities.

Program: Community Development Revolving Loan Fund (CDRLF)

Description: The CDRLF is established to assist businesses seeking financial assistance for start-ups and expansions. Loans can be awarded up to a maximum of $150,000 for working capital and fixed assets. The goal is to reduce unemployment, raise the income levels, enhance business services in low and moderate-income areas of Miami-Dade County and create and or retain jobs.

Program: Brownfield Refund Bonus

Description: This State of Florida incentive provides up to $2,500 per job created in a Brownfield area. The purpose of the program is to encourage development and job creation in Brownfield areas.

Program: Micro-enterprise and Peer Lending

Description: This program is designed to assist entrepreneurs to build a strong credit history by borrowing incremental amounts of loan funds, develop stronger business skills, share business ideas and provide support in peer group setting. The program also provides direct loans of up to $25,000 that require business profitability and credit soundness.

Program: Mom & Pop Small Business Grant Program

Description: This countywide program was created to provide financial and technical assistance to small neighborhood businesses to stimulate economic growth. Grants are available for up to $10,000 for the purchase of inventory/supplies, equipment, marketing/advertising, security system, and commercial liability

insurance. OCED and Neighbors and Neighbors Association (NANA) are managing the program.

Program: State of Florida Enterprise Zone Program

Description: The Enterprise Zone program is a designated area within Miami-Dade County offering fiscal incentives to businesses that locate within the zone. The objective is to encourage investment and job creation in economically distressed areas.

Program: Urban Job Tax Credit

Description: This program provides up to $1,000 tax credit per job for new businesses with a minimum of 20 new jobs and for existing businesses with a minimum of 10 new jobs, which are regular and full-time (36 hours or more per week).

Program: Commercial Revitalization Program (CRP)

Description: This area-specific program is designed to improve the physical and economic condition of commercial areas in low and moderate-income neighborhoods. The program makes available grants of up to a maximum of $100,000 to qualified business owners and merchants to rehabilitate the exterior of their commercial buildings.

Program: Qualified Target Industry Tax Refund Program (QTI)

Description: The QTI Program is a tool available to Florida communities to encourage quality job growth in targeted high value-added businesses. It provides up to $5,000 per new job created, $7,500 in an Enterprise Zone. Eligible businesses are new and expanding businesses in selected industries or corporate headquarters.

Program: Targeted Jobs Incentive Fund (TJIF)

Description: This Beacon Council and Miami-Dade County initiative was patterned after the State of Florida QTI program. The goal of this program is retention of existing businesses and to encourage business expansion by providing cash incentive awards. It provides up to $3,000 per new job created, $9,000 in an Enterprise Zone.

Neighborhood Revitalization Strategy Areas (NRSAs) will be served with special attention because of their unique needs for economic development. NRSAs that are part of the Federal Empowerment Zone and State of Florida Enterprise Zone areas will continue to be served by programs that attempt to retain and attract businesses through tax incentives.

These programs and initiatives will be continued to be coordinated with other County agencies including Metro Miami Action Plan and the Urban Revitalization Task Force and programs that serve the Empowerment Zone and Enterprise Community. The Urban Revitalization Task Force has focused on Targeted Urban Areas (TUAs) with the support of CDBG funding. These TUAs receive priority funding particularly the ones that serve NRSAs.

Primary Goal and Implement Strategies

The overall goal of the County's economic development strategy will be to promote financial independence of low-moderate income residents and invest in economic development of targeted, distressed neighborhoods. The County will help achieve this goal through the implementation of a key objective which is to develop and execute revitalization strategies in the County's NRSAs to meet needs for jobs, retail and commercial services. This objective is a place-based community revitalization strategy to stimulate the economic vitality of Miami Dade County's distressed targeted NRSAs. These efforts target communities with concentrations of low employment, low-income populations and a high presence of immigrants and minorities. In addition to supporting the need for jobs and small business creation, they also target the shortage of commercial services and a market gap that discourages private development and investment.

Key Implementation Strategies

a) Target CDBG-funded investments in community revitalization efforts to Miami Dade's economically distressed NRSA neighborhoods as part of an on-going strategy to support catalytic development and increase commercial activities.

Projected Accomplishments:

- A coordinated system of finance and technical assistance delivery through existing and new loan programs that will result in the creation of additional jobs for residents.

- Enhanced appearance of commercial business facades to increase the attractiveness of business districts, and in doing so, contribute to community goals for increased commercial activity and public safety.

- Coordinated technical assistance system for business owners and entrepreneurs through CDBG-funded contracts to capacity-building providers.

b) Increase the capacity of Community Development Corporations (CDCs) to participate in economic development projects in distressed neighborhoods and NRSAs.

CDCs are community-based nonprofit organizations with strong neighborhood representation and expertise in housing. Given their mission of community development, additional capacity building is needed to achieve commercial and mixed use development that result in job creation and overall neighborhood economic development. CDC capacity will be strengthened with the involvement of corporations, public private partnership organizations, foundations and the academic community. These initiatives

and efforts will result in the creation of additional opportunities for productive and accountable economic development strategies in distressed neighborhoods so that all residents share in Miami Dade's prosperity.

Projected Accomplishments:

- Leveraged private and alternative funding (corporations, financial institution investments, foundations) from each CDBG investment to fund improvements in the administrative, financial, and technical capabilities of CDCs.

- Strengthened the administrative, financial and technical capabilities of CDCs to accomplish their activities and projects through the coordinated award of technical assistance grants, the delivery of training, and ongoing assessment of capacity improvements.

c) Employ the use of other community development finance tools including the use of Federal programs such as New Markets Tax Credits, Community Development Financial Institutions and the leveraging of private capital including equity investment funds to sharpen strategies, strengthen community involvement, and increase investment in economically distressed neighborhoods.

Projected Accomplishments

- Enhanced coordination of all Federal, State, County and public-private economic development initiatives.

- Enhanced existing development agencies and creation of a new development finance system that coordinates technical assistance and financial assistance including equity and debt capital.

d) Create community and transit-oriented development programs to ensure that NRSA residents, businesses and workers benefit from mass transit improvements.

Projected Accomplishments

- Development of commercial, housing, and mixed-use projects that help preserve and strengthen diversity, livability and economic opportunity for NRSA residents, businesses, and institutions.

I. INSTITUTIONAL STRUCTURE

In 1992, the Governor of Florida created a Task Force on Homelessness to identify strategies for addressing the growing homeless crisis in Miami-Dade. The Task Force was comprised of

diverse stakeholders. Through their efforts, state legislation was passed enabling Miami-Dade County to levy a unique local food and beverage tax at certain restaurants, which resulted in the development of a local plan for the use of the tax, the Miami-Dade County Community Homeless Plan. This continuum of care plan called for the creation of a coordinating body (the Trust) to ensure the Plan's (and thus the Continuum's) implementation. The Trust built upon the broad-based representation of the local task force and has a 27-member board that is composed of representatives of key stakeholders in the planning and delivery of homeless housing and services in the county, including representation by the business and civic community (appointed by the Greater Miami Chamber of Commerce, the county's largest chamber of commerce); elected officials selected by the Dade League of Cities and the Board of County Commissioners; homeless advocates, homeless and/or formerly homeless persons and homeless services and housing providers representing the various levels of the continuum and special needs populations, selected by organizations representing their separate interests, such as the Miami Coalition for the Homeless, the Homeless/Formerly Homeless Forum, the Homeless Providers' Forum and the South Dade Housing and Services Coalition; representatives of the faith-based community, selected by the Greater Miami Religious Leaders Coalition, and the ex-officio memberships of the local administrator for the State's social service agency, the Superintendent of the public school system, and the City Manager of the City of Miami. Staffing is provided via Miami-Dade County and consists of 13 professional positions.

NRSA OVERVIEW

The Office of Community and Economic Development (OCED), along with their consultant PMG Associates (PMGA) attended a series of community meetings in the month of July, 2007. The community meetings were regular meetings of the Community Advisory Committees (CACs) established in each Neighborhood Revitalization Strategy Area (NRSA). The purpose of the meetings was to review the priorities of the communities as previously documented in earlier charrettes or planning sessions conducted for the communities. County personnel, along with their consultant reviewed the priorities and asked that the information be updated to reflect the needs and priorities of the neighborhoods.

This process encouraged citizens to participate and share their ideas and concerns in developing the FY 2008-2012 Consolidated Plan. At the meetings, a survey was also provided to receive input and invite comments from those in attendance. In addition, extra copies were left for other community-wide meetings that were to occur and allow for any citizens who were not present to give their comments.

The meetings were conducted for the following communities:

- Leisure City /Naranja
- Melrose
- Model City
- Opa-locka
- Perrine
- South Miami

The summaries of the meetings, notes, and the submitted surveys were reviewed and compared with the consolidated plans for the Neighborhood Revitalization Strategy Areas (NRSAs). The information has been compiled and is attached. The priorities therefore represent the most current input from the residents. In almost all instances, the current priorities are the same that were developed from the community charrettes. Differences are attributed to completion of projects and the suspension of the public service portion of the consolidated plan.

FINDINGS:

Leisure City / Naranja

The highest priority was the need for a community center, however the need for economic development was also strongly urged. The issue of Affordable housing also received strong community support. The projects listed conform with these comments.

Melrose

Neighborhood Center, Economic Development and Affordable Housing were the main priorities for this community. The specific projects conform with these priorities. Other public works improvements are also requested.

Model City

Decent housing and expanded economic opportunity were the high priorities for this community. Public facility improvements were given marginally high priority.

Opa-locka

The highest priority was for Public Facility Improvements. This was followed by housing needs. Projects addressed in consolidated plan conform to these priorities.

Perrine

Economic Development had the highest priority. Housing and Public Work Projects had the high priority. The projects in the plan follow these suggestions.

South Miami

The highest priority is for Public Facility improvements. Of lesser priority is in the areas of economic development and Affordable Housing.

COMMISSION DISTRICT AND NEIGHBORHOOD REVITALIZATION STRATEGIES

NEIGHBORHOOD REVITALIZATION AREA STRATEGY
OPA-LOCKA

A. GENERAL

Throughout the community participation process, community residents from the multiple eligible block groups and the Opa-locka NRSA identified housing and community development needs based on levels of priority (high, medium, low, or no such need). All needs identified as a high priority will be funded in the next five years. On the other hand, medium and low priority needs may be funded during the five-year period pending the availability of funds.

The high priority needs identified by community residents primarily relate to public facility improvements, infrastructure improvements, economic development, and housing. Specific objectives include the improvement of parks and recreation in the City of Opa-locka, street and traffic improvements in the City of Opa-locka, creation of economic opportunities and improvement of housing conditions.

B. BOUNDARIES

Opa-locka NRSA boundaries are irregular in shape but basically incorporate NW 151 Street to the North, NW 47th Avenue to the West, NW 17th Avenue to the East and NW 119 Street to the South. The boundaries include census tracts 4.015, 4.032, 4.033, 4.034, 5.022, 5,023, 5.031 and 5.032.

C. DEMOGRAPHIC CRITERIA

The demographic data are based on the 2000 U.S. Census and Claritas 2007 year estimates and is then compared to the countywide percentages. Claritas is a nationally known and recognized data and statistical source.

TABLE 41: *Opa-locka Demographics*

City of Opa-locka	***2000***	***2007***	***Miami-Dade***
Total population	14,951	15,800	2,430,421
Population 65 and over	8.50%	8.73%	13.96%
High School Degree Attainment	52.40%	52.39%	68.17%
Median Household Income	$19,631	$20,381	$41,483
Average Household Size	2.90	2.97	2.88
Families w/Income Below Poverty	35.20%	31.86%	14.65%
Female HHD w/Children in Poverty	45.10%	22.45%	5.87%
Unemployment Rate	9.80%	9.94%	5.01%
All Occupied Housing Units	90.40%	88.20%	88.90%
Median Year Structure Build	1967	1967	1976

Source: *U.S. Census 2000 and Claritas 2007*

D. AFFORDABLE HOUSING

Households with five or more persons made up 18.80% of the households in Opa-locka, as compared to 16.01% in Miami-Dade County. Furthermore, the number of families who live in poverty in Opa-locka (31.86%) is more than twice the number that live in the county (14.65%). A number of reasons impact the availability of affordable housing. Those reasons including the recent housing boom, slow rates of public housing construction, wait periods for Section 8 vouchers, funding cuts from HUD and low-income and large size family populations are still in need of additional affordable living opportunities. Another priority for the City is the development of senior housing and the creation of housing counseling services to promote home ownership. The development of these units could be rental and/or ownership units. This was identified as a high priority.

E. HOMELESSNESS

The prevention of homelessness in Opa-locka and Miami-Dade is a combination of programs through a number of organizations like Miami Coalition for the Homeless, Inc. and Community Partnership for Homeless with the coordination with Miami-Dade County Homeless Trust. The number of homeless people in Miami-Dade County has significantly declined over the years in part due to the programs in place. Since 1998 the street homeless population dropped from 7,000 to 2,000 people. No priority needs were identified for the homeless in Opa-locka. This service was identified as a low priority.

F. OTHER SPECIAL NEEDS

Housing gaps appear to be the widest for persons with HIV/AIDS, the elderly and the disabled. Both populations have similar needs—they will require medical assistance at some point as well as housing assistance. Because of the recent housing price jumps, these are the groups that are most affected and become more vulnerable and are in need of housing assistance.

The U.S. Census reports that Miami-Dade percentages a population with disabilities between ages 5 and 20 years old at 8.3%; for population between 21 and 64 at 23.3%; and population 65 and over at 45.5%. Opa-locka figures for these populations were higher than County percentages at 13.3%, 37% and 56.3% respectively. Therefore, assisted living housing for people with disabilities and the elderly is a high priority for Opa-locka.

G. CONSULTATION

The Office of Community and Economic Development (OCED) is working closely with the City of Opa-locka, County Departments, the Citizen Advisory Committee, and residents to implement the FY 2008-2012 Consolidated Plan.

The public institutions that offer assistance to the Neighborhood Revitalization Strategy area include the City of Opa-locka, Miami-Dade Office of Community and Economic Development, Miami-Dade Community Action Agency, Miami-Dade Department of Planning and Zoning, Miami-Dade Department of Public Works, and Miami-Dade Department of Environmental Research Management.

The community development component identifies specific services needed to develop viable communities that benefit low-to-moderate income individuals and/or areas. The specific community needs have been designated as short-term objectives, with a service implementation period of one to two years, and long-term objectives, with a service implementation period within two to five years.

PUBLIC FACILITIES:

Long Term Objectives:

High Priority needs in City of Opa-locka are:

- The improvement of Sherbondy Park. This can be achieved by rehabilitating the entire park to include a community center, gymnasium, and swimming pool. The objective of this project is to sustain a suitable living environment.
- Improvements to Segal Park by rehabilitating Helen L. Miller Center, constructing a new tot lot, adding park benches, and improving sprinkler system and lighting.

INFRASTRUCTURE IMPROVEMENT:

Long Term Objectives:

High Priority needs in City of Opa-locka are:

- Improvements of vehicle circulation and transit in a manner that is functional and supportive of a pedestrian environment. These improvements will achieve the Cities objective to sustain a suitable living environment.

PUBLIC SERVICES:

Long Term Objectives:

High Priority needs in City of Opa-locka are:

- The development of housing counseling services and programs for low-income residents and residents with special needs in order to create decent housing opportunities is another major need.

RESIDENTIAL HISTORIC PRESERVATION:

- Residential historic preservation was not identified as one of the Cities needs and there is no need identified for historic preservation in Opa-locka.

NON-RESIDENTIAL HISTORIC PRESERVATION:

Rehabilitation of non-residential historic sites, including parks and historic points of interest was identified as a priority need.

Short Term Objective:

Medium Priority

- Identification of those sites that need to be address with preservation.
- Designation of those signs for historic preservation
- Rehabilitation of sites

ECONOMIC DEVELOPMENT

The objective is to create economic opportunities for the region by establishing commercial/industrial center along the NW 27th Avenue corridor and NW 167th Street corridor between NW 10th Avenue and NW 17th Avenue.

Short and Long Term Objectives:

High Priority:

- Continued rehabilitation, possible acquisition of the commercial/industrial areas around 27th Avenue corridor
- Expand business opportunities and facilitate changes in the areas of NW 10 Avenue and NW 17 Avenue along 167 Street, by providing professional business assistance programs, mentorship programs for owners, classroom and learning experience for successful entrepreneurship.

AFFORDABLE HOUSING

Short Term Objectives:

High Priority:

- Develop rental properties or rehabilitate properties for the elderly, special needs and disabled populations.
- To develop housing counseling services and programs for low-income residents to promote affordability and future ownership opportunities

- Development and/or rehabilitation of single family housing and promote ownership.

Long Term Objectives:

- To develop housing and medical assistance facilities for the elderly, HIV/AIDS and disabled populations

PLANNING

Medium Objective:

Medium Priority: Reinforce coordination between county agencies and governmental programs

H. ASSESSMENT

The 2007 family poverty levels estimates in the City of Opa-locka are 31.86% which remained relatively close to the Census 2000 figure of 35.20%. This drop is an improvement for the city, although these poverty rates are still twice the Miami-Dade County percentages. About 10% of the labor force is unemployed when compared to 5% in the County. Nearly 26% of households in the City are lead by females and these families have children. Of these households, 22.45% of the families are under the poverty line. These numbers can be compared to 5.87% of female headed households in Miami-Dade County of which only 5.87% are below the poverty line.

A number of Anti-Poverty programs were established to help combat poverty and improve living conditions. However, Opa-locka was one of the only Cities in the Study Area that has not made any significant progress in improving poverty status of its residents.

I. ECONOMIC EMPOWERMENT

Economic Development projects proposed by the public were also designed to stimulate and empower the area's economy. These projects proposed the establishment of new commercial/industrial centers which in-turn will create jobs and new entrepreneurial activities. Those projects were:

- The continued rehabilitation and construction along the NW 27 Corridor.
- Redevelopment and rehabilitation of the NW 167 Corridor between NW 10 Avenue and NW 17 Avenue.

J. PERFORMANCE MEASUREMENTS

A number of City of Opa-locka priorities and objectives were related to Public Facilities Improvements, Economic Development Initiatives, Housing Developments/Rehabilitation and City's Infrastructure improvements.

The two projects for the Public Facility Improvements included the restoration of Sherbondy Park by including a community center, gymnasium and swimming pool in its premises and improvement of the Segal Park which included the rehabilitation of the Helen L. Miller Center, construction of new tot lot, addition of park benches, and restoration of sprinkler systems and lighting. To create Economic Opportunities for the City, the public proposed the establishment of commercial/industrial center along the NW 27th Avenue corridor and NW 10th Avenue and NW 17th Avenue.

Housing objectives included development/rehabilitation of elderly and large family housing, creating housing opportunities for the low-income families and offering counseling services to promote affordability and ownership.

Infrastructure improvements consisted of rehabilitation of the vehicular circulation and area transit in a manner that is functional and supportive of a pedestrian environment.

PROJECT PRIORITIES

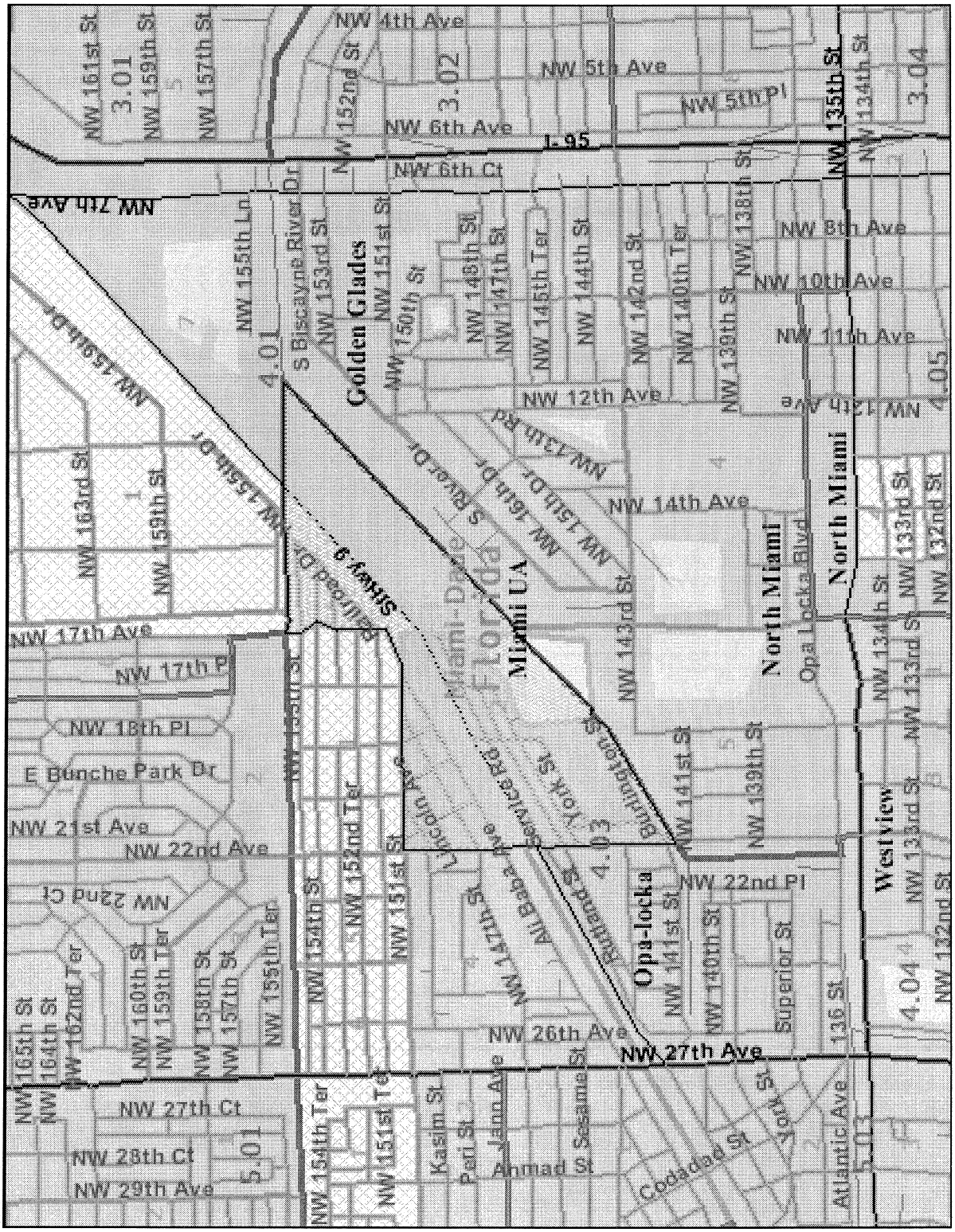
TABLE 42: *Opa-locka Priority Rankings*

CATEGORY	PROJECT	OBJECTIVE
Public Facilities and Improvements	Provide a Multi-purpose center	Improvements that sustain a suitable living environment
Public Facilities and Improvements	Infrastructure improvements: repave/resurface streets, drainage, water and sewer and street lighting	Improvements that sustain a suitable living environment
Public Services	Provide local and neighborhood public serves comprised of: • Job Training and Placement	Creating Economic Opportunities
Public Facilities and Improvements	Improve Sherbondy Park by rehabilitating the entire park to include a community center, gymnasium and swimming pool	Improvements that sustain a suitable living environment
Public Facilities and Improvements	Improve Segal Park rehabilitating the Helen L. Miller Center, construction of a new tot lot, park benches, new sprinkler system and lighting	Improvements that sustain a suitable living environment
Economic Development	Establish a commercial/industrial center along the NW 27th Avenue corridor and NW 167th Street corridor between NW 10th Avenue and NW 17th Avenue	Create Economic Opportunities
Economic Development	Develop the Air Park	Create Economic Opportunities
Economic Development	Establish transit-oriented development with basic amenities, e.g., shops, cafes, anchor store, major grocery store	Create Economic Opportunities
Economic Development	Promote the Incubator Program with the CDC	Create Economic Opportunities
Public Services	Provide local and neighborhood public services comprised of: • Crime Prevention Programs; • Health Services; • Youth Services; • Senior Services.	Improvements that sustain a suitable living environment
Housing	Promote the development and/or rehabilitation of elderly housing	Decent Housing
Housing	Promote the development and/or rehabilitation of single family homeownership	Decent Housing
Housing	Promote the development and/or rehabilitation of housing counseling services	Decent Housing
Street Improvements	Improve vehicular circulation and transit in a manner that is functional and supportive of a pedestrian environment	Improve Transportation access
Historic Preservation	Preserve historic buildings such as City Hall	Improvements that sustain a suitable living environment

FIGURE 7: OPA-LOCKA CENSUS TRACT 4.015

Source: U.S. Census Bureau 2007

FIGURE 8: OPA-LOCKA CENSUS TRACT 4.032



Source: U.S. Census Bureau 2007

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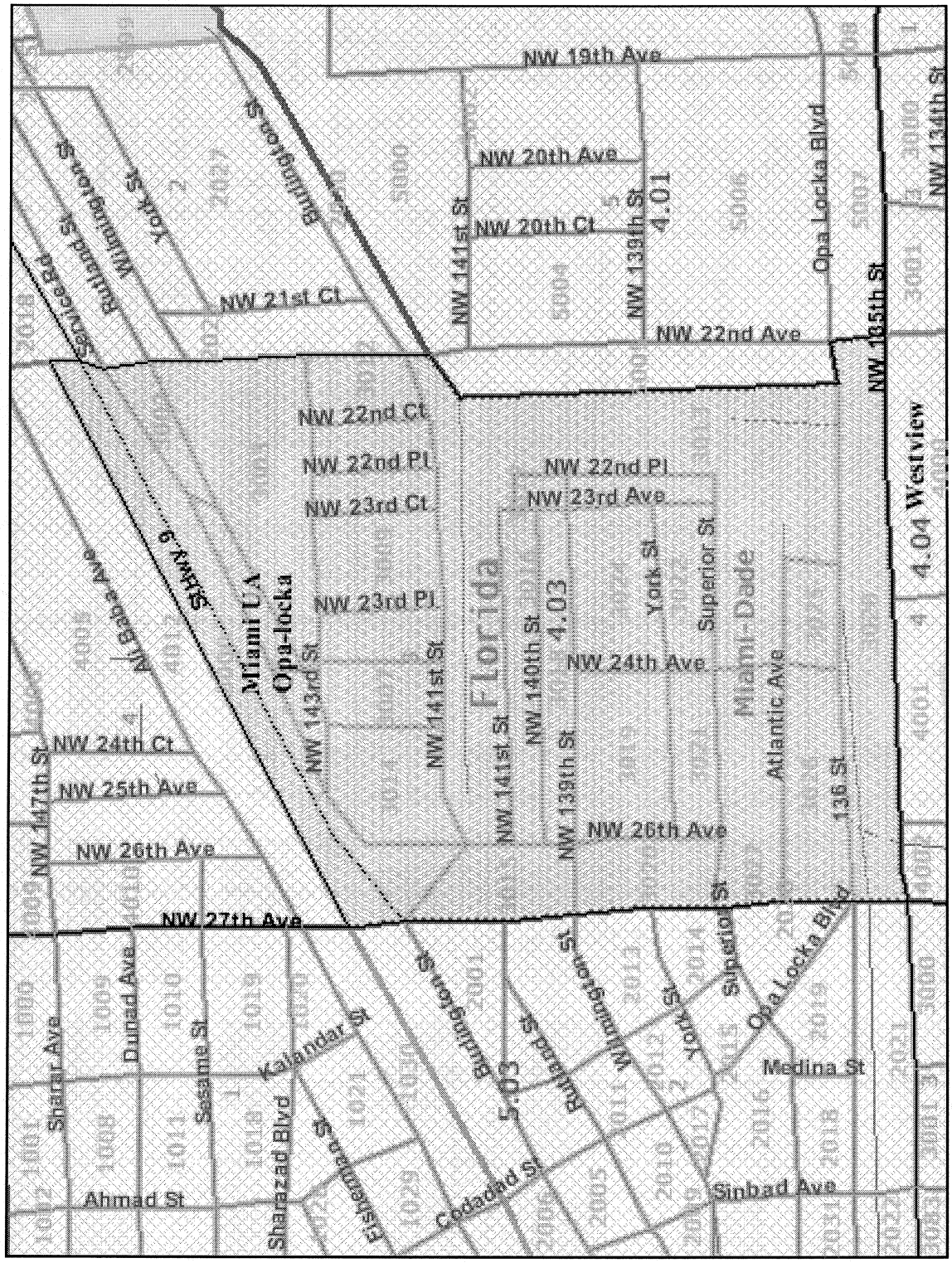
FIGURE 9: OPA-LOCKA CENSUS TRACT 4.033



Source: U.S. Census Bureau 2007

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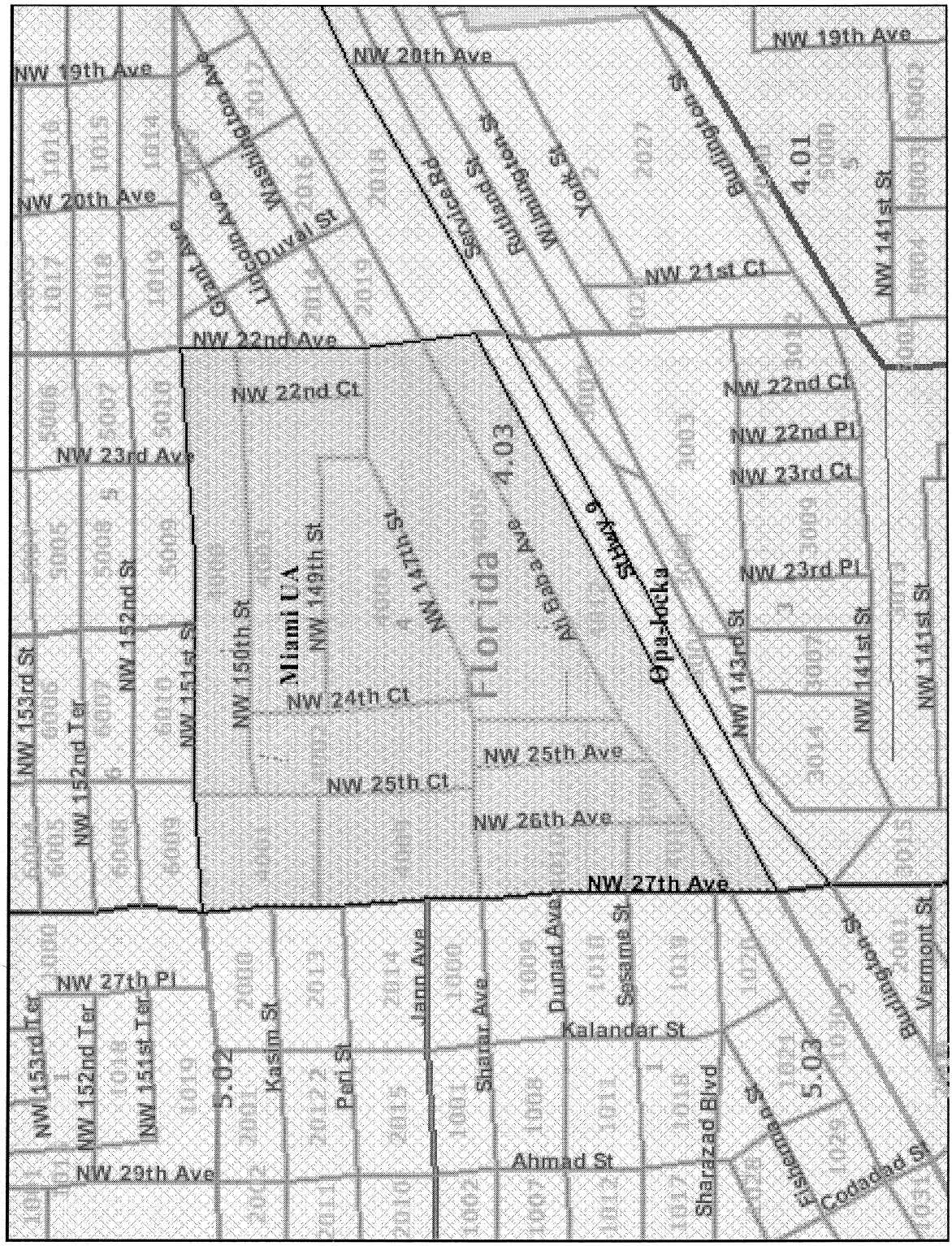
FIGURE 10: OPA-LOCKA CENSUS TRACT 4.034



Source: U.S. Census Bureau 2007

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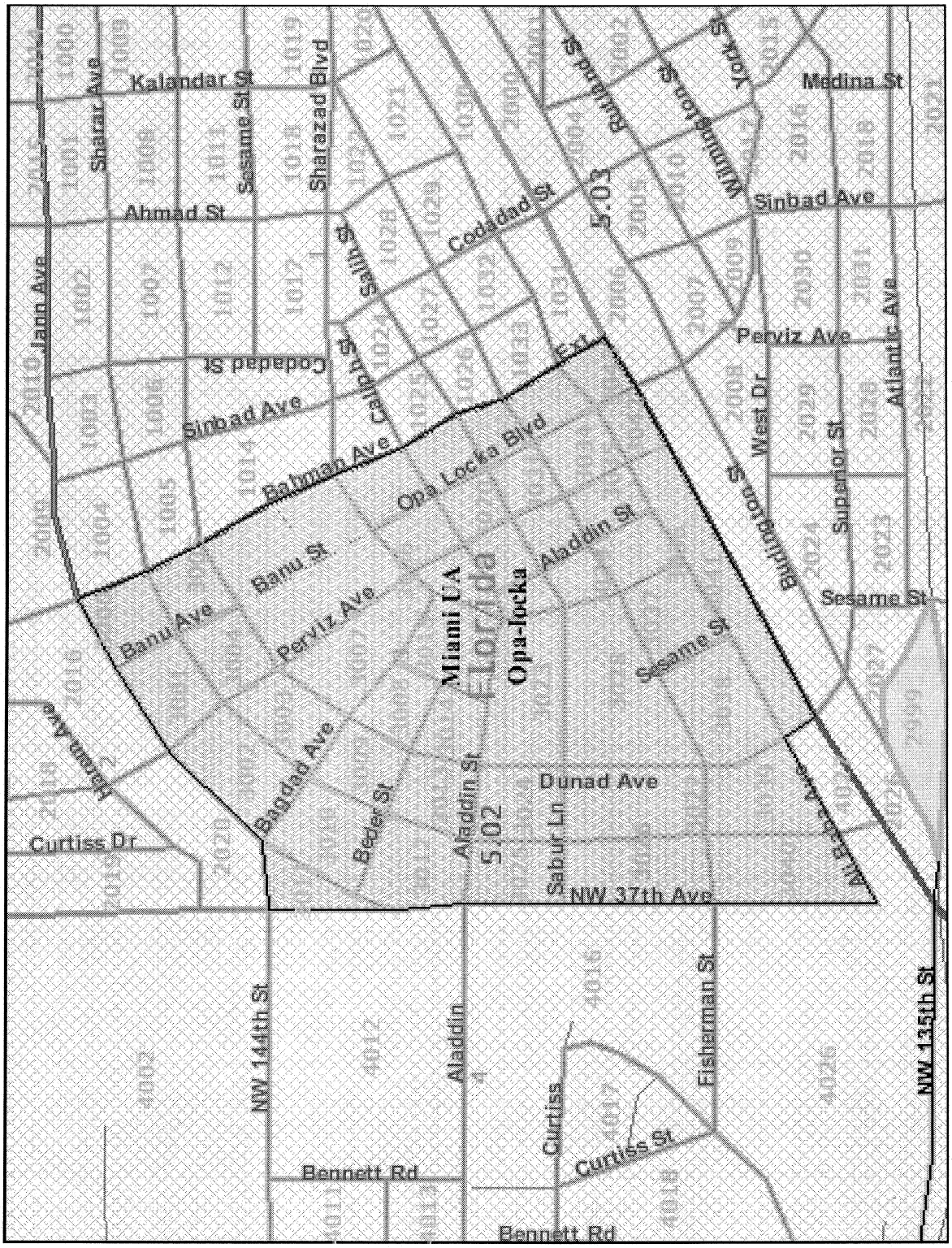
FIGURE 11: OPA-LOCKA CENSUS TRACT 5.023



Source: U.S. Census Bureau 2007

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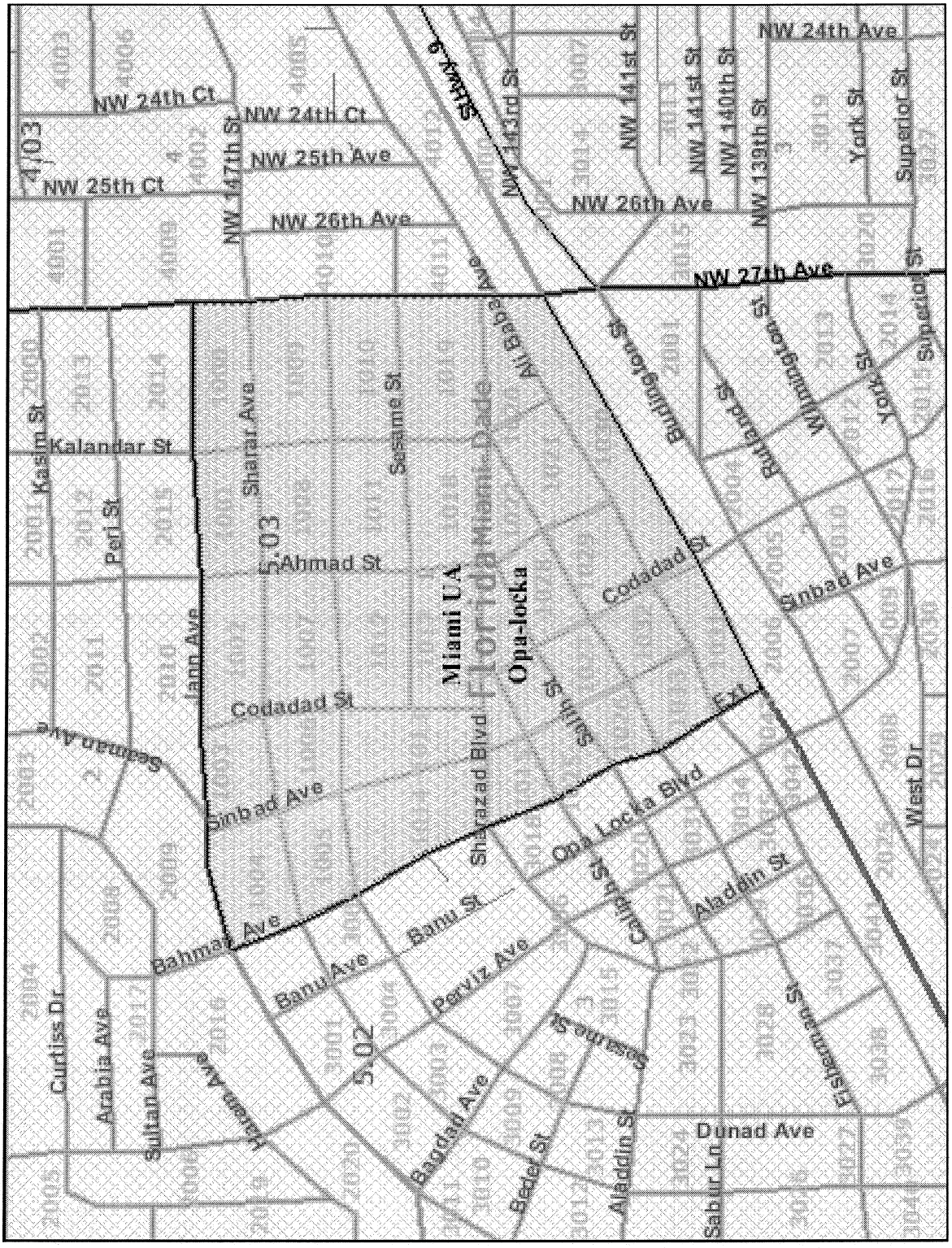
FIGURE 12: OPA-LOCKA CENTSUS TRACT 5.031



Source: U.S. Census Bureau 2007

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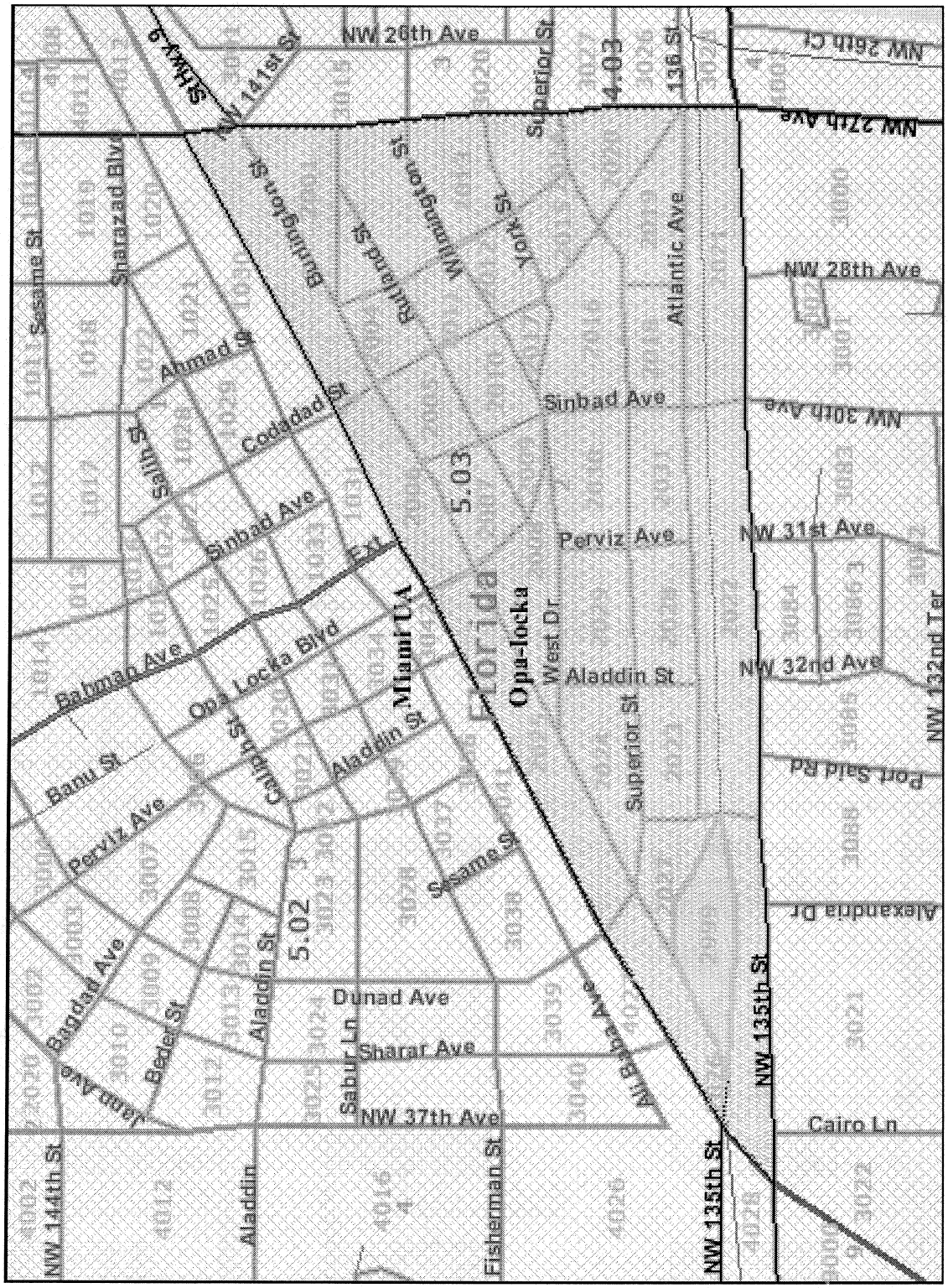
FIGURE 13: OPA-LOCKA CENSUS TRACT 5.032



Source: U.S. Census Bureau 2007

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NEIGHBORHOOD REVITALIZATION AREA STRATEGY
MELROSE

A. GENERAL

Throughout the community participation process, the residents of Melrose identified housing and community development needs based on levels of priority (high, medium, low, or no such need). Any needs identified as a high priority will be funded during the next three years, while medium and low priority needs may be funded during the three year period pending the availability of funds. The high priority needs identified by the residents of Melrose are infrastructure improvements, public services, economic development and housing.

Specific objectives are housing rehabilitation program, creation of economic opportunities, infrastructure improvements (especially flood and drainage improvements), street and sidewalks improvements and public facilities improvements.

Federal resources available include: CDBG, HOME, HOPWA, ESG, State Housing Initiative Program, Department of Energy Weatherization Programs, Public Housing Comprehensive Grant Programs, HOPE IV, Economic Development Administration Programs, and Department of Commerce Programs.

State resources available include; Low Income Housing Tax Credits and the SAIL Program.

Local resources include the Documentary Stamp Surtax, and Miami-Dade County Housing Financing Authority.

B. BOUNDARIES

Melrose boundaries are; NW 35th Street on the North, NW 42nd Avenue on the West, NW 20th Street on the South and NW 27th Avenue on the East. Melrose is located exclusively in census tract 17.03.

C. DEMOGRAPHIC CRITERIA

The demographic data is based on the 2000 U.S. Census and Claritas , a nationally known and recognized data and statistical source. The 2000 and 2007 year estimates were outlined and than compared to the countywide percentages.

TABLE 43: *Melrose Demographics*

Melrose	*2000*	*2007*	*Miami-Dade*
Total population	5,425	5,164	2,430,421
Population 65 and over	12.35%	13.75%	13.96%
High School Degree Attainment	35.99%	35.34%	68.17%
Median Household Income	$22,009	$26,645	$41,483
Average Household Size	3.21	3.30	2.88
Families w/Income Below Poverty	22.42%	23.58%	14.65%
Female HHD w/Children in Poverty	6.49%	7.17%	5.87%
Unemployment Rate	5.20%	4.91%	5.01%
Occupied Housing Units	95.15%	93.90%	88.90%
Median Year Structure Build	1966	1968	1976

Source: *U.S. Census 2000 and Claritas 2007*

D. AFFORDABLE HOUSING

Households with five or more persons made up 30.77% of the households in Melrose, as compared to 16.01% in Miami-Dade County. Furthermore, the number of families who live in poverty in Melrose (23.58%) is far more than the percentage that live in the county (14.65%).

A number of reasons impact the availability of affordable housing. Those reasons including; the recent high end priced housing boom, slow rates of public housing construction, wait periods for Section 8 vouchers, funding cuts from HUD, low-income and large size family populations. The need for additional affordable living opportunities is a priority in this community. The development of affordable units could be rental and/or ownership units. Another priority for the City is the development of housing counseling services to promote home ownership. This objective was identified as a high priority.

E. HOMELESSNESS

Homelessness is a low priority issue for Melrose. Addressing any homeless needs will reflect the neighborhood concerns and this was not expressed as a concern by the residents of the area.

F. OTHER SPECIAL NEEDS

Housing gaps appear to be the widest for persons with HIV/AIDS and the disabled. Both populations have similar needs—they will require medical assistance at some point as well as housing assistance. Because of the recent housing price jumps, these groups that are most affected and vulnerable and in need of housing assistance.

The elderly population for the area has increased in recent years and is projected to have a steady grow in the future. Therefore, elderly assisted living housing is a need for Melrose.

G. CONSULTATION

The Office of Community and Economic Development (OCED) is working closely with the Melrose NRSA, County Departments, the Citizen Advisory Committee, and residents to implement the FY 2008-2012 Consolidate Plan.

The public institutions that offer assistance to the Neighborhood Revitalization Strategy area include Melrose Community Advisory Committee, Miami-Dade Office of Community and Economic Development, Miami-Dade Community Action Agency, Miami-Dade Department of Planning and Zoning, Miami-Dade Department of Public Works, and Miami-Dade Department of Environmental Research Management.

The community development component identifies specific services needed to develop viable communities that benefit low-to-moderate income individuals and/or areas. The specific community needs have been designated as short-term objectives, with a service implantation period of one to two years, and long-term objectives, with a service implementation period within two to five years.

PUBLIC FACILITIES:

Short Term Objective:

Medium Priority:

- Construct a new Neighborhood Center to provide social services for the residents, additional police patrols and civic activities and services for the Melrose NRSA.

INFRASTRUCTURE IMPROVEMENT:

Short Term Objective:

High Priority:

- Provide a flood drainage infrastructure plan, streets and sidewalks, sewers and street lighting, transportation improvements throughout Melrose. These improvements are designed to sustain suitable living environment for the residents.

Medium Priority:

- Improve the industrial district area by providing landscape buffer from the residential area and improve truck circulation.
- Plan and install a pedestrian friendly environment near the commercial corridors, where there is vehicular circulation and transit stops.

PUBLIC SERVICES:

Short Term Objective:

High Priority:

- Youth training and employment assistance. Training for seeking and sustaining employment for the residents of the NRSA.

Medium Priority:

- Improve transportation systems by planning a Multi-Modal Center.
- Expand availability of senior services, such as day care training for future independence.
- Improve safety regulations and requirements in the youth service departments (schools, after-school and sports programs, and churches).
- Improve tourist safety by providing in-depth information about the area.

RESIDENTIAL HISTORIC PRESERVATION:
No needs were identified by the public.

NON-RESIDENTIAL HISTORIC PRESERVATION:
No needs were identified by the public

ECONOMIC DEVELOPMENT

Short Term Objective:

High Priority

- The creation of economic opportunities for the area by establishing transit-oriented development around Melrose Corridor boundaries. The development should have basic amenities, e.g. shops, cafes, anchor shores, major retail/supermarket units. This will expand the opportunities for local business owners and promote local employment.
- Develop infrastructure that will assist in the continued commercial development in the areas of NW 35th Street and NW 27th Avenue. This will promote employment zones, computer and job training and manufacturing units.

PLANNING

Medium Objective:

Medium Priority:

- Continued coordination between county agencies and governmental programs.

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H. ASSESSMENT

Poverty rates in Melrose are lower than County average and unemployment rates are virtually the same. However, households in Melrose house twice as many large families than Miami-Dade (30.77% vs. 16.00%). These are households of five or more persons per unit in a area which has a median year of building structure of 1960 (Miami-Dade median is 1976). Therefore, a need for new large-family housing is a priority in Melrose.

I. ECONOMIC EMPOWERMENT

Economic empowerment efforts include the establishment of transit-oriented developments around the Melrose Corridor boundaries with basic amenities (shops, cafes, anchor stores, major retailers/supermarkets) which, in turn, will generate further economic activity and area empowerment.

J. PERFORMANCE MEASUREMENTS

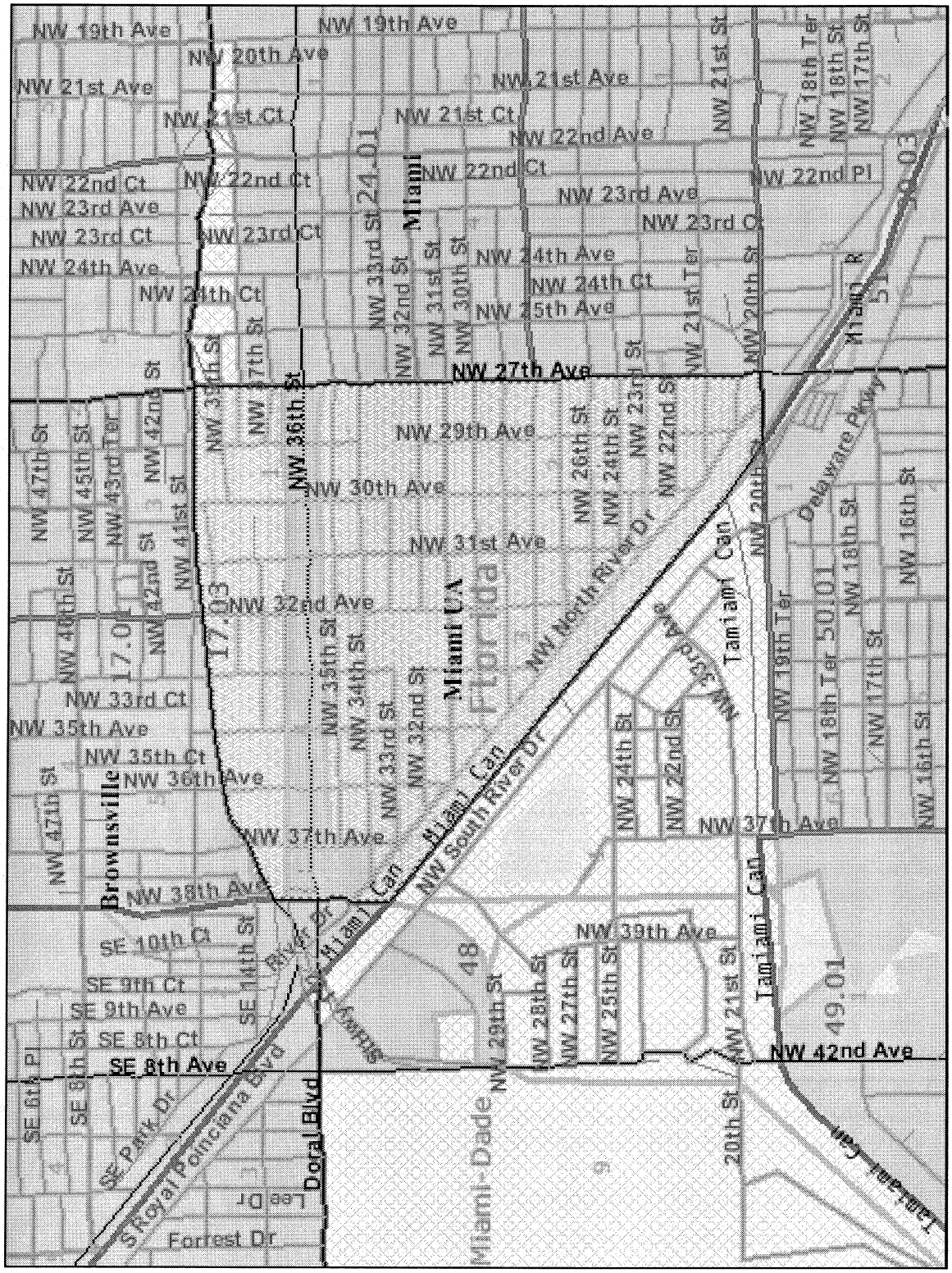
The high priority needs identified by Melrose residents were related to public facilities, economic development initiatives, housing developments/rehabilitation and area's infrastructure improvements and tree planting.

PROJECT PRIORITIES

TABLE 44: *Melrose Priority Rankings*

CATEGORY	PROJECT	OBJECTIVE
Public Facilities	Construct new Neighborhood Center, provide social services, police and civic activities and services to the Melrose NRSA	Improvements that sustain a suitable living environment Enhance quality of life for seniors in Melrose NRSA
Public Services	To provide local and neighborhood public services comprised of: Crime Prevention programs: Health Services Youth Services Senior Services	Improvements that sustain a suitable living environment
Economic Development	Establish a transit-oriented development around the Melrose Corridor boundaries with basic amenities, e.g. shops, cafes, anchor store, major retail/supermarket	Create Economic Opportunities Encourage pedestrian interaction with surrounding fabric
Economic Development	Provide Commercial/Industrial infrastructure development (NW 35 Street and NW 27 Avenue). Promote employment zones, computer and job training and manufacturing units.	Create Economic Opportunities
Housing	Review housing subdivisions and provide affordable homeownership quality housing types for low-income families	Decent Housing
Street Improvements	Provide Flood drain, street and sidewalk, sewers, street lighting, and transportation improvements throughout Melrose NRSA	Improvements that sustain a suitable living environment
Street Improvements Tree Planting	Improve industrial district area by providing landscape buffer from the residential area and improve truck circulation	Improvements that sustain a suitable living environment
Street Improvements	Improve the edge commercial corridors, vehicular circulation and transit in a manner that is functional and supportive of a pedestrian environment	Improvements that sustain a suitable living environment
Housing	Review public housing subdivisions and provide affordable homeownership quality housing types for low-income families	Decent Housing
Economic Development	Promote employment zones, computer and job training, and manufacturing units	Create Economic Opportunities
Housing	Complement the major streets with infill housing and adjacent mixed-use building forms that link the different neighborhoods	Decent Housing
Public Facilities and Improvements	Improve the general infrastructure, parks and schools of the neighborhood and district. Construct community center which would include day-care classroom/meeting rooms, office space and multi-purpose room.	Improvements that sustain a suitable living environment
Street Improvements	Improve the edge commercial corridors, vehicular circulation and transit in a manner that is functional and supportive of the pedestrian environment	Improvements that sustain a suitable living environment

FIGURE 14: MELROSE CENSUS TRACT 17.03



Source: U.S. Census Bureau 2007

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NEIGHBORHOOD REVITALIZATION AREA STRATEGY
MODEL CITY

A. GENERAL

Throughout the citizen participation process residents of the Model City Neighborhood Revitalization Strategy Area identified housing and community development needs based on levels of priority (high, medium, low, or no such needed). Any needs identified as a high priority will be funded during the next five years, while medium and low priority needs may be funded during the five year period pending the availability of funds. High priority needs identified by the residents of the Model City Neighborhood Revitalization Strategy Area for housing, economic development, public facilities and public services.

B. BOUNDARIES

Model City's boundaries are NW 79th Street on the North, NW 7th Avenue, NW 17th Avenue and NW 18th Avenue (the City of Miami) on the East, State Road 112 on the South, and NW 37th Avenue (the City of Hialeah) on the West. The boundaries include census tracts 9.03, 10.04, 15.01, 15.02, 17.01, 18.01, 18.02, 18.03, 19.01, 19.03, 19.04, and 23, which are in the existing Neighborhood Revitalization Strategy area.

C. DEMOGRAPHIC CRITERIA

The demographic data are based on the 2000 U.S. Census and Claritas, a nationally known and recognized data and statistical source, 2007 year estimates and is then compared to the countywide percentages.

TABLE 45: *Model City Demographics*

Model City	*2000*	*2007*	*Miami-Dade*
Total population	40,502	39,637	2,430,421
Population 65 and over	10.67%	10.84%	13.96%
High School Degree Attainment	53.56%	54.05%	68.17%
Median Household Income	$16,084	$17,828	$41,483
Average Household Size	3.09	3.09	2.88
Families Below Poverty Line	44.44%	43.69%	14.65%
Female HHD w/Children in Poverty	28.79%	28.66%	5.87%
Unemployment Rate	9.03%	8.90%	5.01%
Occupied Housing Units	85.32%	82.30%	88.90%
Median Year Structure Build	1960	1962	1976

Source: *U.S. Census 2000 and Claritas 2007*

D. AFFORDABLE HOUSING

Average household size for Model City (3.09) is larder than County average (2.88) and family poverty rates in the area (43.69%) are three times higher that of Miami-Dade (14.65%).

A number of reasons impact the availability of affordable housing. Those reasons including; the recent high end priced housing boom, slow rates of public housing construction, wait periods for Section 8 vouchers, funding cuts from HUD, lack of private investment, the sizes of low-income and large size family populations. The need for additional affordable living opportunities is a priority in this community. The development of affordable units could be rental and/or ownership units. Another priority for the area is the development of housing counseling services to promote home ownership. This objective was identified as a high priority.

Another housing priority for the area is the promotion of energy efficient products and "green" practices to help low-income families save on their monthly bills.

E. HOMELESSNESS

The prevention of homelessness for Model City and Miami-Dade is a combination of programs through a number of organizations like Miami Coalition for the Homeless, Inc. and Community Partnership for Homeless with the coordination with Miami-Dade County Homeless Trust. The number of homeless people in Miami-Dade County has significantly declined over the years in part due to the programs in place: since 1998 the street Homeless population dropped from 7,000 to 2,000 people.

No priority needs were identified for the homeless in Model City.

F. OTHER SPECIAL NEEDS

Housing gaps appear to be the widest for persons with HIV/AIDS and the disabled. Both populations have similar needs—they will require medical assistance at some point as well as housing assistance. Because of the recent housing price jumps, these groups that are most affected and vulnerable and in need of housing assistance.

The elderly population for the area has increased in recent years and is projected to have a steady grow in the future. Therefore, elderly assisted living housing is a high priority need in Model City.

G. CONSULTATION

The Office of Community and Economic Development (OCED) is working closely with Model City, County Departments, the Citizen Advisory Committee, and residents to implement the FY 2008-2012 Consolidated Plan.

The public institutions that offer assistance to the Neighborhood Revitalization Strategy area include: Miami-Dade, Office of Community and Economic Development, Miami-Dade Community Action

Agency, Miami-Dade Department of Planning and Zoning, Miami-Dade Department of Public Works, and Miami-Dade Department of Environmental Research Management.

The community development component identifies specific services needed to develop viable communities that benefit low-to-moderate income individuals and/or areas. The specific community needs have been designated as short-term objectives, with a service implementation period of one to two years, and long-term objectives, with a service implementation period within two to five years.

PUBLIC FACILITIES

The public has identified the following projects for the objective of sustaining a suitable living environment.

Short and Long Term Objectives:

High Priority:

- The improvement of Parks and Recreation Facilities of Jefferson Reeves Park (Shuffleboard Court) and Bannerman Park.
- The redevelopment and restoration of the Hampton House.
- The improvement of the general infrastructure of parks, schools, neighborhoods and districts of the Model City.

INFRASTRUCTURE IMPROVEMENT

The objectives for the infrastructure improvements included drainage, tree planting and street improvements project.:

Short and Long Term Objectives:

High Priority:

- Street improvements which comprised of:
  - Water/Sewer improvements.
  - Areawide sidewalk improvements.
  - Drainage improvements.
  - NW 51st Street improvements.
  - NW 42nd Street improvements from 19th to 21st Avenue.

- Improvements to the industrial district by providing a landscape buffer from the residential area and the improvement of truck circulation

- The improvement of the NRSA edge commercial corridor, vehicular circulation and transit systems in order to support pedestrian environment

PUBLIC SERVICES

Short and Long Term Objectives:

High Priority:

- Code Enforcement issues were identified as a priority need.

RESIDENTIAL HISTORIC PRESERVATION

Residential historic preservation was not identified as one of the Cities needs

NON-RESIDENTIAL HISTORIC PRESERVATION

Short and Long Term Objectives:

High Priority:

- Rehabilitation of non-residential historic sites, including parks and historic points of interest was identified as a need.

ECONOMIC DEVELOPMENT

Short and Long Term Objectives:

High Priority:

- The establishment of transit oriented development around Brownsville Metrorail Station with basic amenities including a grocery store.
- The development of an entertainment-cultural business district.
- The promotion of employment zones, computer and job training and manufacturing units.
- The development of NW 54th Street as Main Street by establishing new design guidelines.
- The transformation of Martin Luther King, Jr. Boulevard as a signature boulevard and the development of more mixed-use buildings that would create a major community entrance.

PLANNING

Short and Long Term Objectives:

High Priority:

- The public has identified objectives for planning activities such as data gathering, studies, analyses, preparation of plans and identification of actions that will implement such plans.

H. ASSESSMENT

The poverty level in Model City is 43.70% which is almost three times as high as the Miami-Dade percentage of 14.65%. About 9.00% of the labor force is unemployed when compared to 5.00% in the County. Nearly 29.00% of the female households with children are below the poverty line. This can be compared to 5.87% (of the female households with children) in Miami-Dade County.

A number of anti-poverty programs were established to help combat poverty and improve living conditions. However, Model City was has not made any significant progress in improving the poverty rates for its residents. Therefore, poverty still remains a high priority issue for the area.

I. ECONOMIC EMPOWERMENT

Proposed economic development projects, recommended by the citizens were to establish a transit-oriented development around the Brownsville Metrorail Station with basic amenities including a grocery store, which would stimulate economic activities for the area; develop an entertainment-cultural business district to attract visitors into the NRSA; promote employment zones, computer and job training and manufacturing units to attract specialized skills; develop NW 54th Street as a Main Street; transform Martin Luther King, Jr. Boulevard into a signature boulevard; and develop additional mixed-use buildings to create a major community entrance which would not only create jobs but also attract visitors.

J. PERFORMANCE MEASUREMENTS

The Model City priorities and objectives were related to economic development initiatives, affordable housing developments/rehabilitation, public facilities Improvements, infrastructure projects, planning and code enforcement.

PROJECT PRIORITIES

TABLE 46: *Model City Priority Rankings*

CATEGORY	PROJECT	OBJECTIVE
Public Facilities	Improve the Joseph Caleb Community Center appearance by providing a better civic presence and consolidate the parking in order to redevelop the site. Expand the existing library and provide other civic uses	Improvements that sustain a suitable living environment
Public Facilities	Improve other Parks and Recreation Facilities • Gwen Cherry park • Jefferson Reeves Park (Shuffleboard court) • Bannerman Park	Improvements that sustain a suitable living environment
Economic Development	Establish a transit-oriented development around the Brownsville Metrorail Station with basic amenities such as a major grocery store	Create Economic Opportunities
Economic Development	Establish an entertainment-cultural business district	Create Economic Opportunities
Public Facilities	Redevelop and restore Hampton House	Improvements that sustain a suitable living environment
Street Improvements Tree Planting	Improve the industrial district by providing a landscape buffer from the residential area, and improve truck circulation	Improvements that sustain a suitable living environment
Housing	Review public housing subdivisions and provide affordable quality housing types for low-income families. Locations include: • Alana Manor (NW 41 Street and NW 32 Avenue) • NW 53 Street and NW 23 Avenue (Blackpoint) • NW 51 Street and NW 24 Avenue • NW 18 Avenue and NW 62 Street • NW 79 Street and NW 24 Avenue (East Coast Railroad Building)	Decent Housing
Economic Development	Develop Poinciana Industrial site	Create Economic Opportunities
Street and Drainage Improvements	• Street improvements for NW 51 Street • Water/Sewer improvements • Sidewalk improvements • Drainage improvements • Street improvements for NW 42 Street from 19Avenue to 21 Avenue • Tree Planting/Landscaping	Improvements that sustain a suitable living environment s
Economic Development	Promote employment zones, computer and job training, and manufacturing units	Create Economic Opportunities
Housing	Complement the major streets with infill housing and adjacent mixed-use building forms that link the different neighborhoods	Decent Housing

Public Facilities and Improvements	Improve the general infrastructure, parks and schools of the neighborhood and district	Improvements that sustain a suitable living environment
Economic Development	Develop NW 54 Street as Main Street by establishing new design guidelines	Create Economic Opportunities
Economic Development	Transform Martin Luther King, Jr. Boulevard as a signature boulevard and develop more mixed-use buildings creating a major community entrance	Create Economic Opportunities
Street Improvements	Improve the edge commercial corridors, vehicular circulation and transit in a manner that is functional and supportive of the pedestrian environment	Improvements that sustain a suitable living environment

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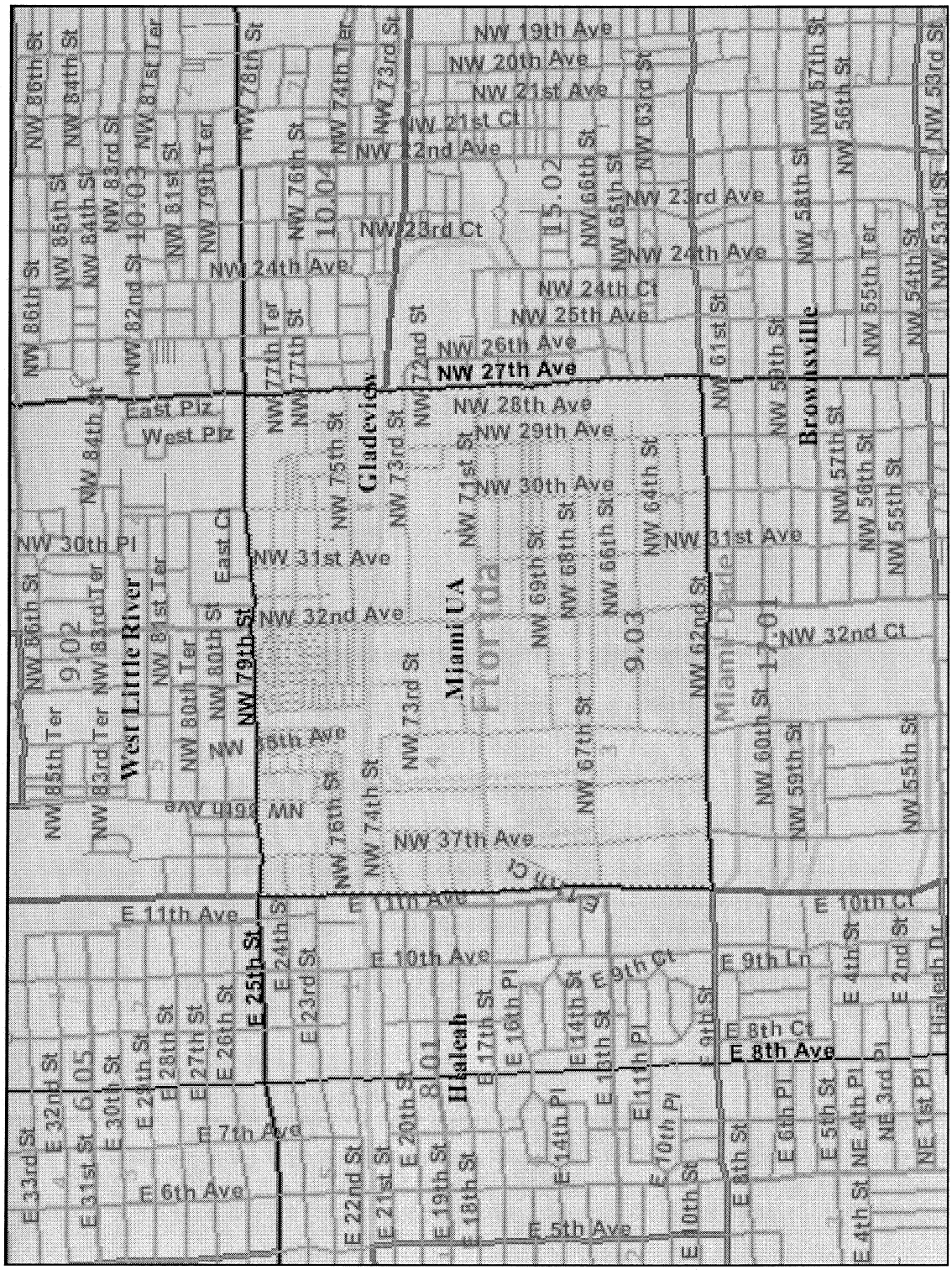
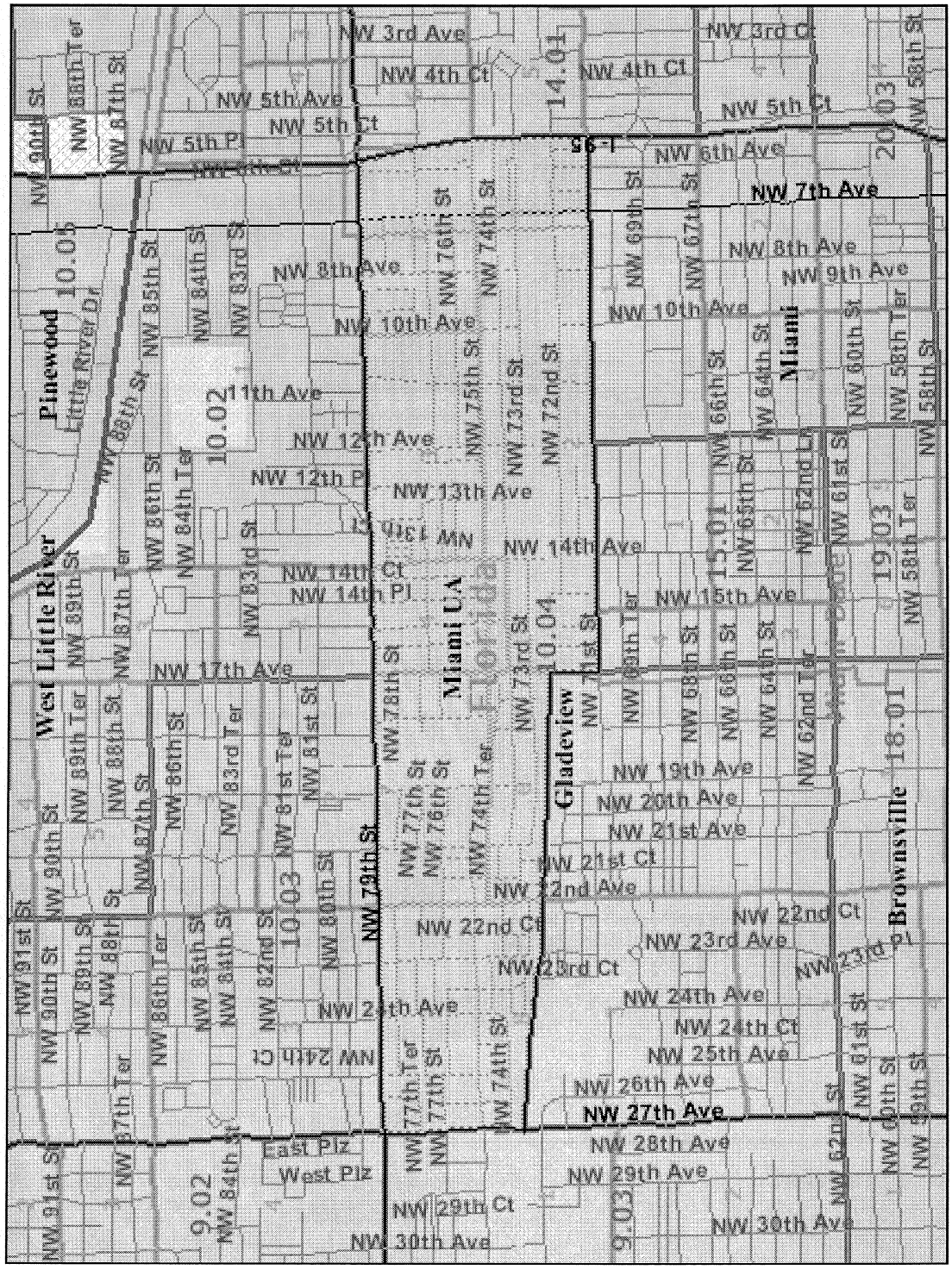
FIGURE 15: MODEL CITY CENSUS TRACT 9.03



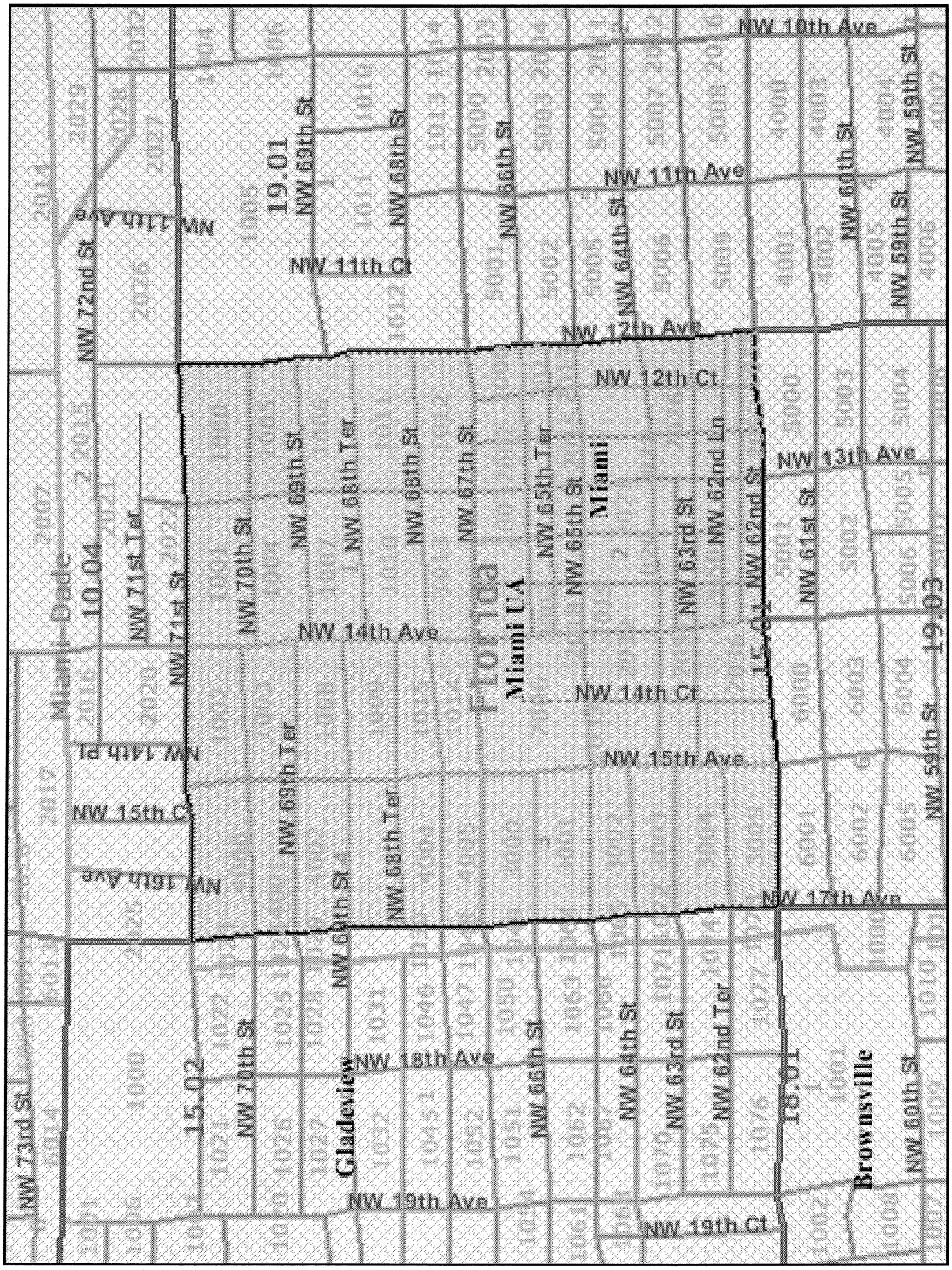
Source: U.S. Census Bureau 2007

FIGURE 16: MODEL CITY CENSUS TRACT 10.04



Source: U.S. Census Bureau 2007

FIGURE 17: MODEL CITY CENSUS TRACT 15.01



Source: U.S. Census Bureau 2007

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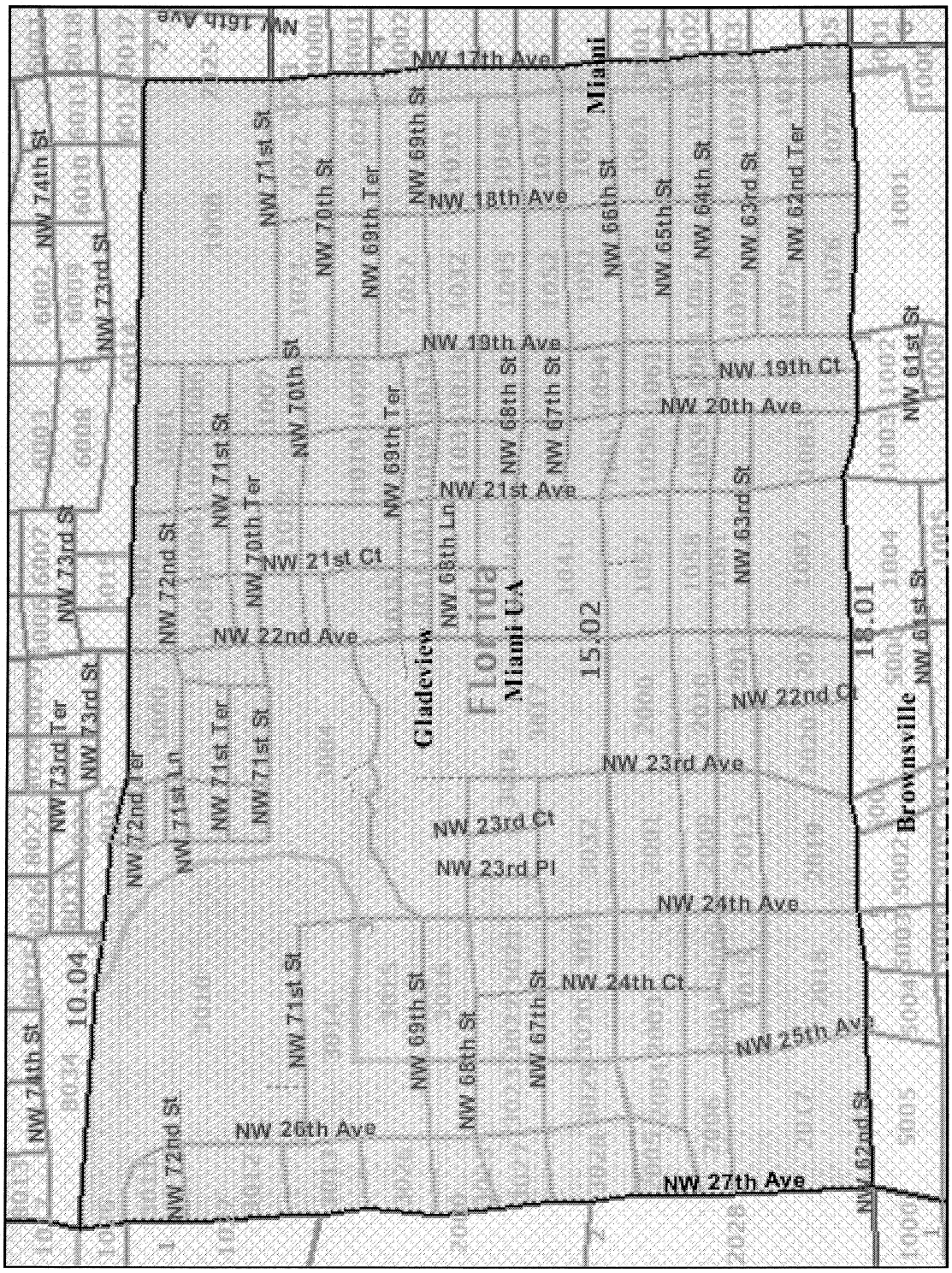
FIGURE 18: MODEL CITY CENSUS TRACT 15.02



Source: U.S. Census Bureau 2007

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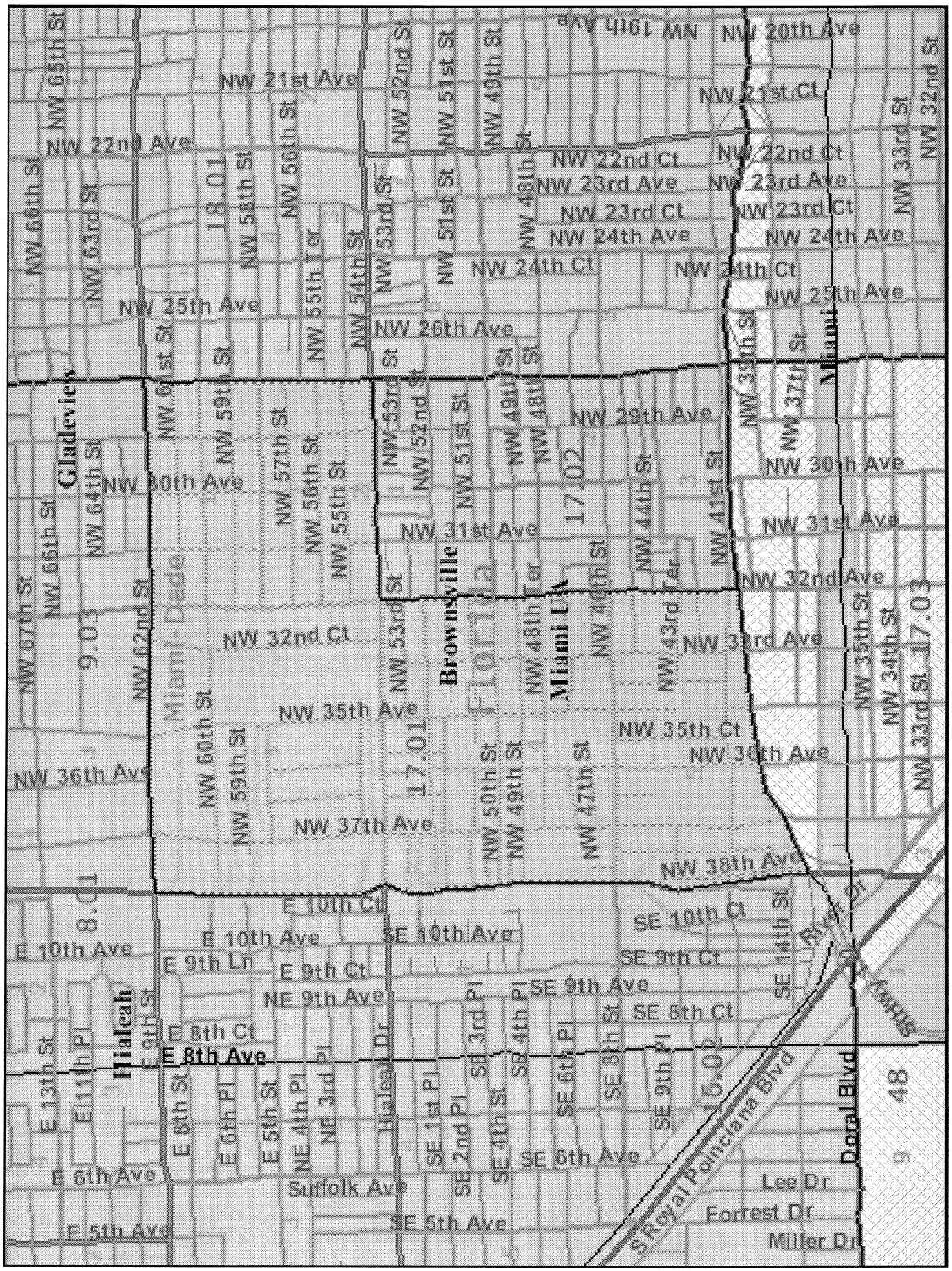
FIGURE 19: MODEL CITY CENSUS TRACT 17.01



Source: U.S. Census Bureau 2007

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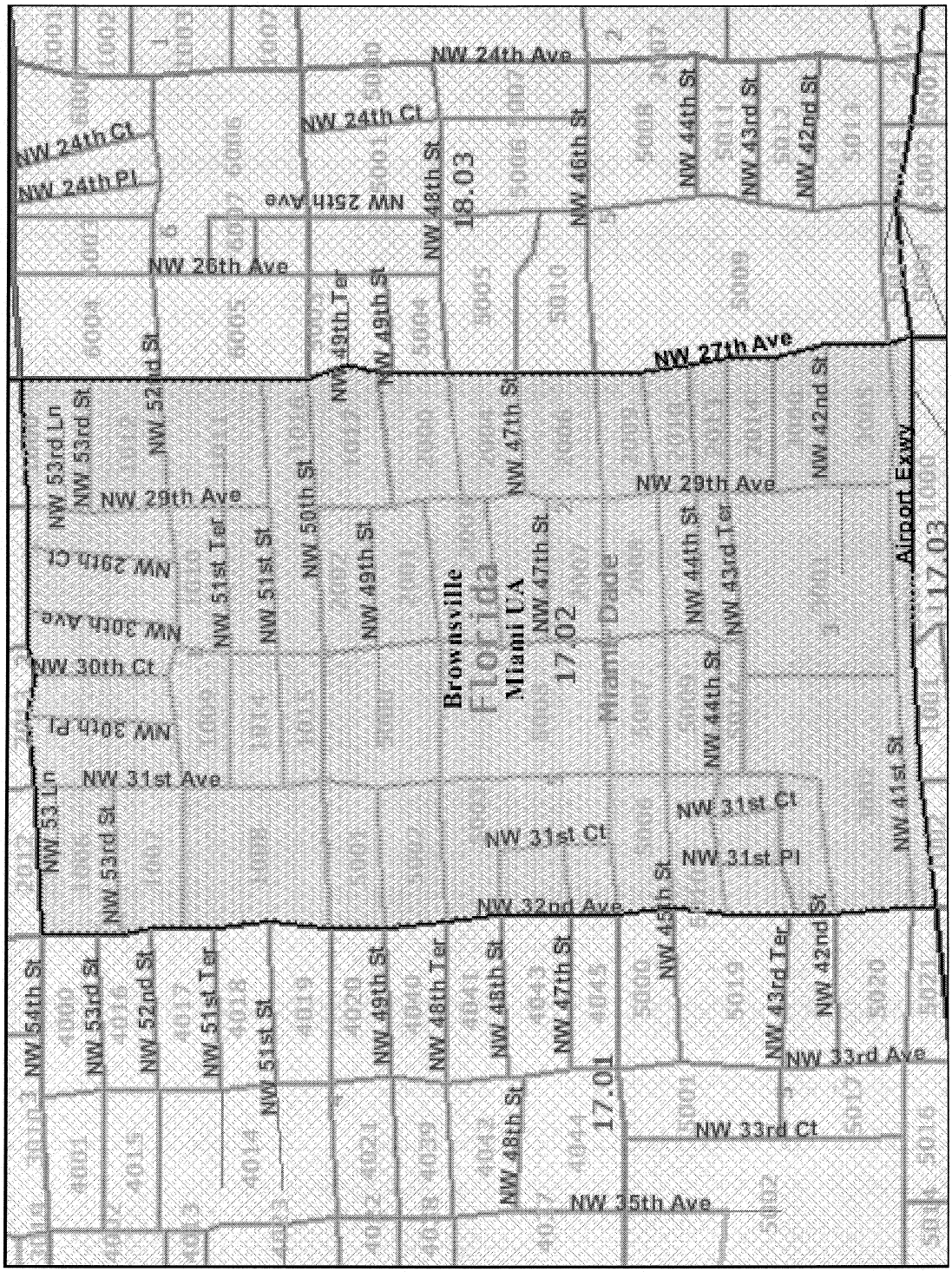
FIGURE 20: MODEL CITY CENSUS TRACT 17.02



Source: U.S. Census Bureau 2007

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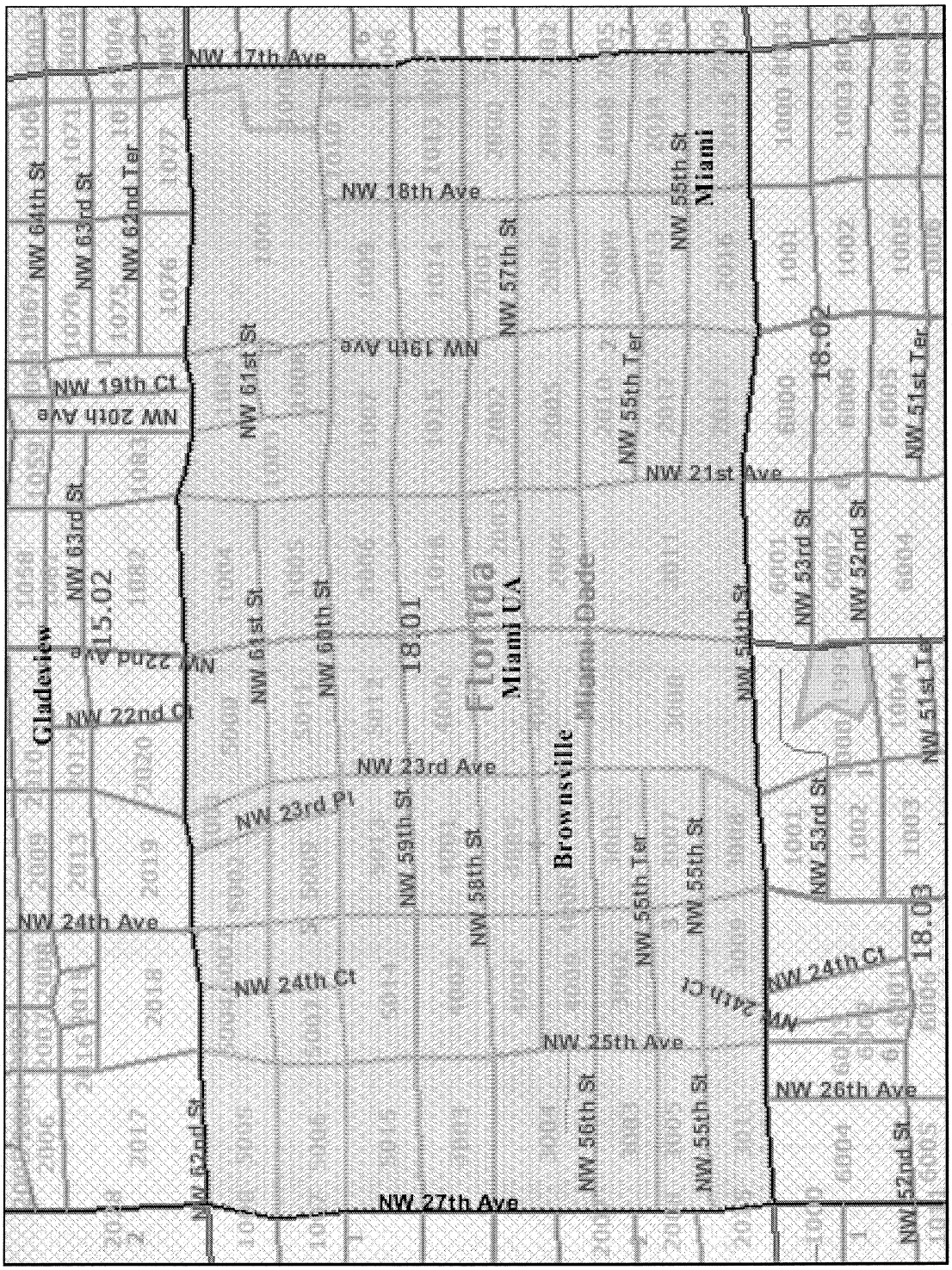
FIGURE 21: MODEL CITY CENSUS TRACT 18.01



Source: U.S. Census Bureau 2007

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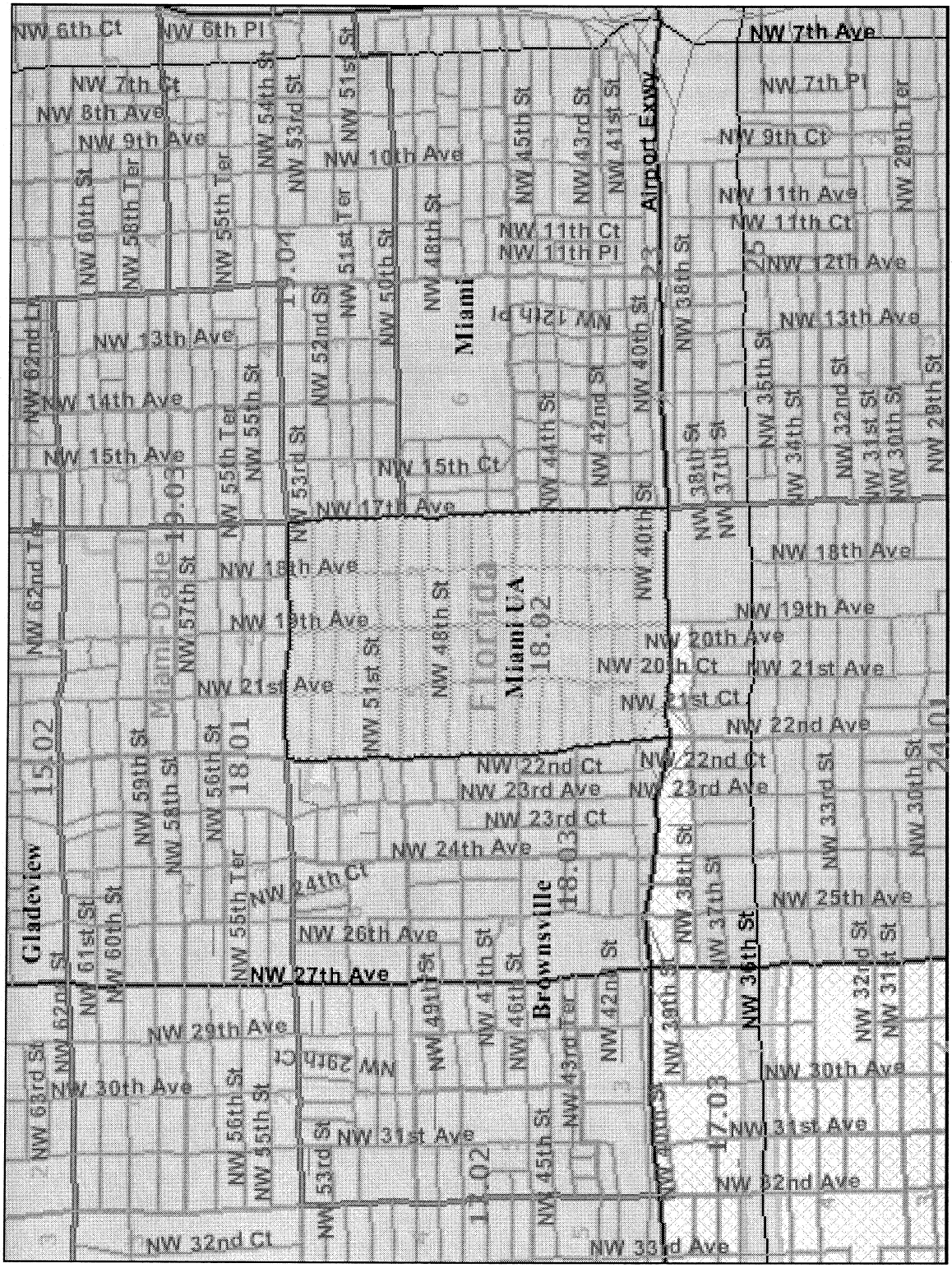
FIGURE 22: MODEL CITY CENSUS TRACT 18.02



Source: U.S. Census Bureau 2007

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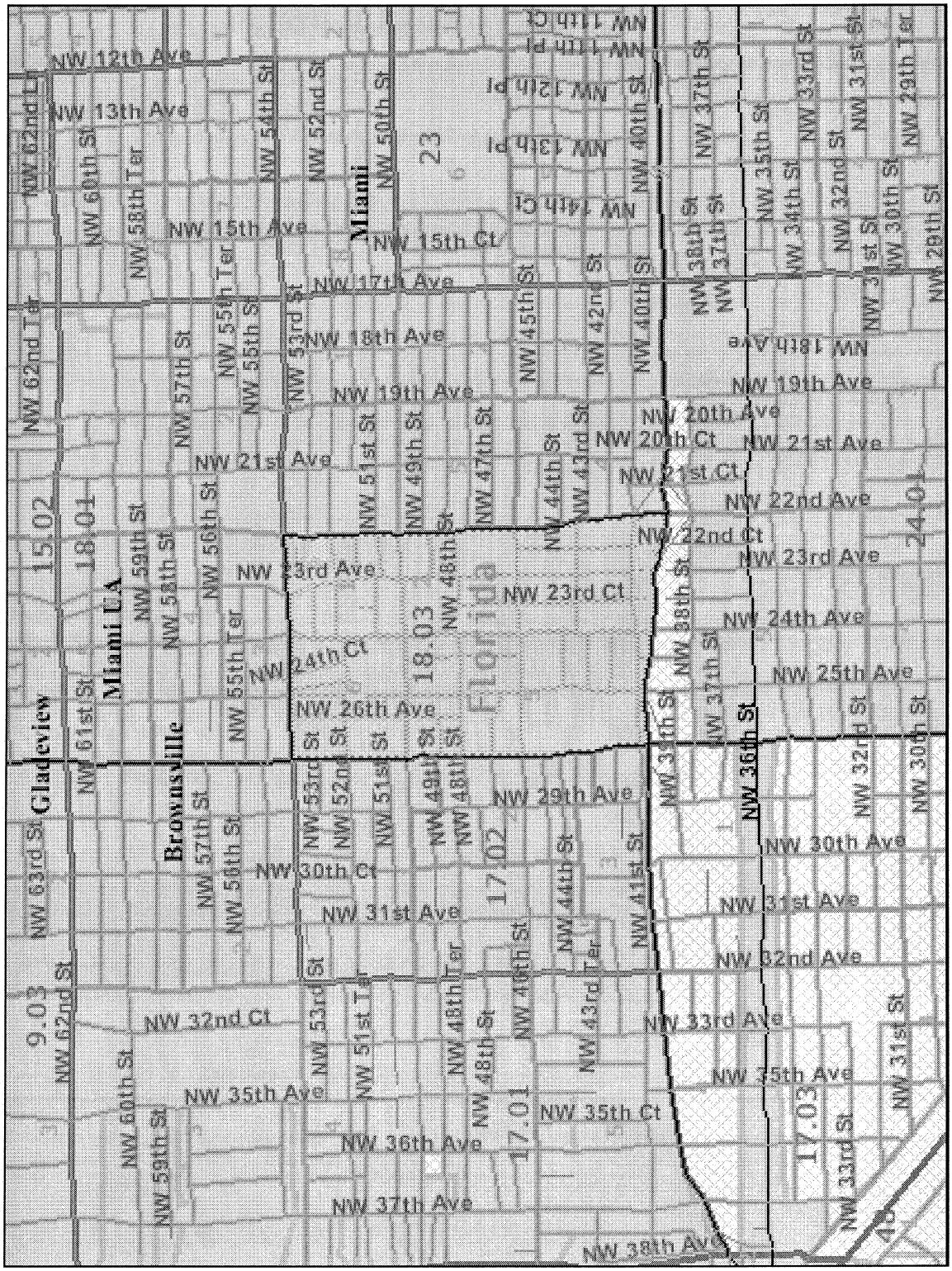
FIGURE 23: MODEL CITY CENSUS TRACT 18.03



Source: U.S. Census Bureau 2007

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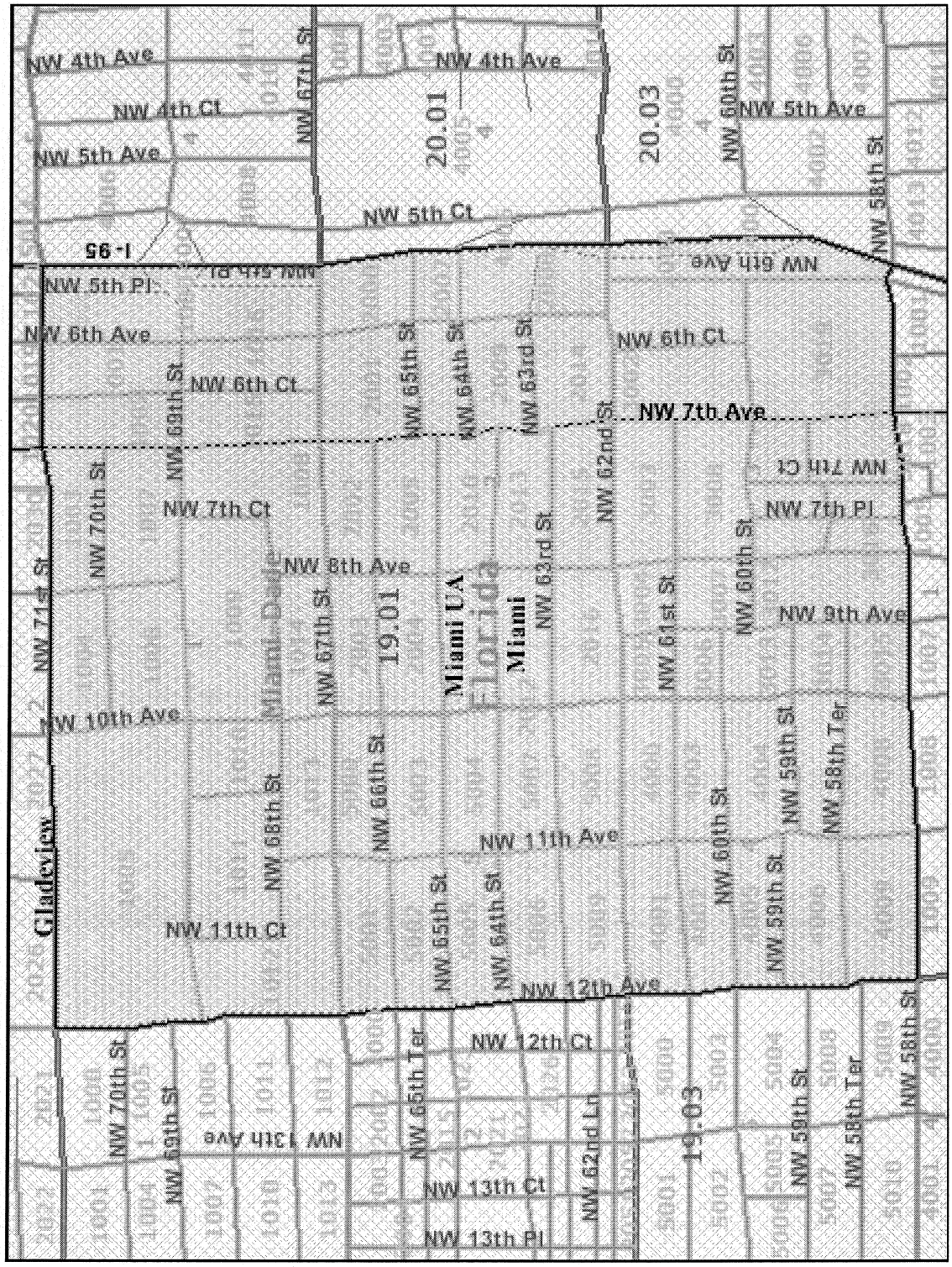
FIGURE 24: MODEL CITY CENSUS TRACT 19.01



Source: U.S. Census Bureau 2007

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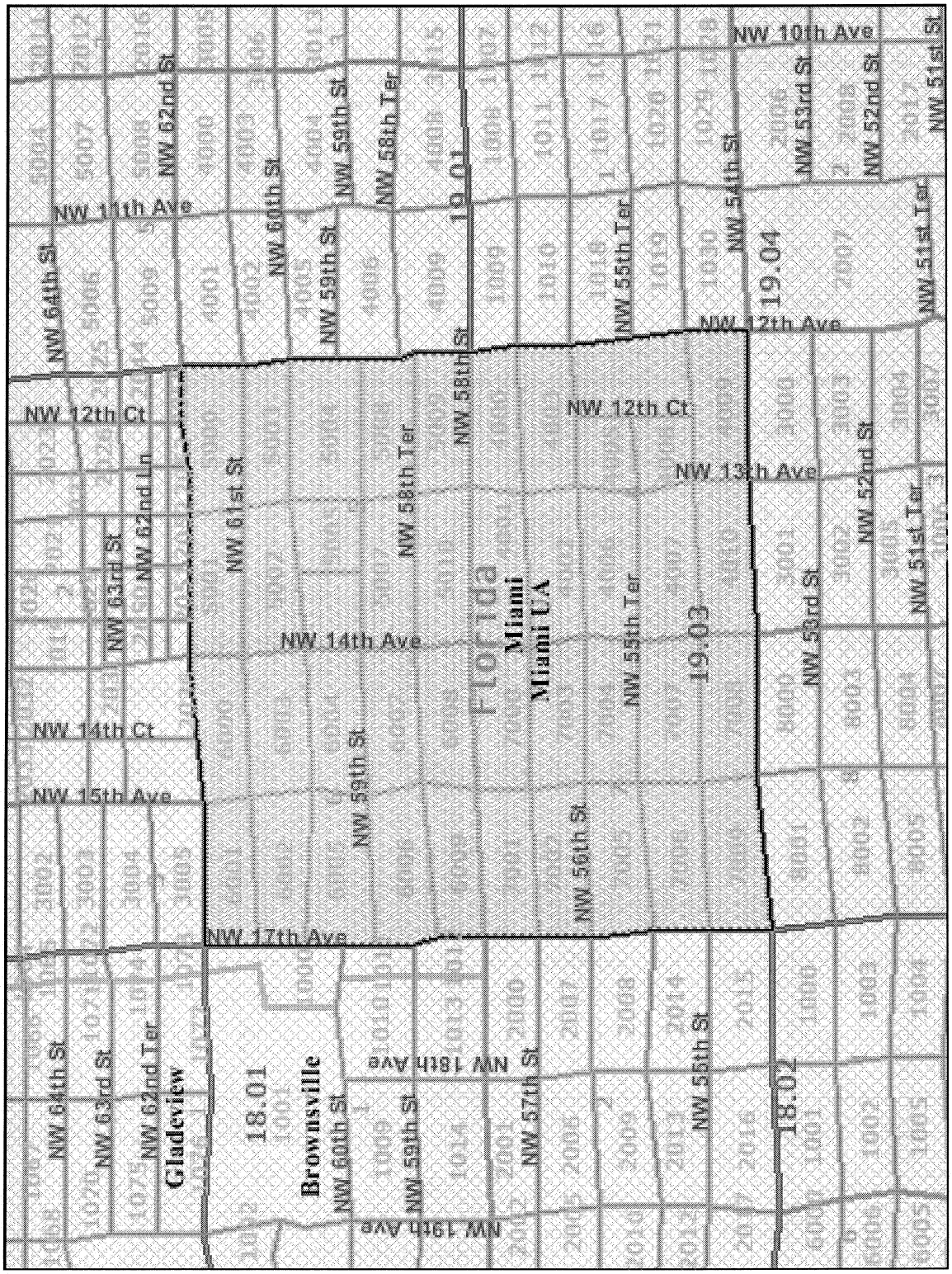
FIGURE 25: MODEL CITY CENSUS TRACT 19.03



Source: U.S. Census Bureau 2007

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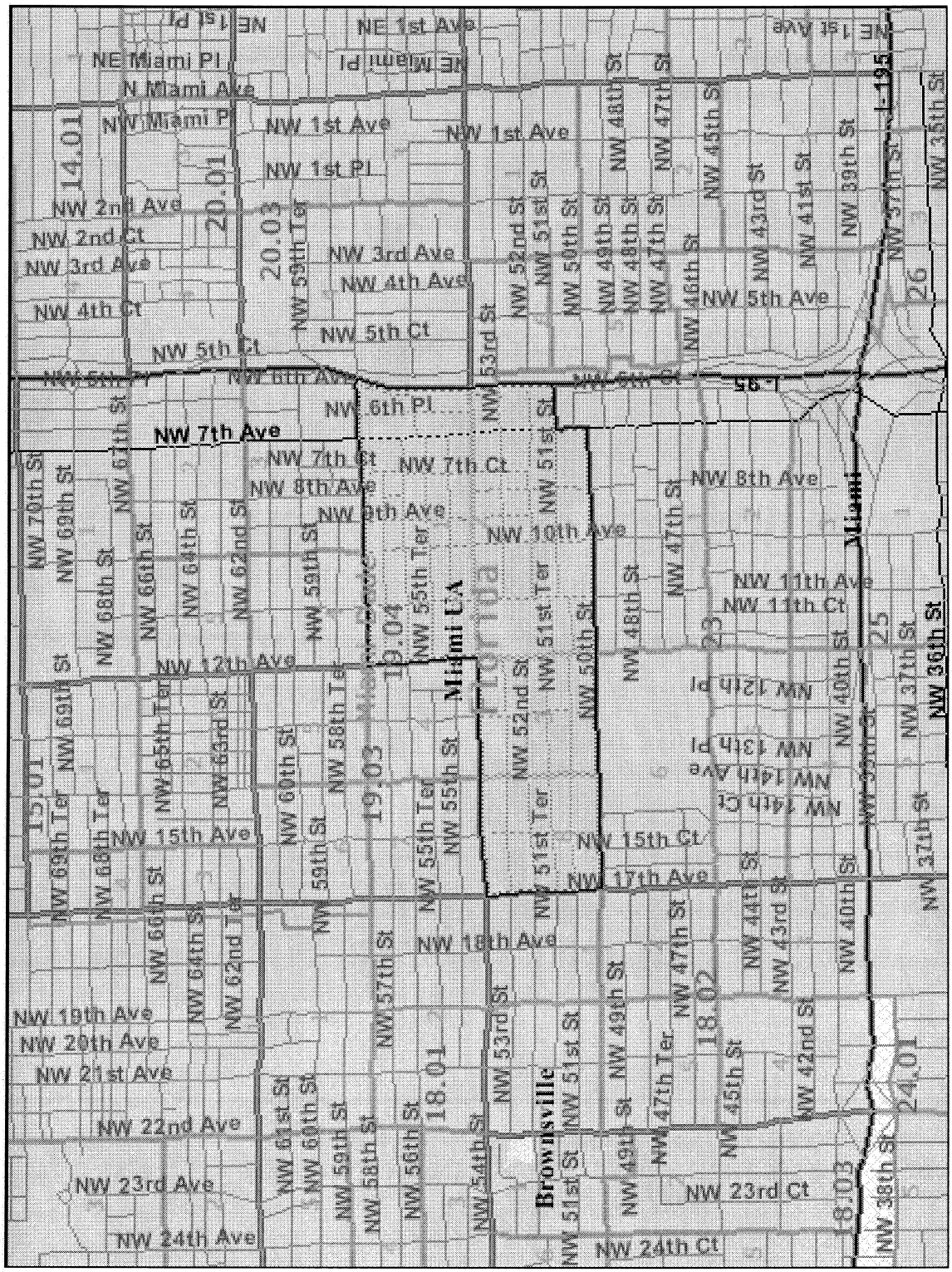
FIGURE 26: MODEL CITY CENSUS TRACT 19.04



Source: U.S. Census Bureau 2007

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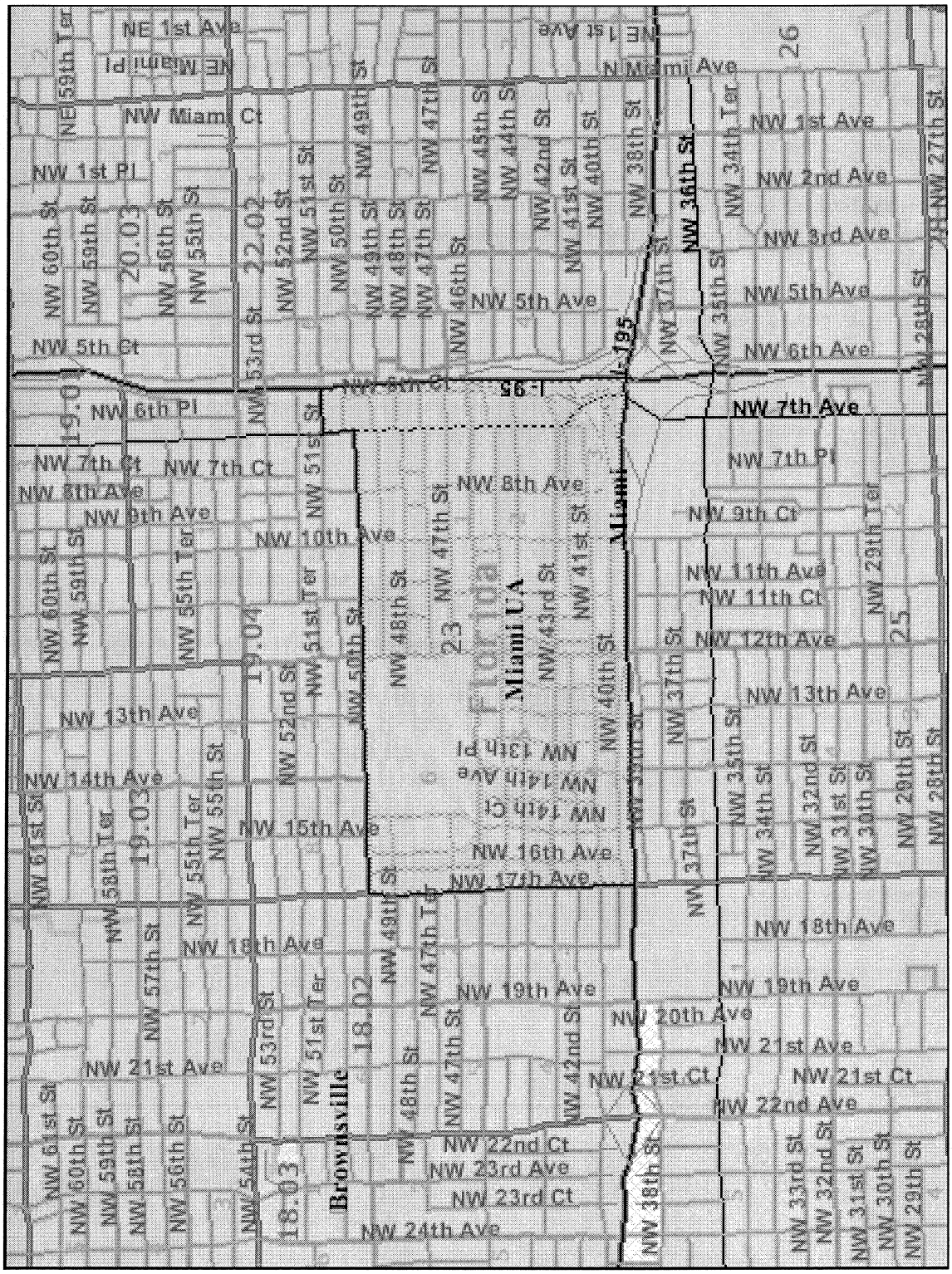
FIGURE 27: MODEL CITY CENSUS TRACT 23.00



Source: U.S. Census Bureau 2007

NEIGHBORHOOD REVITALIZATION AREA STRATEGY
SOUTH MIAMI

A. GENERAL

Throughout the citizen participation process the residents of City of South Miami identified housing and community development needs based on levels of priority (high, medium, low, or no such need). Any need identified as high priority will be funded during the next three years, while medium and low priority needs may be funded during the three year period pending the availability of funds.

The high priority needs identified by residents of South Miami primarily relate to housing, economic development, public facilities, infrastructure improvement and public services.

Specific objectives for the City of South Miami are new construction of single-family housing, commercial revitalization, creation of jobs through micro business development, job training and placement, recreational facilities for youth, traffic calming and sewer improvements.

Resources allocation will be concentrated in census tract 76.03 and 76.04 (South Miami).

Federal resources available include the Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Economic Development Administration Grants, Housing Opportunities for People with AIDS (HOPWA), Emergency Shelter Grant (ESG), Department of Energy Weatherization Programs, Public Housing Comprehensive Grant Program, HOPE 1, HOPE 3, and Section 8 vouchers.

State resources include Florida Department of Commerce, State of Florida Sales Tax, Low Income Housing Tax Credits, the SAIL program and State Home Funds.

Local resources include General Funds, the Documentary Stamp Surtax, and Miami-Dade County Housing Finance Agency.

B. BOUNDARIES

South Miami boundaries are on the North, SW 64th Street (Hardee Drive), on the South, Sunset Drive, on the West, SW 62nd Avenue and on the East, SW 57th Avenue (Block Groups: 76.033, 76.034).

C. DEMOGRAPHIC CRITERIA

The demographic data are based on the 2000 U.S. Census and Claritas, a nationally known and recognized data and statistical source, 2007 year estimates and is then compared to the countywide percentages.

TABLE 47: *South Miami Demographics*

South Miami	*2000*	*2007*	*Miami-Dade*
Total population	33,522	11,316	2,430,421
Population 65 and over	9.55%	14.02%	13.96%
High School Degree Attainment	60.69%	81.14%	68.17%
Median Household Income	$34,892	$48,515	$41,483
Average Household Size	3.34	2.49	2.88
Families Below Poverty Line	14.84%	11.02%	14.65%
Unemployment Rate	5.77%	3.48%	5.01%
Occupied Housing Units	95.80%	95.50%	88.90%
Median Year Structure Build	1975	1962	1976

Source: *U.S. Census 2000 and Claritas 2007*

D. AFFORDABLE HOUSING

Households with five or more persons in South Miami made up 24.82% of the total households when compared to 16.01% of the total households in the county. The priorities for the area included development of affordable housing for large families and promotion of home ownership for low-income families.

A number of reasons impact the availability of affordable housing. Those reasons including; the recent high end priced housing boom, slow rates of public housing construction, wait periods for Section 8 vouchers, funding cuts from HUD, lack of private investment, the sizes of low-income and large size family populations. The need for additional affordable living opportunities is a priority in this community. The development of affordable units could be rental and/or ownership units. Another priority for the area is the development of housing counseling services to promote home ownership. This objective was identified as a high priority.

E. HOMELESSNESS

The prevention of homelessness for South Miami and Miami-Dade County as a whole, is a combination of programs through a number of organizations like Miami Coalition for the Homeless, Inc. and Community Partnership for Homeless with the coordination with Miami-Dade County Homeless Trust. The number of homeless people in Miami-Dade County has significantly declined over the years in part due to the programs in place: since 1998 the street Homeless population dropped from 7,000 to 2,000 people.

No priority needs were identified for the homeless in South Miami.

F. OTHER SPECIAL NEEDS

Housing gaps appear to be the widest for persons with HIV/AIDS and the disabled. Both populations have similar needs—they will require medical assistance at some point as well as housing assistance. Because of the recent housing price jumps, these groups that are most affected and vulnerable and in need of housing assistance.

Elderly population in South Miami has increased by over a third since 2000 (9.55% in 2000 to 14.02% in 2007), rising above county average of 13.96%.

U.S. Census (2000) recorded Miami-Dade percentages for population with disabilities, between ages 5 and 20 years old at 8.30%; for the population between 21 and 64 at 23.30%; and the population of 65 and over was 45.50%. South Miami figures were very similar: 8.00%; 17.50% and 45.80%. Therefore, housing for people with disabilities was not a major issue at this time.

G. CONSULTATION

The Office of Community and Economic Development (OCED) is working closely with the Area of South Miami, County Departments, the Citizen Advisory Committee, and residents to implement the FY 2008-2012 Consolidated Plan.

The public institutions that offer assistance to the Neighborhood Revitalization Strategy area include: Miami-Dade Office of Community and Economic Development, Miami-Dade Community Action Agency, Miami-Dade Department of Planning and Zoning, Miami-Dade Department of Public Works, and Miami-Dade Department of Environmental Research Management.

The community development component identifies specific services needed to develop viable communities that benefit low-to-moderate income individuals and/or areas. The specific community needs have been designated as short-term objectives, with a service implementation period of one to two years, and long-term objectives, with a service implementation period within two to five years.

PUBLIC FACILITIES:

The public identified three public facility improvements/objectives directed at sustaining a suitable living environment for the NRSA.

Short and Long Term Objectives:

High Priority:

- Improvement of Murray Park Multi-Purpose Center by acquiring and installing a 1,000 KW Diesel Powered Generator with a 500-gallon fuel tank.

- Construction of Murray Park Swimming Pool by completing architectural, engineering design and construction plans for a 67 feet wide by 82 feet long pool.

- Complete with a new 2,600 square foot support equipment and storage building for the Murray Park Multi-Purpose Center. All ages and residents will have the advantage of the use of this facility.

INFRASTRUCTURE IMPROVEMENTS:

Infrastructure improvement priorities for South Miami were related to commercial and Industrial development and thus the development of businesses and employment.
Short and Long Term Objectives:

High Priority:

- Reconstruction of Church Street and SW 59 Place from SW 64th Street to SW 70th Street to improve vehicular circulation and transit in a manner that is functional and supportive of a pedestrian environment.

PUBLIC SERVICES:

The public has not identified any public service issues as high priority.

ACCESSABILITY

The public has not identified any accessibility issues high.

RESIDENTIAL HISTORIC PRESERVATION

The public has not identified any residential historic preservation issues as high priority.

NON-RESIDENTIAL PRESERVATION

The public has not identified any non-residential historic preservation issues as high priority

ECONOMIC DEVELOPMENT

Economic development priorities for South Miami were related to commercial and industrial development and growth.

Short and Long Term Objectives:

High Priority:

- Reconstruction of Church Street and SW 59 Place from SW 64th Street to SW 70th Street to improve vehicular circulation and transit in a manner that is functional and supportive of a pedestrian environment. This will be the start point for businesses and industries to locate in the area or to expand. Once located there, jobs and economic spin-off will be felt in the community.

- Establish a mixed use development commercial center, thus creating economic opportunities for the NRSA. The commercial center could be made up of three story buildings with retail and parking on the ground floor and living spacing above. The living spaces could be rental or ownership. This opportunity could be located on a property known as Madison Square/South Miami Strip Mall, between SW 59th Place and SW 64th Street in South Miami

PLANNING:

The public has not identified any planning issues as high priority.

H. ASSESSMENT

Poverty rates in South Miami are lower than County average and unemployment rate is virtually the same. However, South Miami houses many more large families than Miami-Dade County (24.82% vs. 16.00%). The housing stock in the area has a median year of being built of 1976. This has created a high need for the development of more affordable large units.

I. PERFORMANCE MEASURES

The high priority needs identified by South Miami residents were related to public facilities improvements, economic development initiatives, housing developments/rehabilitation and area's commercial and industrial infrastructure developments.

PROJECT PRIORITIES

TABLE 48: *South Miami Priority Rankings*

CATEGORY	PROJECT	OBJECTIVE
Public Facilities and Improvements	Construct Murray Park Swimming Pool by completing architectural, engineering design and construction plans for a 67 feet wide by 82 feet long pool, complete with a new 2,600 square foot support equipment and storage building.	Improvements that sustain a suitable living environment
Public Facilities and Improvements	Improve Murray Park Multi-Purpose Center by acquiring and installing a 1,000 KW Diesel Powered Generator with a 500-gallon fuel tank	Improvements that sustain a suitable living environment
Economic Development	Establish a mixed –use development commercial center of approximately three stories with retail and parking on the ground floor; known as Madison Square/South Miami Strip Mall, between SW 59th Place and SW 64th Street in South Miami	Create Economic Opportunities
Public Service	Employment assistance through training and referrals	Creating economic Opportunities
Public Service	Activities for the elderly and youth population, upon completion of the community center	Improvements that sustain a suitable living environment
Public Service	Healthcare services for the elderly and youth	Improvements that sustain a suitable living environment
Public Service	Provide a meals on wheels for the elderly	Improvements that sustain a suitable living environment
Housing	Promote the development of affordable housing through the acquisition of vacant, abandoned, scattered and/or dilapidated properties.	Decent Housing
Housing	Promote the establishment of a Housing Rehabilitation programs that would identify properties for rehabilitation.	Decent Housing
Commercial, Industrial, Infrastructure Development	Reconstruction of Church Street/SW 59 Place from SW 64 Street to SW 70 Street to improve vehicular circulation and transit in a manner that is functional and supportive of a pedestrian environment.	Economic Development

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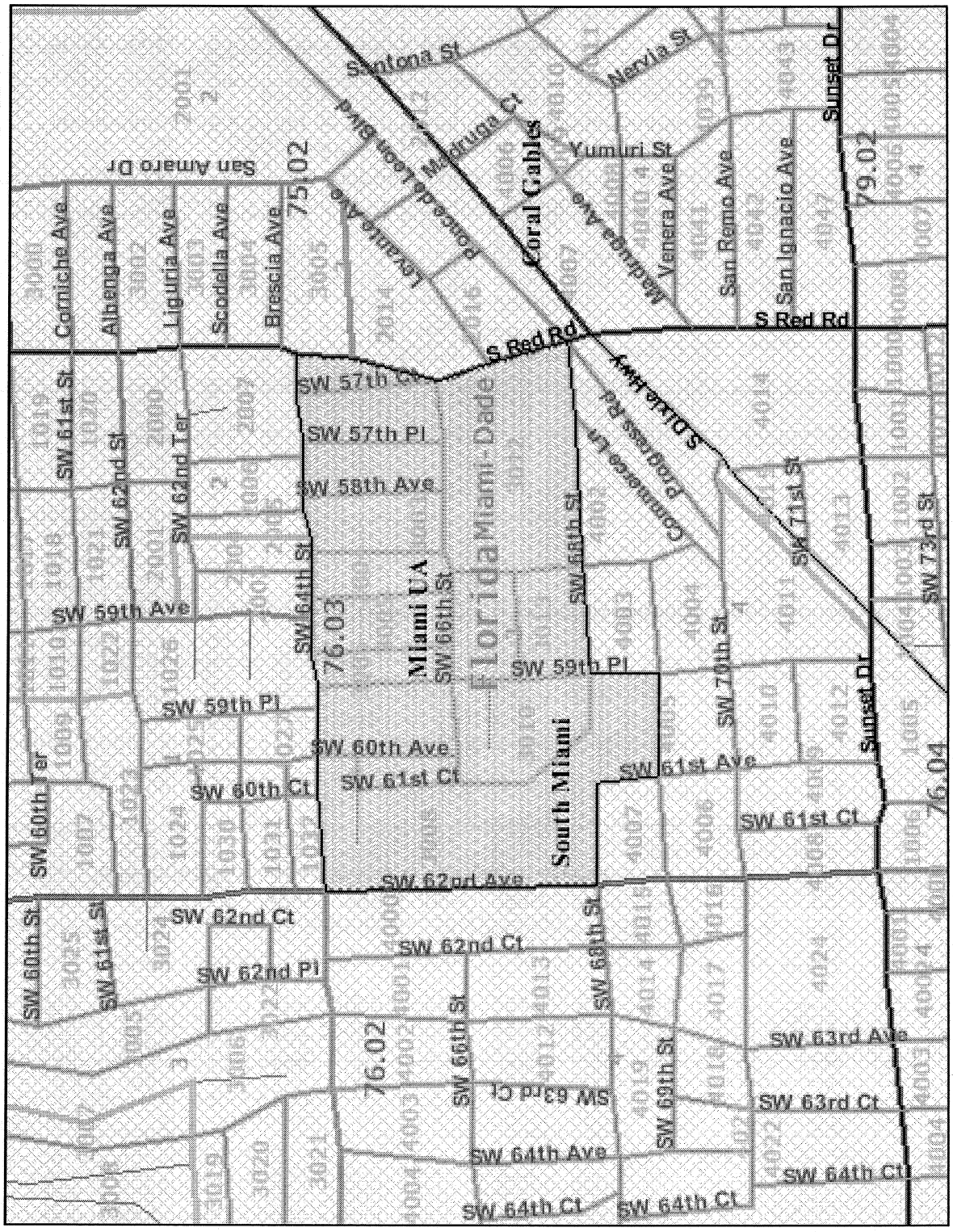
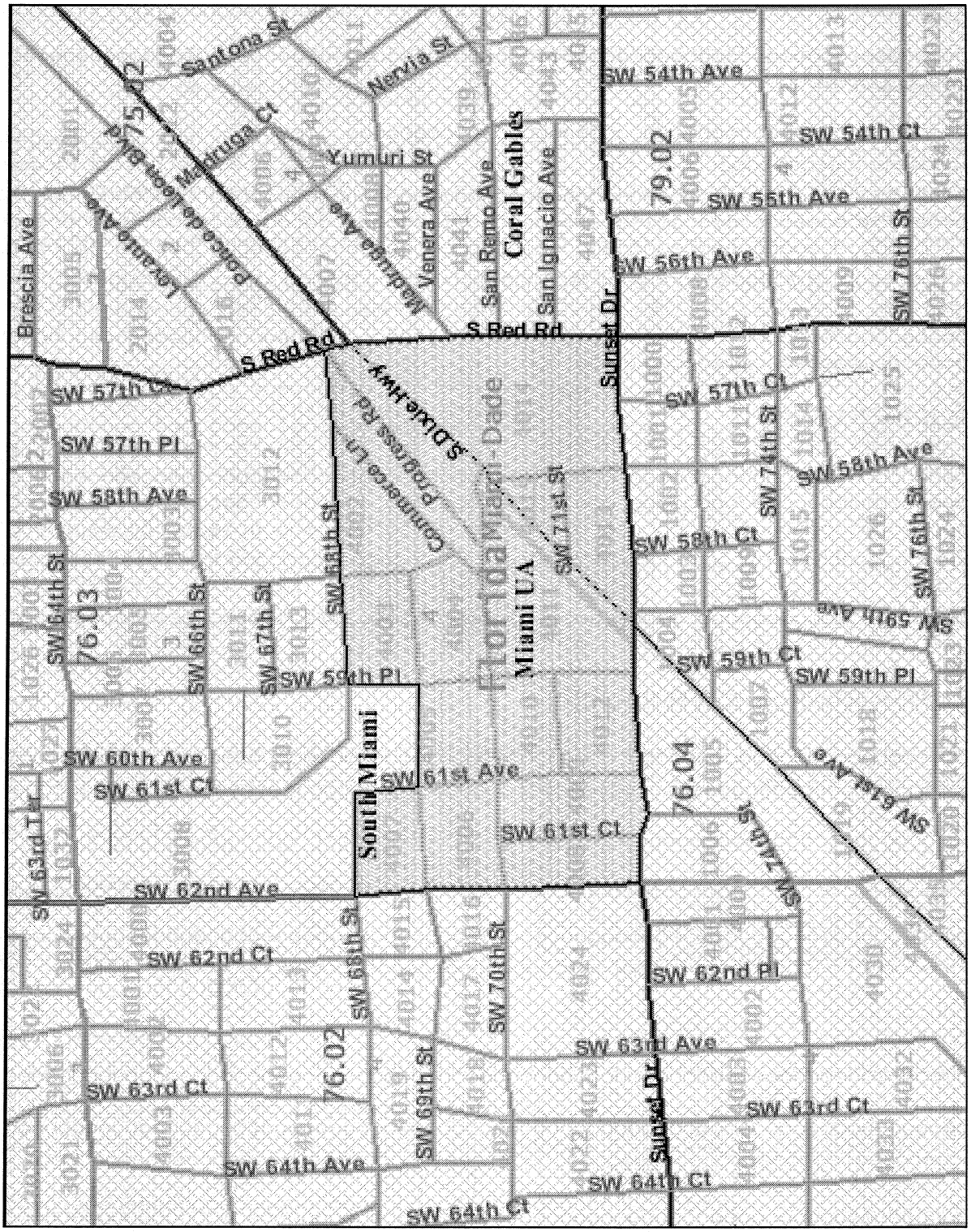
FIGURE 28: SOUTH MIAMI CENSUS TRACK 76.033



Source: U.S. Census Bureau 2007

FIGURE 29: SOUTH MIAMI CENSUS TRACK 76.034



Source: U.S. Census Bureau 2007

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NEIGHBORHOOD REVITALIZATION STRATEGY
LEISURE CITY/NARANJA

A. GENERAL

Residents of Leisure City/Naranja identified housing and community development needs based on levels of priority (high, medium, low or no such need). This information is included on the Priority Needs Summary Table that is based on citizen participation input generated at the monthly Citizen Advisory Committee meetings. The high priority needs identified by the residents were; construction of a neighborhood public services facility, construction and rehabilitation of single family housing, infrastructure improvements for flood drainage/prevention of sewage backup, and public services for the youth and elderly of Leisure City. Any needs identified as high priority needs, it is hoped, will be funded during the next three years, while medium and low priority needs may be funded during the five year period pending the availability of funds.

B. BOUNDARIES

Leisure City/Naranja boundaries are as follows: the most northern boundary is the point where SW 137th Avenue meets Old Dixie Highway'; its southern boundary is SW 297th Street from Old Dixie Highway to SW 147th Avenue, up to SW 288th Street, over SW 137th Avenue; its eastern boundary is SW 137th Avenue, until SW 288th Street, from which the eastern boundary continues along SW 147th Avenue until SW 297th Street and its most western boundary follows Old Dixie Highway from SW 297th Street until it meets SW 137th Avenue at approximately SW 250th Street. These boundaries include, in whole or in part, the following Census Block Groups: 109.1&2; 108. 1, 2, 3 & 9; 104.3, and 105.4.

C. DEMOGRAPHIC CRITERIA

The demographic data are based on the 2000 U.S. Census and Claritas, a nationally known and recognized data and statistical source, 2007 year estimates and is then compared to the countywide percentages.

TABLE 49: *Leisure City/Naranja*

Leisure City/Naranja	*2000*	*2007*	*Miami-Dade*
Total population	36,276	47,729	2,430,421
Population 65 and over	6.56%	7.30%	13.96%
High School Degree Attainment	56.40%	57.13%	68.17%
Median Household Income	$29,730	$33,490	$41,483
Average Household Size	3.50	3.62	2.88
Families w/ Income Below Poverty	28.21%	27.58%	14.65%
Female HHD w/Children in Poverty	16.64%	16.75%	5.87%
Unemployment Rate	8.51%	8.39%	5.01%
Occupied Housing Units	86.35%	83.90%	88.90%
Median Year Structure Build	1980	1988	1976

Source: *U.S. Census 2000 and Claritas 2007*

D. AFFORDABLE HOUSING

The number families with incomes below poverty level in the Leisure City/Naranja NRSA is 28.21% which is double the County average of 14.51%. Therefore, the development of affordable housing for low-income families is a high priority for the area. The new developments would be replacing the existing public housing subdivisions and will serve low-income families. These would also complement major streets and can take a form of mixed-use buildings that link different neighborhoods together.

A number of reasons impact the availability of affordable housing. Those reasons including; the recent high end priced housing boom, slow rates of public housing construction, wait periods for Section 8 vouchers, funding cuts from HUD, lack of private investment, the sizes of low-income and large size family populations. The need for additional affordable living opportunities is a priority in this community. The development of affordable units could be rental and/or ownership units. Another priority for the area is the development of housing counseling services to promote home ownership. This objective was identified as a high priority.

E HOMELESSNESS

The prevention of homelessness for Leisure City/Naranja NRSA and Miami-Dade County is a combination of programs through a number of organizations like Miami Coalition for the Homeless, Inc. and Community Partnership for Homeless with the coordination with Miami-Dade County Homeless Trust. The number of homeless in Miami-Dade County has significantly declined over the years in part due to the programs in place: for the past nine years the street Homeless population dropped from 7,000 to 2,000.

No priority needs were identified for the Homeless population in the Leisure City/Naranja NRSA.

F OTHER SPECIAL NEEDS

Housing gaps appear to be the widest for persons with HIV/AIDS and the disabled. Both populations have similar needs—they will require medical assistance at some point as well as housing assistance. Because of the recent housing price jumps, these groups that are most affected and vulnerable and in need of housing assistance.

Housing gaps appear to be the widest for persons with HIV/AIDS and the disabled. Both populations have similar needs—they will require medical assistance at some point as well as housing assistance. Because of the recent housing price jumps, these groups that are most affected and vulnerable and in need of housing assistance.

G. CONSULTATION

The Office of Community and Economic Development (OCED) is working closely with Leisure City/Naranja Citizen Advisory Committee, County Departments and residents to implement the FY 2008-2012 Consolidated Plan.

The public institutions that offer assistance to the Neighborhood Revitalization Strategy area include: Miami-Dade Office of Community and Economic Development, Miami-Dade Community Action Agency, Miami-Dade Department of Planning and Zoning, Miami-Dade Department of Public Works, and Miami-Dade Department of Environmental Research Management.

The community development component identifies specific services needed to develop viable communities that benefit low-to-moderate income individuals and/or areas. The specific community needs have been designated as short-term objectives, with a service implementation of one to two years, and long-term objectives, with a service implementation period within two to five years.

PUBLIC FACILITIES:

Short and Long Term Objectives:

High Priority:

- Redevelopment and restoration of Leisure Lakes Park.
- Planning and construction of a community center with office space, meeting rooms and courtyards for the residents and businesses of the NRSA to use.

INFRASTRUCTURE IMPROVEMENTS:

Short and Long Term Objectives:

High Priority:

- Street improvements in the way of sidewalks, lighting and shade trees. This will encourage a pedestrian oriented community.
- Upgrade of current water and sewer system in the Sunny Haven area.
- Connect Sunny Haven with the main water line of Miami-Dade County Water.

PUBLIC SERVICES:

Short and Long Term Objectives:

High Priority:

- Creation of activities and care for the elderly in the community, such as elder care programs.
- Health care screening for the elderly.
- Employment training for all ages in the NRSA.

ACCESSIBILITY:
No priorities were identified.

RESIDENTIAL HISTORIC PRESERVATION:
No priorities were identified.

NON-RESIDENTIAL HISTORIC PRESERVATION:
No priorities were identified.

ECONOMIC DEVELOPMENT

- Establishment of a TOD along US 1 around the Proposed Town Center and Transit stop.
- Construct a Town Center located at SW 280 Street around the South Miami Busway.
- Construct a mixed use Town Center with restaurants and retails and living areas.

PLANNING
No priorities were identified.

H. ASSESSMENT:

The family poverty levels in the Leisure City/Naranja NRSA are 27.58% in 2007 which is significantly higher than County's average of 14.65%. About 8.39% of the labor force is unemployed when compared to 5.01% in the County. Nearly 16.75% of the female households with children are below the poverty line. This can be compared to 5.87% in the Miami-Dade County.

I. ECONOMIC EMPOWERMENT:

Economic Development projects proposed by the public were also designed to stimulate and empower the area's economy. These projects proposed to attract new businesses, both retail and office, in order to create jobs and encourage entrepreneurial activity.

J. PERFORMANCE MEASUREMENTS:

The needs which the community residents identified as high priority primarily relate to public facility improvements, economic development, housing development and infrastructure improvements.

The specific economic development projects included attracting new businesses into the area, defining commercial corridors and encouraging further development within communities.

Housing objectives were designed to create housing opportunities for low-income families, people with disabilities and improvement of housing image.

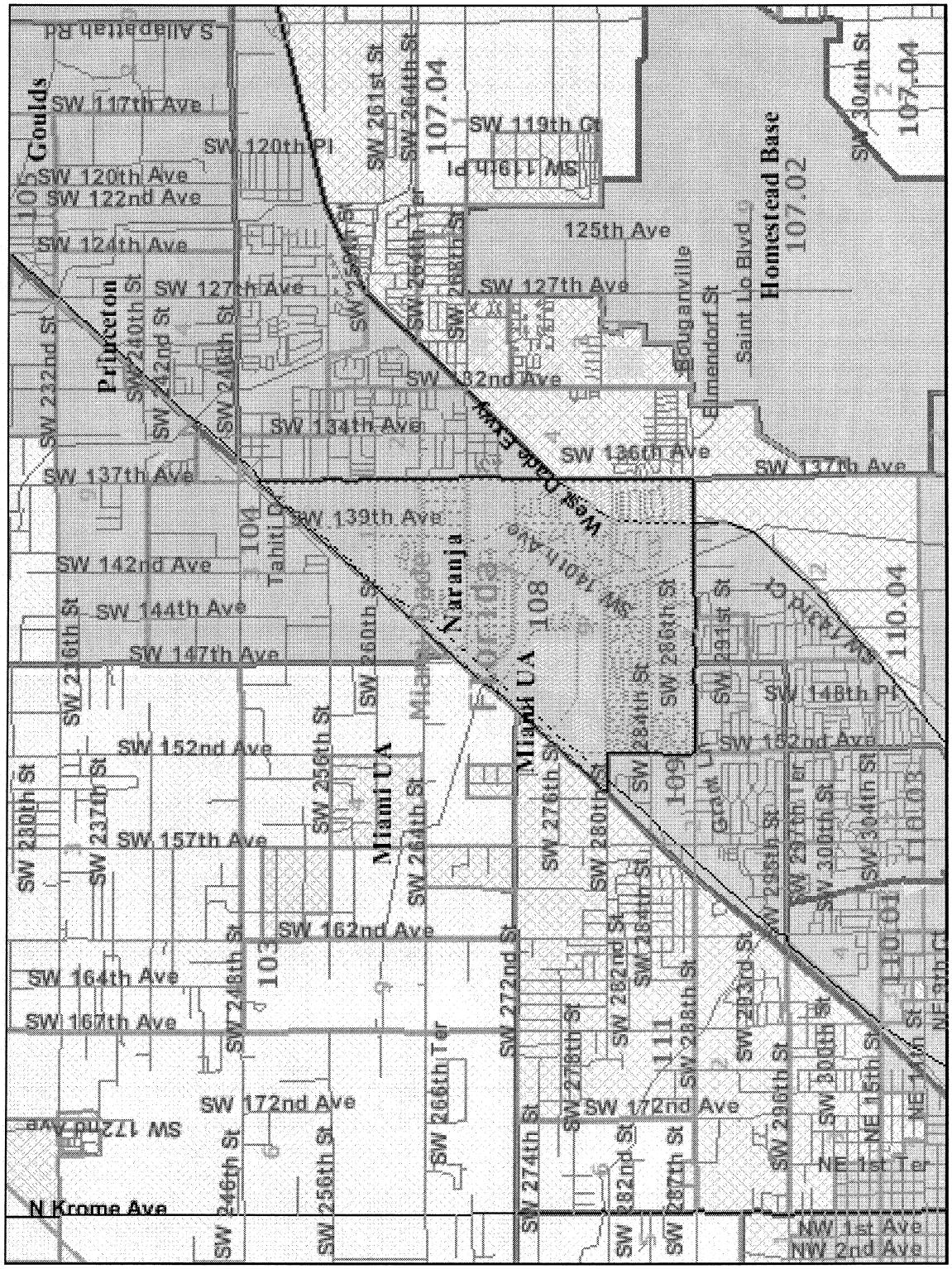
Public facility improvements were identified as a major need for the region, consisting of projects like drainage and sewer improvements, street and sidewalk redevelopments and street furniture and landscaping developments.

PROJECT PRIORITIES

TABLE 50: *Leisure City/Naranja Priority Rankings*

CATEGORY	PROJECT	OBJECTIVE
Economic Development	Establish a transit-oriented development along US1 around the proposed Town Center and Transit stop to encourage walking and the use of transit.	Create Economic Opportunities
Economic Development	Construct a Town Center located at SW 280th Street around the South Miami Dade Bus Way Station district where mixed used amenities such as restaurants and retail shops can be offered.	Create Economic Opportunities
Economic Development	Develop the Industrial park	Create Economic Opportunities
Public Service	Employment assistance through training and referrals.	Creating Economic Opportunities
Public Facilities and Improvements	Provide a community center with office space, meeting rooms and courtyards.	Improvements that sustain a suitable living environment
Public Facilities and Improvements	Redevelop and restore the Leisure Lakes Park by creating open spaces and enhancing the neighborhood park for the community.	Improvements that sustain a suitable living environment
Public Service	Activities for the Elderly and Youth population, (that ties in with the Royal Colonial Park project of a multi recreational facility)	Improvements that sustain a suitable living environment
Public Service	Healthcare services for the elderly and youth	Creating economic Opportunities
Street Improvements	Improve streets by providing sidewalks, lighting and shade trees.	Improvements that sustain a suitable living environment
Housing	Review public housing subdivisions and provide affordable quality housing types for low-income families.	Decent Housing
Housing	Develop the Royal Colonial Park area with affordable quality housing and a multi-purpose recreation facility.	Decent Housing
Capital Improvements/Water and Sewer	Upgrade the current water and sewer situation in the Sunny Haven area, providing connection to the main water line of Miami-Dade County.	Improvements that sustain a suitable living environment
Housing	Develop the Shraders Haven Housing development of affordable housing	Decent Housing
Public Facilities and Improvements	Provide the general infrastructure, parks and schools of neighborhoods and districts.	Improvements that sustain a suitable living environment

FIGURE 30: LEISURE CITY/NARANJA CENSUS TRACT 108



Source: U.S. Census Bureau 2007

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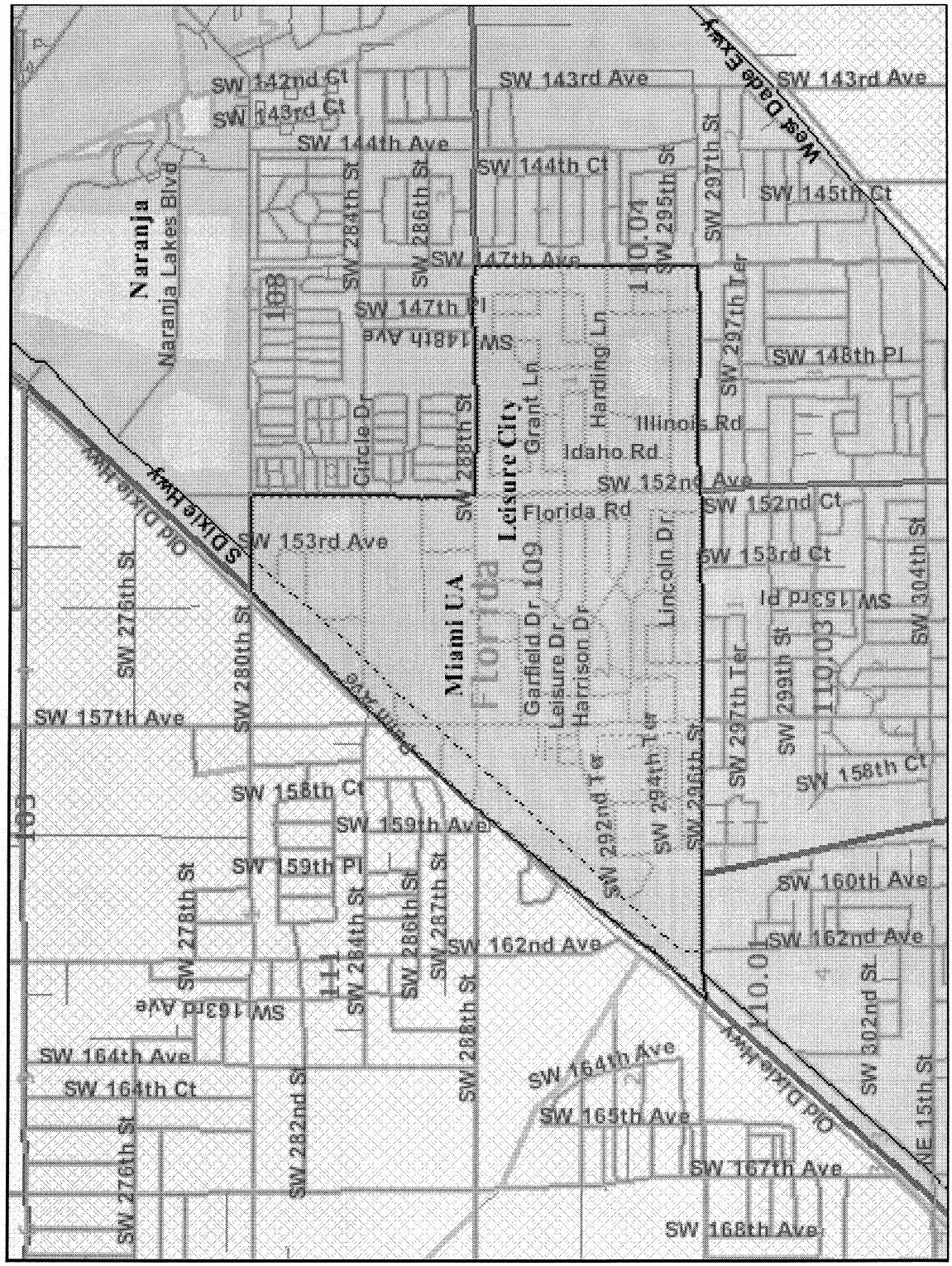
FIGURE 31: LEISURE CITY/NARANJA CENSUS TRACT 109



Source: U.S. Census Bureau 2007

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NEIGHBORHOOD REVITALIZATION AREA STRATEGY
PERRINE

A. GENERAL

Throughout the community participation process, the residents of the Perrine NRSA identified housing and community development needs based on levels of priority (high, medium, low, or no such need). Any needs identified as a high priority will be funded during the next three years, while medium and low priority needs may be funded during the three year period pending the availability of funds. The high priority needs identified by the residents of Perrine primarily relate to housing, economic development, and public services. The CAC specifically identified expansion and improvements to the elderly center on Homestead Avenue as a top priority.

Specific objectives are the construction of new single-family homes, the maintenance of public housing, the creation of jobs through the development of micro businesses, the provision of technical assistance to existing and new businesses, the provision of public services to at-risk youth, the construction of street improvements, water lines, sidewalks, curbs, gutters and drainage, landscaping, the construction of a multi-purpose center, the expansion of the existing park and the renovation of the Community Action Agency.

B. BOUNDARIES

The Perrine is located in unincorporated south Miami-Dade County, east of US-1 and just north of the Cutler Ridge Center. It is bounded by SW 168th Street on the north, SW 107th Avenue on the west, the C-100 Canal on the south from the Florida Turnpike to US-1, and by US-1 on the east. The area is located in Census Tracts 83.06, 83.06 and 102.06.

C. DEMOGRAPHIC CRITERIA

The demographic data are based on the 2000 U.S. Census and Claritas, a nationally known and recognized data and statistical source, 2007 year estimates and is then compared to the countywide percentages.

TABLE 51: *Perrine Demographics*

Perrine	*2000*	*2007*	*Miami-Dade*
Total population	23,967	24,862	2,430,421
Population 65 and over	10.42%	10.71%	13.96%
High School Degree Attainment	66.02%	66.26%	68.17%
Median Household Income	$28,393	$30,671	$41,483
Average Household Size	3.00	3.04	2.88
Families w/Income Below Poverty	22.80%	22.23%	14.65%
Female HHD w/Children in Poverty	13.93%	12.67%	5.87%
Unemployment Rate	5.66%	5.86%	5.01%
Occupied Housing Units	94.63%	93.30%	88.90%
Median Year Structure Build	1971	1972	1976

Source: *U.S. Census 2000 and Claritas 2007*

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D. RESOURCES

Federal resources available include: Community Development Block Grant (CDBG), HOME Investment Partnership, Economic Development Administration Grants, Housing Opportunities for People with AIDS (HOPWA), Emergency Shelter Grant (ESG), Department of Energy Weatherization Programs, Public Housing Comprehensive Grant Program, HOPE VI and section 8 Housing Vouchers.

State resources include: Florida Department of Commerce, State of Florida Sales Tax, Low Income Housing Tax Credits, the State Apartment Incentive Loan (SAIL) Program, State HOME Funds, Jobs Tax Credit and Tax Credits for Businesses.

Local resources include: General Funds, the Quality Neighborhood Improvement Program (QNIP), Safe Neighborhood Parks (SNP) Bond Issue proceeds, Ad Valorem Tax Credits for Businesses, occupational license tax exemptions and Documentary Stamp Surtax Program.

E. AFFORDABLE HOUSING

The number families with incomes below poverty level in Perrine made up 22.20% of population which is higher than County average of 14.51%. Therefore, the development of affordable housing for low-income families is a high priority for the area. The new developments would be replacing the existing public housing subdivisions and will serve low-income families. These would also complement major streets and can take a form of mixed-use buildings that link different neighborhoods together.

A number of reasons impact the availability of affordable housing. Those reasons including; the recent high end priced housing boom, slow rates of public housing construction, wait periods for Section 8 vouchers, funding cuts from HUD, lack of private investment, the sizes of low-income and large size family populations. The need for additional affordable living opportunities is a priority in this community. The development of affordable units could be rental and/or ownership units. Another priority for the area is the development of housing counseling services to promote home ownership. This objective was identified as a high priority.

E. HOMELESSNESS

The prevention of homelessness for Perrine and Miami-Dade is a combination of programs through a number of organizations like Miami Coalition for the Homeless, Inc. and Community Partnership for Homeless with the coordination with Miami-Dade County Homeless Trust. The number of homeless people in Miami-Dade County has significantly declined over the years in part due to the programs in place: since 1998 the street Homeless population dropped from 7,000 to 2,000 people.

No priority needs were identified for the homeless in Perrine.

F. OTHER SPECIAL NEEDS

Housing gaps appear to be the widest for persons with HIV/AIDS and the disabled. Both populations have similar needs—they will require medical assistance at some point as well as housing assistance. Elderly population would also require the same housing and services assistance. Because of the recent housing price jumps, these are the groups that are most affected and become more vulnerable and in need of housing assistance.

U.S. Census recorded Miami-Dade percentages for population with disability between ages 5 and 20 years old at 8.30%; for population between 21 and 64 at 23.30%; and population 65 and over at 45.50%. Perrine figures for these populations were higher than County percentages at 10.95%, 26.70% and 48.55% respectively. Therefore, assisted living housing for people with disabilities is a priority for Perrine.

PUBLIC FACILITIES

Public Facilities improvement projects included:

Short Term Objectives:

High Priority:

- The enhancement of the parking area and recreation center at West Perrine Park.
- The improvement of the general infrastructure of neighborhood and districts.
- The redevelopment and preservation of the Ben Shavis Park.
- The development of Hibiscus Street as a residential boulevard.
- The improvement of the edge commercial corridors, vehicular circulation and transit systems in a matter that is supportive of a pedestrian environment.

Long Term Objectives:

High Priorities:

- The redevelopment and restoration of the Pioneer Bahamian architectural traditions, the "Historic Village" and the Ben Shavis Park areas.

- Development and repairs of sidewalks throughout local and neighborhood streets and the addition of planning strips. Priority streets for this projects are:
    - US 1
    - Eureka Drive
    - Homestead Avenue
    - SW 107th Avenue
    - Richmond Drive
    - Quail Roost Drive, and
    - Busway

- Improvement of local and neighborhood streets with street furniture, waiting stations and elegant lighting fixtures. Priority streets include:
    - US 1
    - Eureka Drive
    - Homestead Avenue
    - SW 107th Avenue
    - Richmond Drive
    - Quail Roost Drive, and
    - Busway

INFRASTRUCTURE IMPROVEMENT:

The following Street Infrastructure Improvements were identified by the public:

Short Term Objectives:

High Priority:

- Development and repairs of sidewalks throughout local and neighborhood streets and the addition of planning strips. Priority streets for this projects are:
    - US 1
    - Eureka Drive
    - Homestead Avenue
    - SW 107th Avenue
    - Richmond Drive
    - Quail Roost Drive, and
    - Busway

- The improvement of the edge commercial corridors, vehicular circulation and transit systems in a matter that is supportive of a pedestrian environment.

- Improvement of local and neighborhood streets with street furniture, waiting stations and elegant lighting fixtures. Priority streets include:
    - US 1
    - Eureka Drive
    - Homestead Avenue
    - SW 107th Avenue
    - Richmond Drive
    - Quail Roost Drive, and
    - Busway

PUBLIC SERVICES

No priorities were identified for public service needs.

ACCESSABILITY

Long Term Objectives:

High Priority:

Assisted living facilities and services for handicap and people with disabilities are a priority for Perrine.

RESIDENTIAL/HISTORIC PRESERVATION

There were no priorities identified for the residential historic preservation.

NON-RESIDENTIAL HISTORIC PRESERVATION

Short Term Objectives:

High Priority:

High priority objective for Perrine was the preservation of the:

- Ben Shavis Park
- Pioneer Bahamian architectural traditions, and
- "Historic Village"

ECONOMIC DEVELOPMENT:

Short Term Objectives:

High Priority:

Economic development objectives included:

- The improvement of the industrial district between Eureka and Quail Roost Drives by renewed investments in infrastructure and building improvements, providing a gateway development off of the Florida Turnpike.
- The development of Homestead Avenue as the Main Street by establishing new design guidelines
- The transformation of the US 1 Corridor as a signature boulevard and development of additional mixed-use buildings along the Busway, creating a major community center anchored around a possible future Metrorail station in Perrine.

PLANNING:

No needs identified.

F. CONSULTATION

This strategy area was developed in consultation with County departments, local community development corporations (CDCs), the private sector, the Citizen Advisory Committee and local residents to implement the Consolidated Plan. Public institutions in Perrine include the Miami-Dade County Office of Community and Economic Development, the Department of Human Services, the Community Action Agency, and the State Department of Health and Rehabilitative Services.

Non-profit agencies active in Perrine include the West Perrine Community Development Corporation, Richmond-Perrine Optimist Club, Richmond Heights Community Development Corporation, and the South Miami Heights Community Development Corporation.

G. ASSESSMENT

The family poverty levels in Perrine were 22.20% in 2007 estimates which are significantly higher than County's average of 14.65%. About 5.80% of the labor force is unemployed when compared to 5.01% in the County. Nearly 13.00% of the female households with children are below the poverty line. This can be compared to 5.87% in the Miami-Dade County.

A number of anti-poverty programs were established to help combat poverty and improve living conditions. However, Perrine was has not made any significant progress in improving the poverty rates for its residents. Therefore, poverty still remains a priority issue for the area.

H. ECONOMIC EMPOWERMENT

Economic development projects proposed by the public were also designed to stimulate and empower the area's economy. These projects proposed to attract new businesses, both retail and office, in order to create jobs and encourage entrepreneurial activity.

I. PERFORMANCE MEASUREMENTS

The needs which the community residents identified as high priority primarily relate to economic development, housing development, public facility improvements, and infrastructure improvements.

PROJECT PRIORITIES

TABLE 52: *Perrine Priority Rankings*

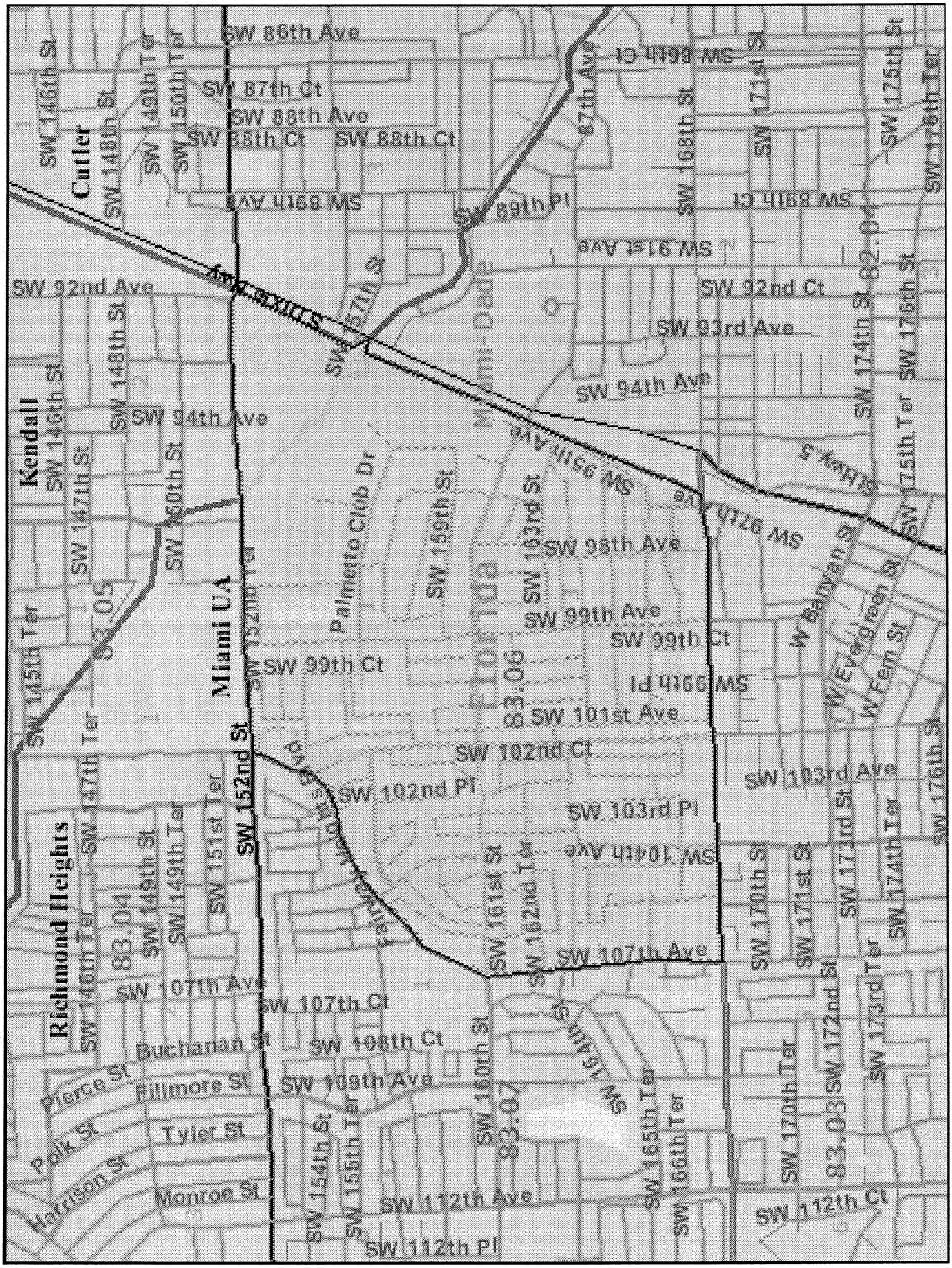
CATEGORY	PROJECT	OBJECTIVE
Economic Development	Development of programs that include mentoring programs for all teens. Seminars for all residents on what it takes to succeed in employment and business.	Create Economic Opportunities
Public Services	To provide local and neighborhood public services comprised of: • Crime Prevention programs; • Health Services; • Youth Services; • Senior Services;	Improvements that sustain a suitable living environment
Economic Development	Establish a working program where one block at a time is "attacked" and worked on at a time.	Create Economic Opportunities
Economic Development	Improve the industrial district between Eureka and Quail Roast Drives by renewing investments in infrastructure and building improvements, providing a gateway development off of the Florida Turnpike.	Create Economic Opportunities Improvements that sustain a suitable living environment
Public Services	To provide local and neighborhood public services comprised of: • Job Training and Placement	Creating Economic Opportunities
Economic Development	The development of Homestead Avenue as the Main Street by establishing new design guidelines.	Create Economic Opportunities
Economic Development	Transform the US 1 Corridor as a signature boulevard and develop more mixed use buildings along the Busway. Creating a major community center anchored around a possible future Metro-Rail station in Perrine.	Create Economic Opportunities
Economic Development	Create program that monitors all programs and reports. Set up system of accountability.	Create Economic Opportunities
Economic Development	Create an emergency committee of businesses and residents to work together on the problems of the area.	Create Economic Opportunities
Public Services	To provide local and neighborhood public services comprised of: • Housing Counseling	Decent Housing
Housing	Complement the major street with infill housing and adjacent mixed-use building forms that link the different neighborhoods.	Decent Housing Create Economic Opportunities
Housing	Replace public housing subdivisions with affordable quality housing types for low-income families.	Decent Housing

Public Facilities and Improvements	Enhance the parking area and recreation center at West Perrine Park.	Improvements that sustain a suitable living environment
Public Facilities and Improvements	Enhance the general infrastructure of the neighborhood and districts.	Improvements that sustain a suitable living environment
Public Facilities and Improvements	Redevelop and restore the Pioneer Bahamian architectural traditions, the "Historic Village" and the Ben Shavis Park Area.	Improvements that sustain a suitable living environment
Public Facilities and Improvements	Have a written document and timetable that will outline the improvements that are scheduled for the area in the way of water and sewer. Institute public awareness of the document and time table so residents and developers can relate to the progress that needs to be made.	Improvements that sustain a suitable living environment
Public Facilities and Improvements	Build and repair sidewalks throughout local and neighborhood streets and add planting strips. Priority streets consist of US 1, Eureka Drive, Homestead Avenue, SW 107 Avenue, Richmond Drive, Quail Roost Drive and the Busway.	Improvements that sustain a suitable living environment
Public Facilities and Improvements	Improve local and neighborhood areas with street improvements. Priority streets consist of US 1, Eureka Drive, SW 107 Avenue, Richmond Drive, Quail Roost Drive and the Busway.	Improvements that sustain a suitable living environment
Public Facilities and Improvements	Develop Hibiscus Street as a residential boulevard.	Improvements that sustain a suitable living environment
Public Facilities and Improvements	Improve the edge commercial corridors, vehicular circulation, and transit in a manner that is functional and supportive of a pedestrian environment.	Improvements that sustain a suitable living environment
Public Facilities and Improvements	Improve local neighborhood streets with street furniture, waiting stations, and elegant lighting fixtures. Priority streets consist of US 1, Eureka Drive, SW 107 Avenue, Richmond Drive, Quail Roost Drive and the Busway.	Improvements that sustain a suitable living environment

FIGURE 32: PERRINE CENSUS TRACT 83.03

Source: U.S. Census Bureau 2007

FIGURE 33: PERRINE CENSUS TRACT 83.06



Source: U.S. Census Bureau 2007

FIGURE 34: PERRINE CENSUS TRACT 102.06

Source: U.S. Census Bureau 2007

K OTHER ECONOMIC DEVELOPMENT PROGRAMS

Miami-Dade County has a significant commitment to Economic Development throughout the community directed toward employment generators and other opportunities that contribute to the quality of life in the community. This discussion is focused on the agencies and programs that are currently in place to promote economic development.

BEACON COUNCIL

The Beacon Council is Miami-Dade County's official economic development partnership, it is responsible for bringing new, job-generating investments to the community, while assisting existing businesses in their efforts to expand. By doing this, The Beacon Council facilitates the creation of quality jobs for each and every resident of Miami-Dade County.

Since its creation in 1986, The Beacon Council has completed more than 690 new location and expansion projects. These projects resulted in over 59,000 direct and indirect jobs and $2.3 billion in new capital investment in the community.

Year after year, The Beacon Council is searching for businesses that are looking into taking advantages of the area's booming commerce, the global marketplace, the diverse communities and Miami-Dade's perfect lifestyle. The Beacon Council helps businesses and corporations in their expansion and relocation plans to Miami-Dade County and helps simplify and expedite the process.

As Miami-Dade County's official economic development partnership, The Beacon Council is responsible for facilitating the application process for financial incentives companies may qualify for. By assisting with the application for incentives, which is a free and confidential service, The Beacon Council has helped to secure millions of dollars for hundreds of companies over the years. The incentive programs include:

Qualified Target Industry (QTI) Tax Refund (STATE)

This incentive is available for companies that create high wage jobs in targeted high value-added industries and may provide the company with a tax refund of up to $3,000 per new job created. This program is funded by the State of Florida (80%) and Miami-Dade County (20%). The QTI program requires the creation of at least 10 new full-time jobs at salary levels equal to or exceeding 115% of the State annual average wage, or $41,516. For businesses paying 150% of the State average annual wage, add $1,000 per job; for 200% of the State average annual wage, add $2,000 per job. For companies that locate or expand within any of Miami-Dade County's Enterprise Zones, this incentive is increased up to $6,000 per new job created, and the minimum salary requirement may be waived.

Miami-Dade County Targeted Jobs Incentive Fund (TJIF) (COUNTY)

This incentive is paid for by Miami-Dade County and is modeled after the State of Florida's Qualified Target Industry Tax Refund Program, which gives tax refunds to expanding or relocating companies that create jobs. Under this locally funded program, Miami-Dade County may provide the company with a refund of up to 100% of the incremental Countywide Ad Valorem Property taxes generated by the company's location or expansion. This is determined by the capital investment or the number of new jobs created and the benefit can be extended for up to six years. The program can be based on either of two different criteria. First, the County may provide up to $6,000 per new job as follows: $3,000 for each new job ($4,500 if the job is in a Designated Priority Area), and an additional $1,500 for each new employee that resides in a Designated Priority Area.

The second scenario evaluates capital investment that must exceed $3 million in taxable property value. The company may, for a period of up to 6 years (or longer as may be determined by the County), receive a tax refund of 80% of the amount of Countywide Ad Valorem Property taxes generated by the project and up to 100% if in a Designated Priority Area. The actual amount of the award/benefit will be determined by an Economic Impact Analysis and approval by the Miami-Dade Board of County Commissioners.

Quick Response Training (QRT) Program (STATE)

This State of Florida incentive may be available to a company for the training needs of any new employees hired in Miami-Dade County. This is a customer-driven training program designed as an inducement to secure new value-added businesses. It has an average minimum wage requirement of 115% of the State annual wage, or $41,516 for the new jobs created. The training services can be provided through community colleges (Miami-Dade College), state universities (Florida International University), the Miami-Dade County Public School System or vocational-technical centers, consultants, or trainers from the business.

Incumbent Worker Training (IWT) Program (STATE)

This program is funded by the Federal Workforce Investment Act and is administered by Workforce Florida, Inc. This program provides a grant to train currently employed workers, with the goal of keeping the company's employees competitive by providing them with new skills and retaining existing businesses. Training services can be provided through community colleges, state universities (Florida International University), the Miami-Dade County Public School System, vocational-technical centers, consultants, or trainers from the business.

Enterprise Zone Program

State tax benefits include a sales tax credit for job creation, a sales tax refund on business property and building materials, and a state corporate tax credit of 20% or 30% of wages paid to Enterprise Zone residents.

State of Florida Sales Tax Benefits

Sales Tax Credit for Job Creation If your business collects and pays Florida Sales and Use Tax, your business may apply for a State sales tax credit equal to 20% or 30% of wages paid to new Enterprise Zone residents. If the percentage of employees residing in an Enterprise Zone is less than 20% the tax credit will be 20% of monthly wages paid to new employee. If this percentage is 20% or more the tax credit will be 30% of monthly wages paid to new employee.

Sales Tax Refund on Business Equipment

If your business locates or expands in an Enterprise Zone, 97% of the State sales tax on business property is exempted, up to $10,000.

Sales Tax Refund on Building Materials

If your business builds or renovates in an Enterprise Zone, 97% of the State sales tax on materials used in rehabilitation of real property is exempted, up to $10,000 per parcel of real property.

Sales Tax Exemption for Electricity (Form DR-15JEZ)

If your business builds or expands in an Enterprise Zone, 50% or 100% of the State sales tax on utilities and 50% of the municipal utility tax is exempted based on municipality participation.

Corporate Income Tax Benefits Jobs Credit

If your business pays Florida Corporate Income Tax, your business may apply for a State Corporate Income tax credit equal to 20% or 30% of wages paid to new Enterprise Zone residents. If the percentage of employees residing in an Enterprise Zone is less than 20% the tax credit will be 20% of monthly wages paid to new employee. If this percentage is 20% or more the tax credit will be 30% of monthly wages paid to new employee.

Property Tax Credit

If your business pays Florida Corporate Income Tax, a tax credit equal to 96% of all ad valorem taxes not abated by local government is applied against State corporate income taxes for a period of up to five (5) years. Maximum credit is up to $50,000 annually.

Community Contribution Tax Incentive

If your business pays Florida Corporate Income Tax, 50% of contributions made to approve community organizations are credited against State corporate income taxes.

THE TASK FORCE ON URBAN ECONOMIC REVITALIZATION

The Task Force holds monthly public meetings where members discuss pertinent revitalization issues in Miami-Dade County and implement ways to rectify the economic status in the Targeted Urban Areas (TUA).

The Task force was created by then Mayor Alex Penelas in conjunction with the County Commission in 1997 through ordinance 97-33. The three main purposes of the Task Force are:

- Help focus Miami Dade County's economic development funding process;
- Encourage the formation of public/private partnership(s) working to revitalize the TUA's through economic development; and

Place significant control over the funding of economic development projects in TUA's in the hands of the community-based County board.

It is within the Task Force's authority to recommend to the Mayor and the County Commissioners the merger, realignment or cessation of funding of any existing agency or publicly funded organization, if necessary to bring about the priorities of the "Plan".

The Task Force is not primarily a funding agency. However on occasion through special local or state allocations the Task Force may provide funding for narrowly defined project objectives. Generally, County funding for urban economic revitalization purposes within the TUAs will be expended through the appropriate county agencies and departments. Funding will be distributed based on projects which successfully compete for economic development support in accord with guidelines established by the Task Force.

In order for any TUA projects to take place within County municipalities there must first be an executed inter-local agreement between the county and the municipality which outlines mutual fiscal responsibilities and other appropriate functions. According to Section 9 of the Ordinance the Task Force will address only those funds intended for targeted urban areas with respect to the allocation of County funds.

There is no sunset provision contained in the ordinance which created the Task Force on Urban Revitalization.

The following tables list the general characteristics of the TUAs as well as the designated projects allocated to those areas.

TABLE 53: IDENTIFICATION OF TUA DEMOGRAPHICS AND PROJECTS

	Carol City	Coconut Grove	Florida City	Goulds	Leisure City	Liberty City	Little Haiti	Model City / Brownsville	Naranja
Population	9,667	5,291	2,699	14,354	5,212	23,009	33,630	29,090	5,338
Per Capita Income	$11,276	$15,754	$7,363	$9,134	$9,364	$9,770	$9,184	$9,383	$8,398
Unemployment Rate	12.60%	15.80%	26.50%	11.20%	10.90%	19.80%	17.20%	20.00%	16.60%
Number of Businesses	240	137	188	228	127	586	2190	1686	75
Number of Loans/Grants	1	12	4	2		19	25	22	
Number of Active CBOs	0	1	0	1	0	4	4	2	0
No H.S. Diploma	34.70%	37.20%	58.50%	40.80%	62.60%	43.00%	56.30%	48.10%	42.40%
H.S. Diploma	33.20%	22.10%	24.40%	26.60%	21.10%	31.40%	23.80%	32.60%	28.40%
College Degree	13.40%	22.20%	10.80%	14.90%	7.80%	9.00%	8.90%	7.00%	12.40%
Female Headed Households	35.50%	29.70%	44.70%	36.10%	29.20%	39.70%	26.40%	4.90%	30.60%
Infrastructure Projects Underway				Storeporch Project -OCED		Passenger Activity Center-Transit $16,535,000			
Proposed Projects Underway						Carver Theater Renovation-GOB 333 $5,000,000			African Heritage Cultural Arts Center-GOB 253 $1,000,000 Joseph Caleb Center Auditorium-GOB 254 $2,000,000

Source: Miami-Dade County Urban Task Force Strategic Plan, Annual Update 2007

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TABLE 53 (continued): IDENTIFICATION OF TUA DEMOGRAPHICS AND PROJECTS

	Opa-Locka	Overtown	Perrine	Princeton	Richmond Heights	South Miami	SW Homestead	West Little River
Population	20,665	10,029	5,874	499	9,880	1,649	4,743	46,248
Per Capita Income	$9,134	$7,828	12,190	$9,680	$20,013	$8,520	$7,856	$11,900
Unemployment Rate	15.40%	22.20%	14.00%	14.90%	8.40%	16.30%	17.40%	13.60%
Number of Businesses	1814	253	842	346	56	504	406	1418
Number of Loans/Grants	6	1	9	3	2	19	5	14
Number of Active CBOs	1	3	1	1	0	0	2	2
No H.S. Diploma	47.20%	54.50%	38.50%	41.70%	24.30%	46.00%	69.70%	47.40%
H.S. Diploma	28.60%	26.10%	32.20%	30.60%	26.40%	30.90%	17.00%	28.60%
College Degree	11.40%	7.90%	14.00%	6.60%	27.70%	8.60%	4.20%	10.00%
Female Headed Households	33.80%	32.30%	42.00%	19.30%	25.50%	30.00%	28.40%	29.10%
Major ED Projects Underway	Airport Project				Redevelopment Richmond Heights Shopping Center - OCED $125,000			
Infrastructure Projects Underway	Fire Protection Improvement - OCED $567,000		Road Improvement - OCED $312,000			Street improvement $200,000 - Church St. & 59th Pl.- OCED		
Proposed Projects Underway		Dorsey Memorial Library Restoration - GOB 256 $250,000 • Lyric Theatre Improvements - GOB 328 $10,000,000						

Source: Miami-Dade County Urban Task Force Strategic Plan, Annual Update 2007

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FIGURE 35: TUA PROJECTS AND PRIORITIES

Projects and Priorities Within Targeted Urban Areas - 2006

PROJECTS	TARGETED URBAN AREAS	DISTRICT 1	CAROL CITY	NW 183rd CORR	NW 27th AVE CORR.	OPALOCKA	DISTRICT 2	BROWNSVILLE	MODEL CITY	W. LITTLE RIVER	DISTRICT 3	LIBERTY CITY	LITTLE HAITI	OVERTOWN	DISTRICT 5	OVERTOWN	DISTRICT 6	SOUTH MIAMI	DISTRICT 7	COCONUT GROVE	DISTRICT 8	LEISURE CITY	PRINCETON	DISTRICT 9	FLORIDA CITY	GOULDS	HOMESTEAD	NARANJA	PERRINE	RICHMOND HGHTS
1	COMMERCIAL BUSINESS-RETAIL DEV.		H	H	H	H			H	H		H	H	H		H		H		H		H	H		H	H	H	H	H	H
2	COMMERCIAL INFRASTRUCTURE			H	H	H				H			H	H		H		H		H		H	H		H	H	H	H	H	H
3	LIGHT MFG-INDUSTRIAL DEV.					H			H			H	H			H						H	H		H		H	M		
4	TOURISM		H	H	H	H							H	H		H				H		H	H		H		H	M		
5	HOUSING - NEW; INFILL; REHAB.		H			H		H	H	M		H	H	H		H		H		H		M	M		H	H	H	M	M	M
6	COMM REVITALIZATION - REHAB		H	H	H	H		H	H	H		H		H		H		M		H					H	H	H		H	H
7	BUSINESS TECHNICAL ASSISTANCE		H	H	H	H		H	H	H		H	H	H		H		H		H		H	H		H	H	H	H	M	M
8	JOB TRAINING AND PLACEMENT		H			H		H	H	H		H	H	H		H		H		H		H	H		H	H	H	H	H	H
9	CAPITAL FOR BUSINESS DEV.			H	H	H		H	H	H		H	H	H		H		H		H		H	H		H	H	H	H	H	H
10	ALTERNATIVE FINANCIAL INSTITUTION				H	H		H					H			H				H		H	H							
11	HOUSING INFRASTRUCTURE		H			H		H	H	H		H	H			H		H		H		H	H		H	H	H	H	H	H

PRIORITY RATING LEGEND:

H- HIGH
M- MEDIUM
L- LOW

PROJECT TYPES LEGEND:

1) COMMERCIAL BUSINESS/RETAIL DEVELOPMENT
2) COMMERCIAL INFRASTRUCTURE
3) LIGHT MANUFACTURING/INDUSTRIAL DEVELOPMENT
4) TOURISM
5) HOUSING-INFILL; NEW; REHABILITATION
6) COMMERCIAL REVITALIZATION REHABILITATION
7) BUSINESS TECHNICAL ASSISTANCE
8) JOB TRAINING AND PLACEMENT
9) CAPITAL FOR BUSINESS DEVELOPMENT
10) ALTERNATIVE FINANCIAL INSTITUTION
11) HOUSING INFRASTRUCTURE

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Source: Miami-Dade County Urban Task Force Strategic Plan, Annual Update 2007

ENTERPRISE ZONE

The Enterprise Zone is a designated area within Miami-Dade County offering fiscal incentives to businesses that locate or expand within the zone, with the objective of encouraging investment and job creation in economically distressed areas. To qualify for these incentives, new jobs have to be created for enterprise zone residents. The reduction in the cost of doing business in Miami-Dade County's Enterprise Zone can be substantial.

Enterprise Zone Location

The Zones are spread throughout Miami-Dade County based on the needs of the community. Maps of the Enterprise Zones are provided.

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FIGURE 36: CENTRAL ENTERPRISE ZONE

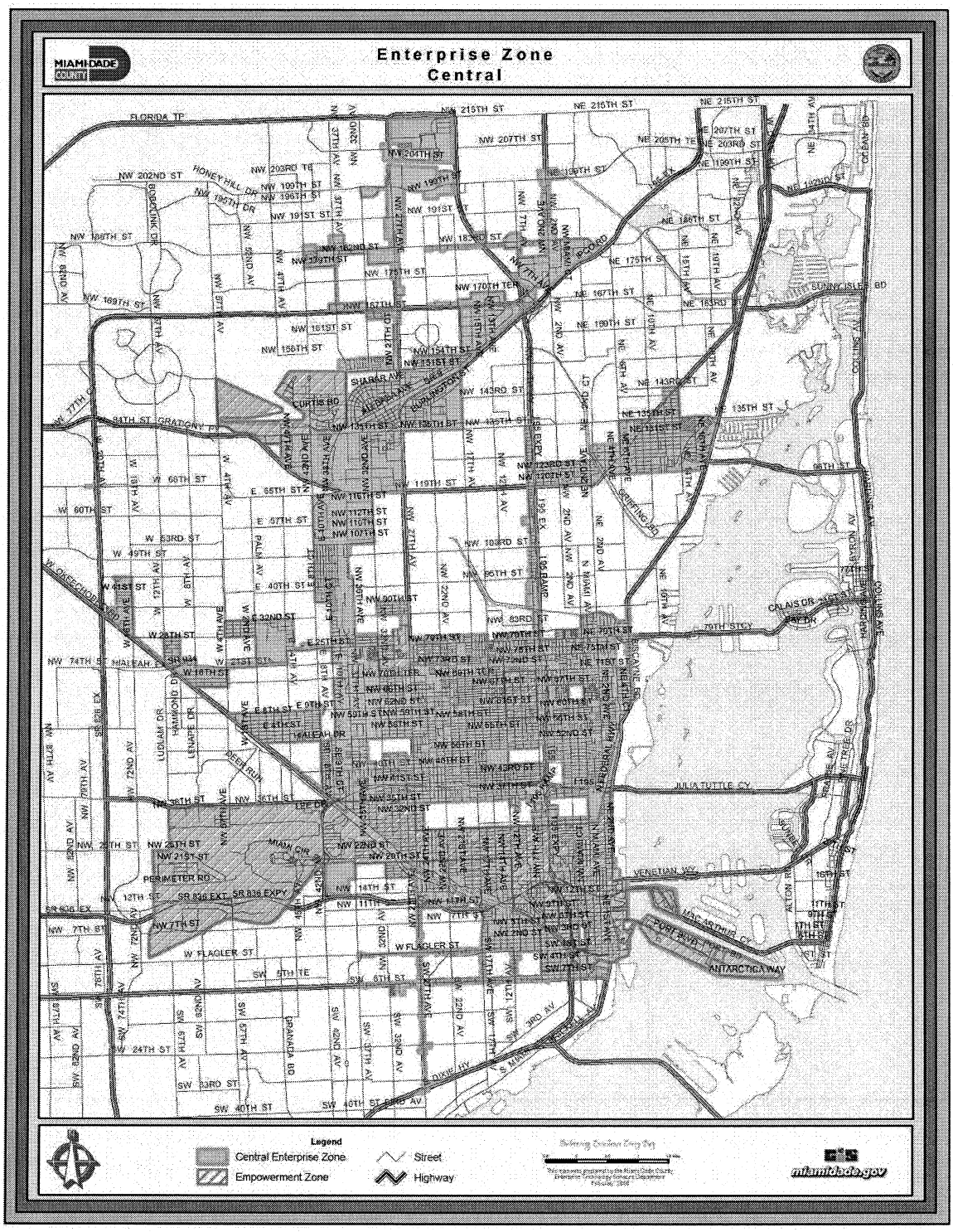

FIGURE 37: NORTH CENTRAL ENTERPRISE ZONE

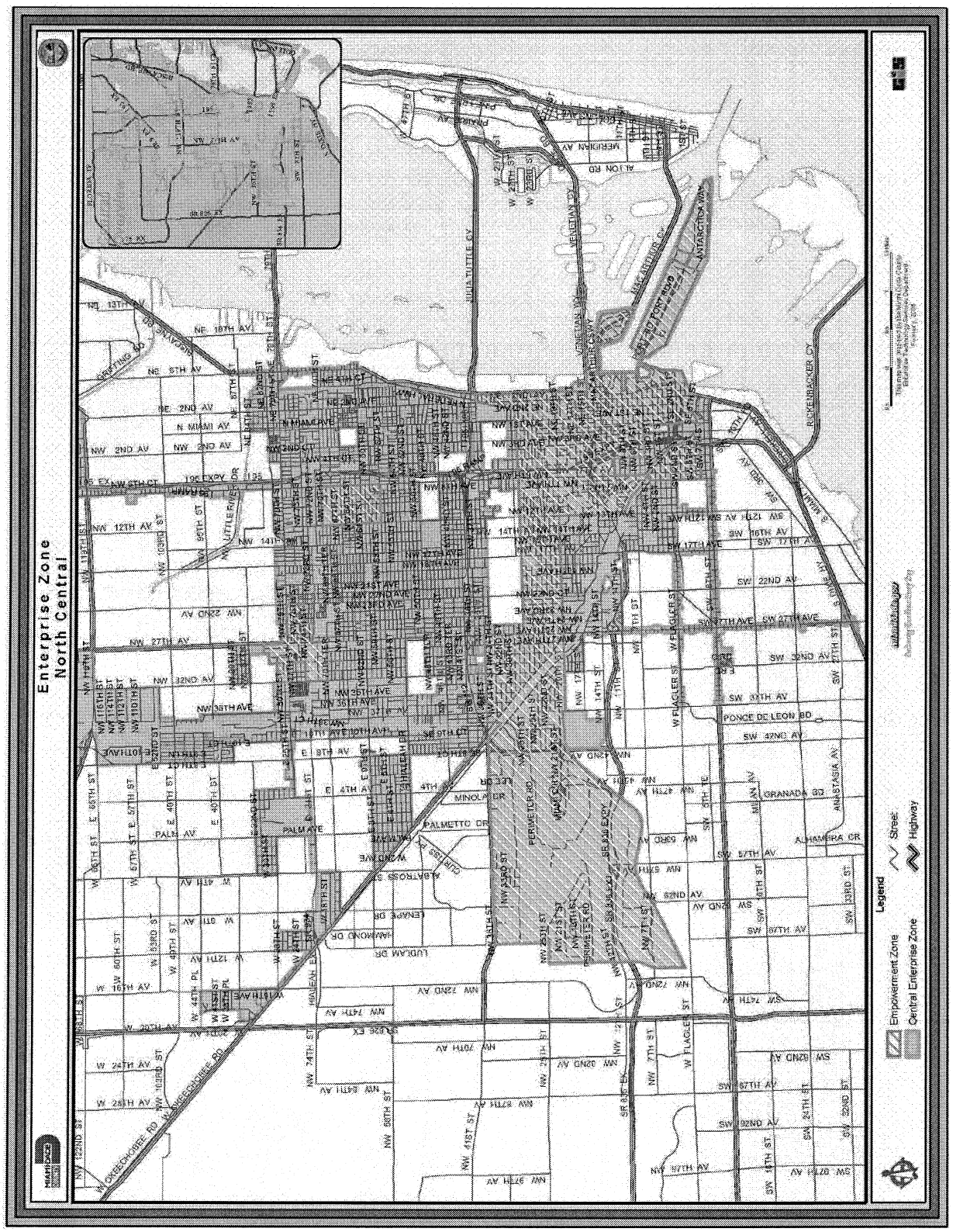

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FIGURE 38: NORTH DADE SATELLITE ENTERPRISE ZONE

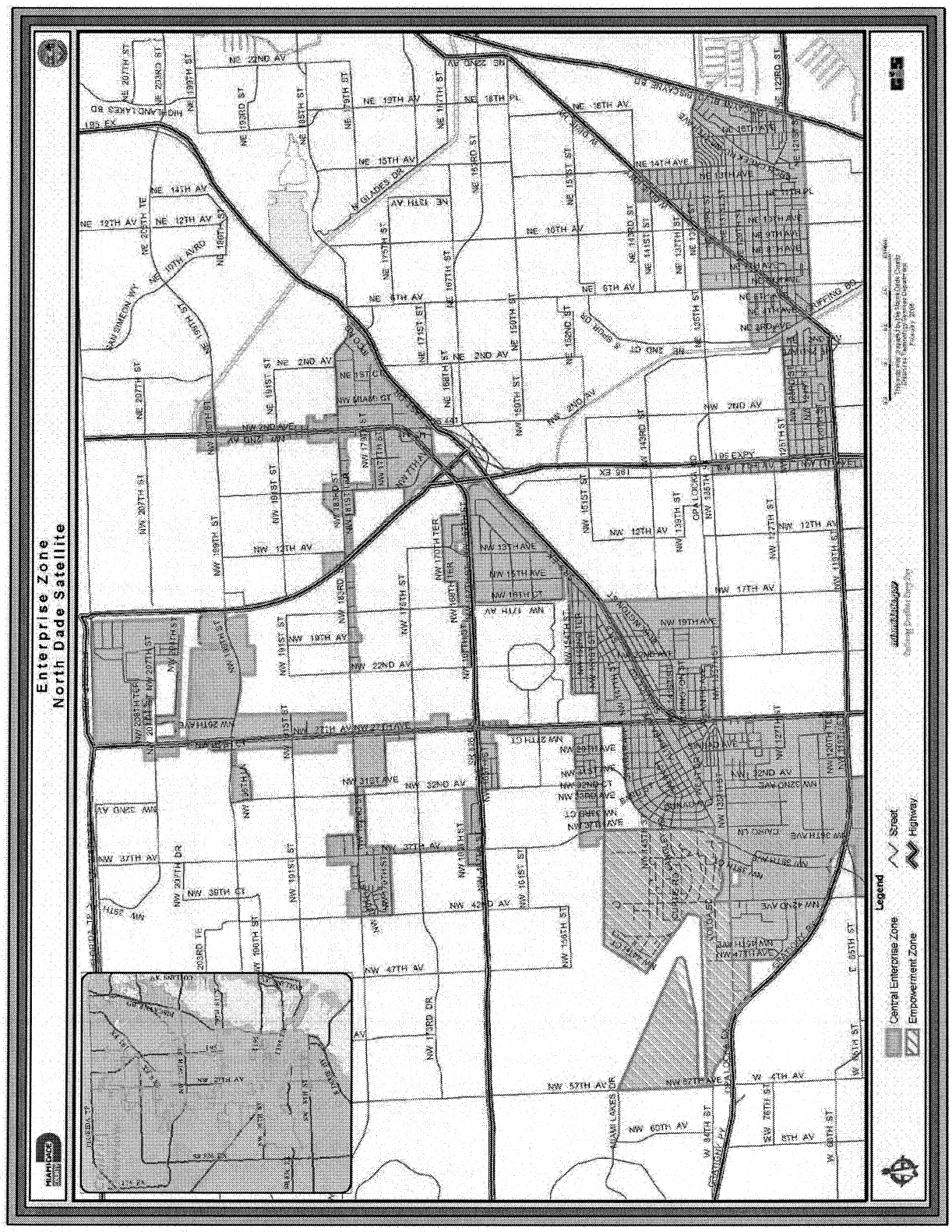

FIGURE 39: MIAMI BEACH ENTERPRISE ZONE

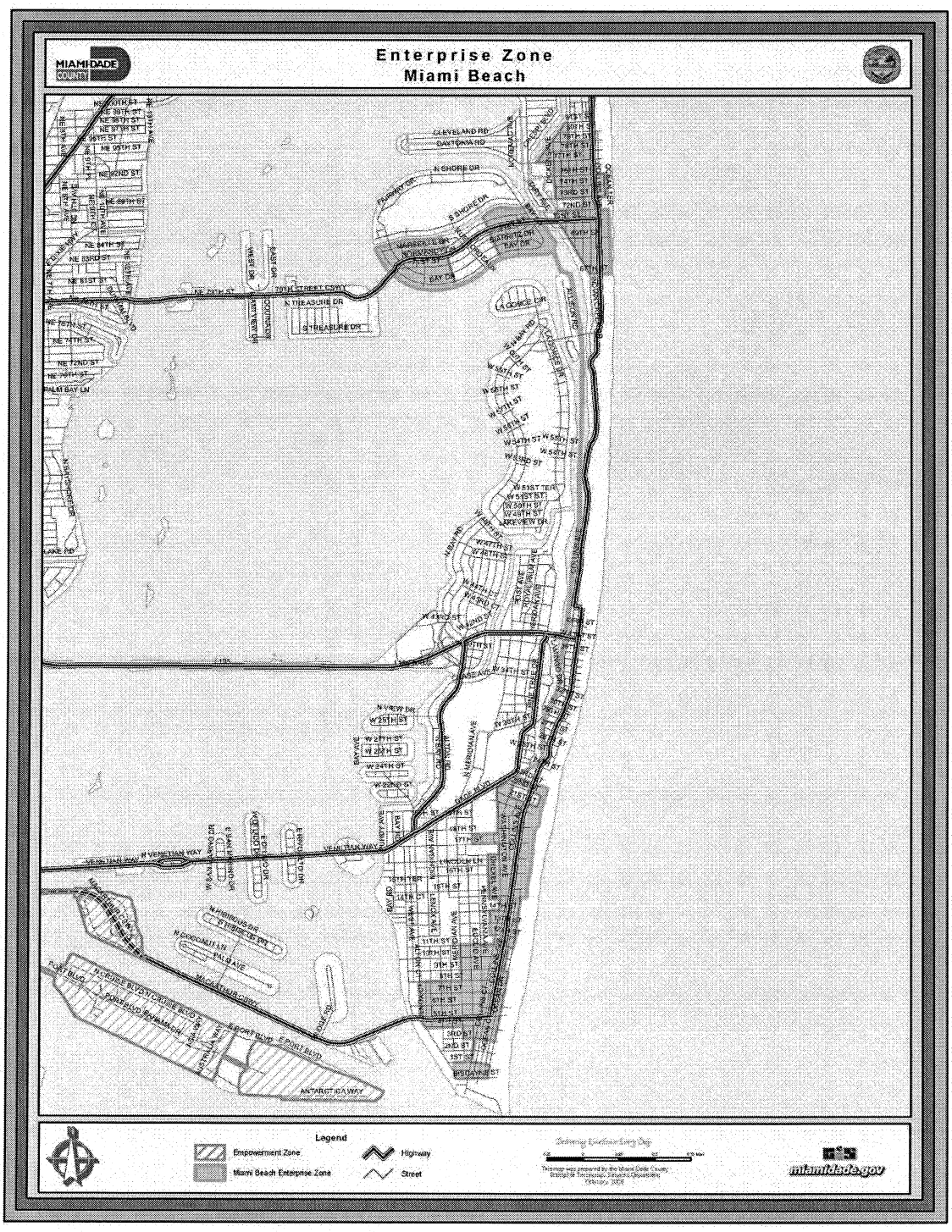

FIGURE 40: NORTH BEACH ENTERPRISE ZONE

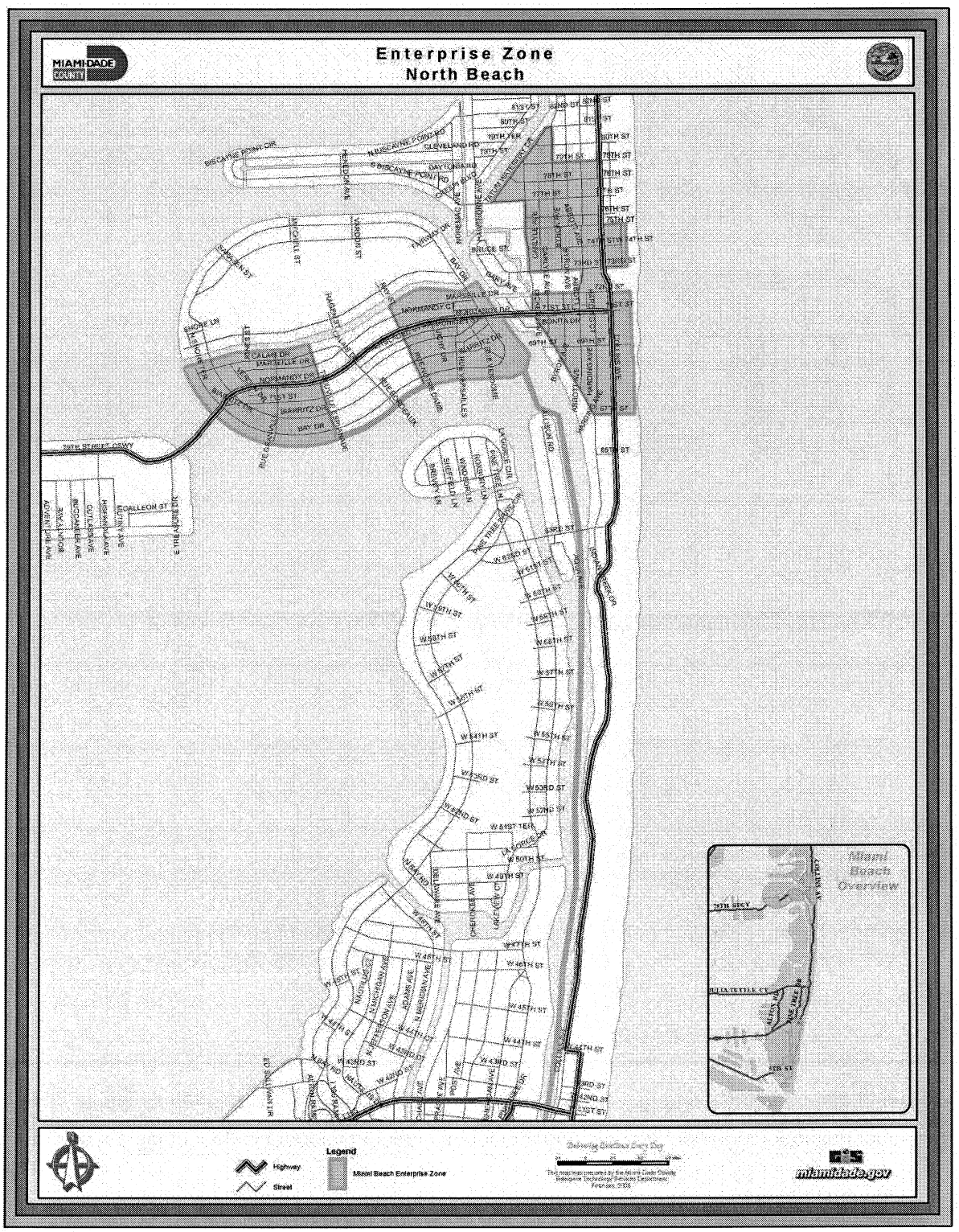

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FIGURE 41: SOUTH BEACH ENTERPRISE ZONE

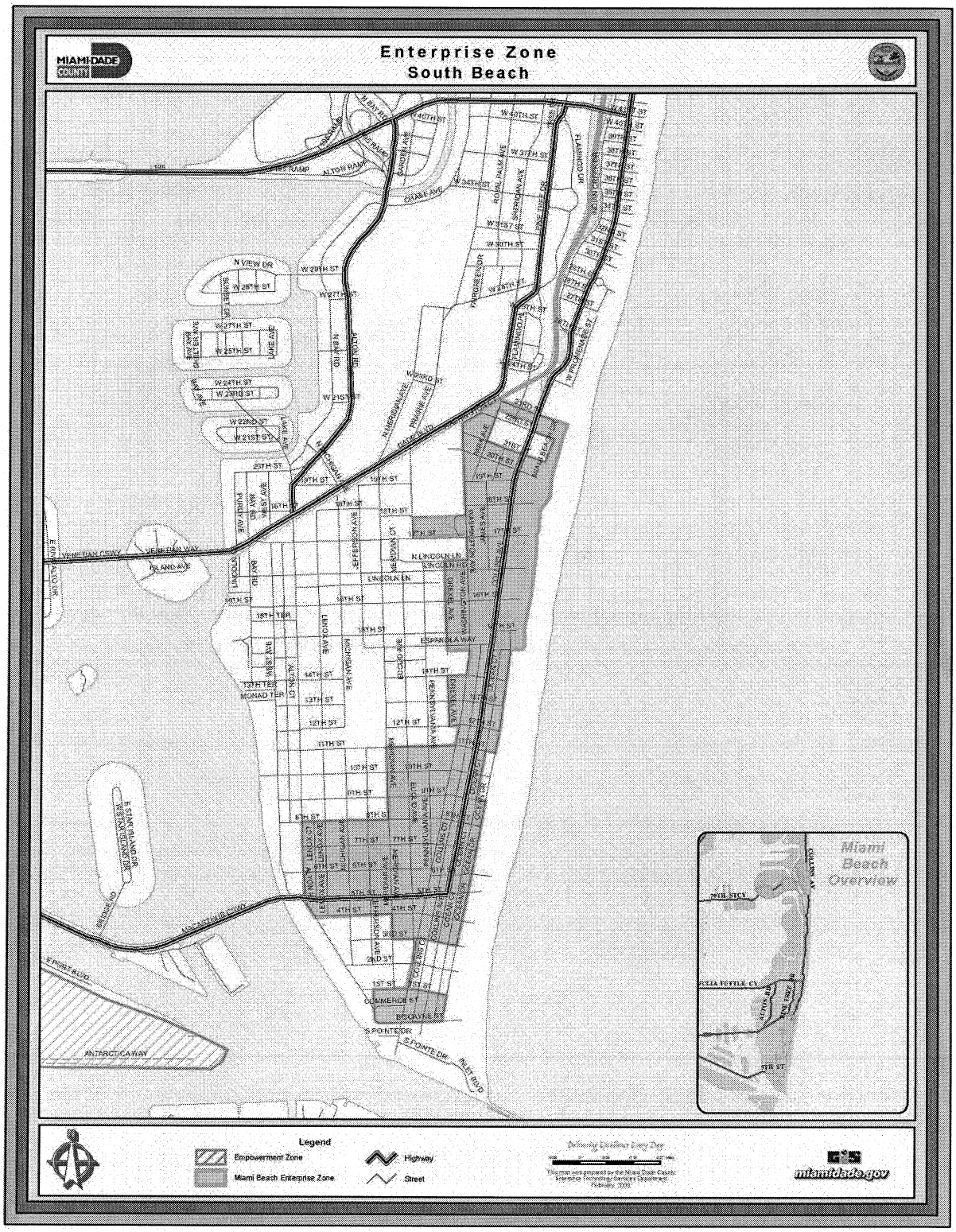

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FIGURE 42: MIAMI BEACH ENTERPRISE ZONE

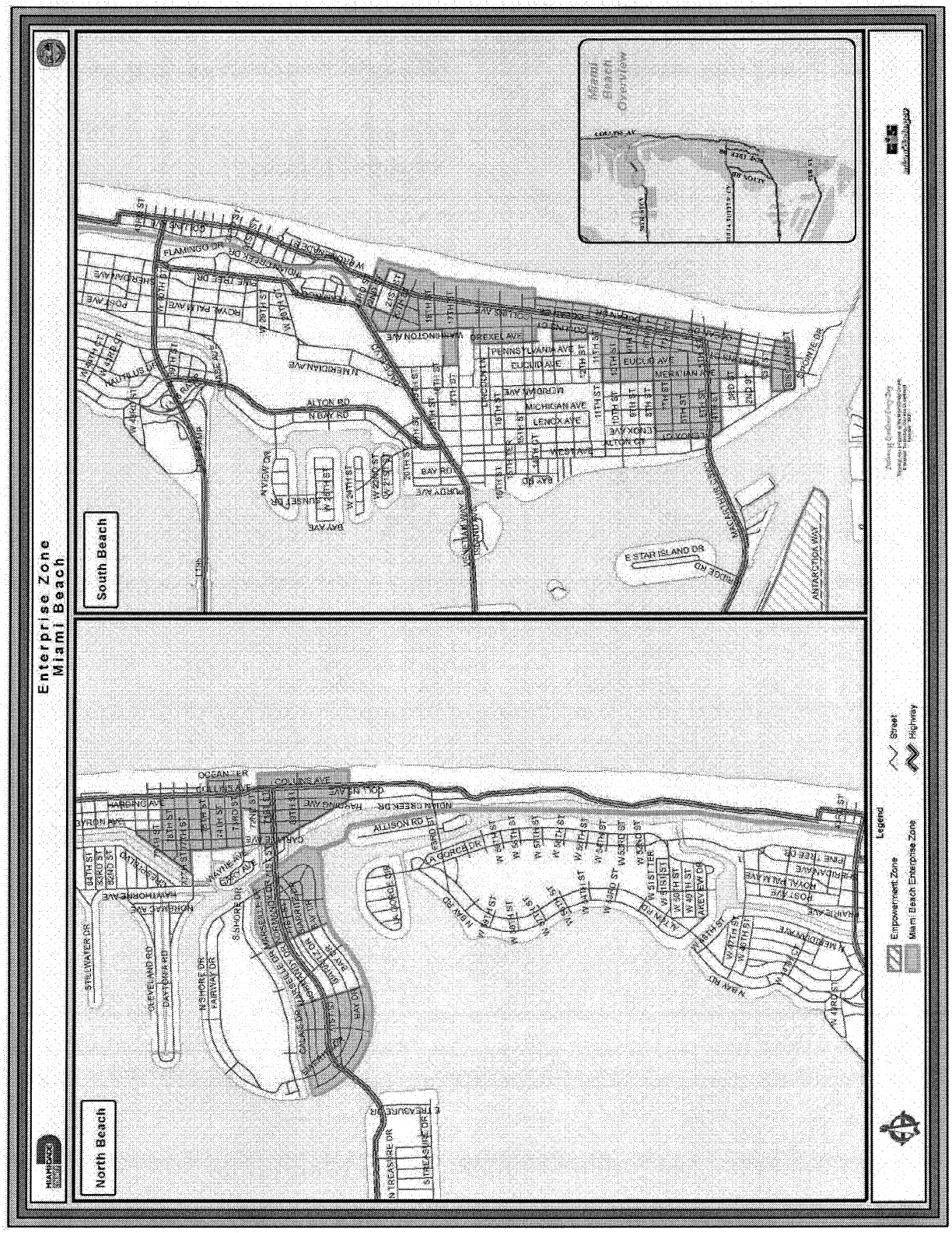

FIGURE 43: CUTLER RIDGE/ PERRINE ENTERPRISE ZONE

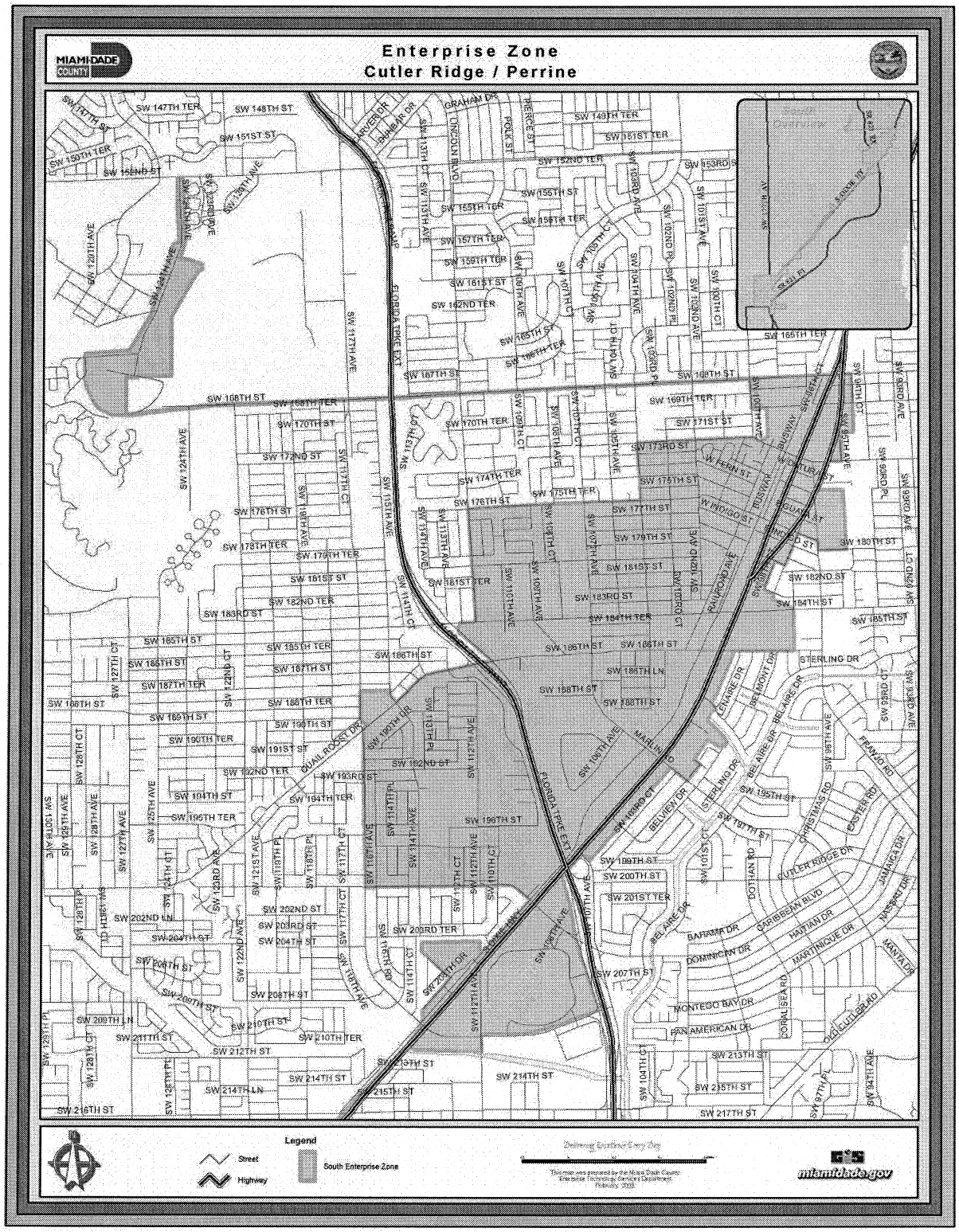

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FIGURE 44: HOMESTEAD/ FLORIDA CITY ENTERPRISE ZONES

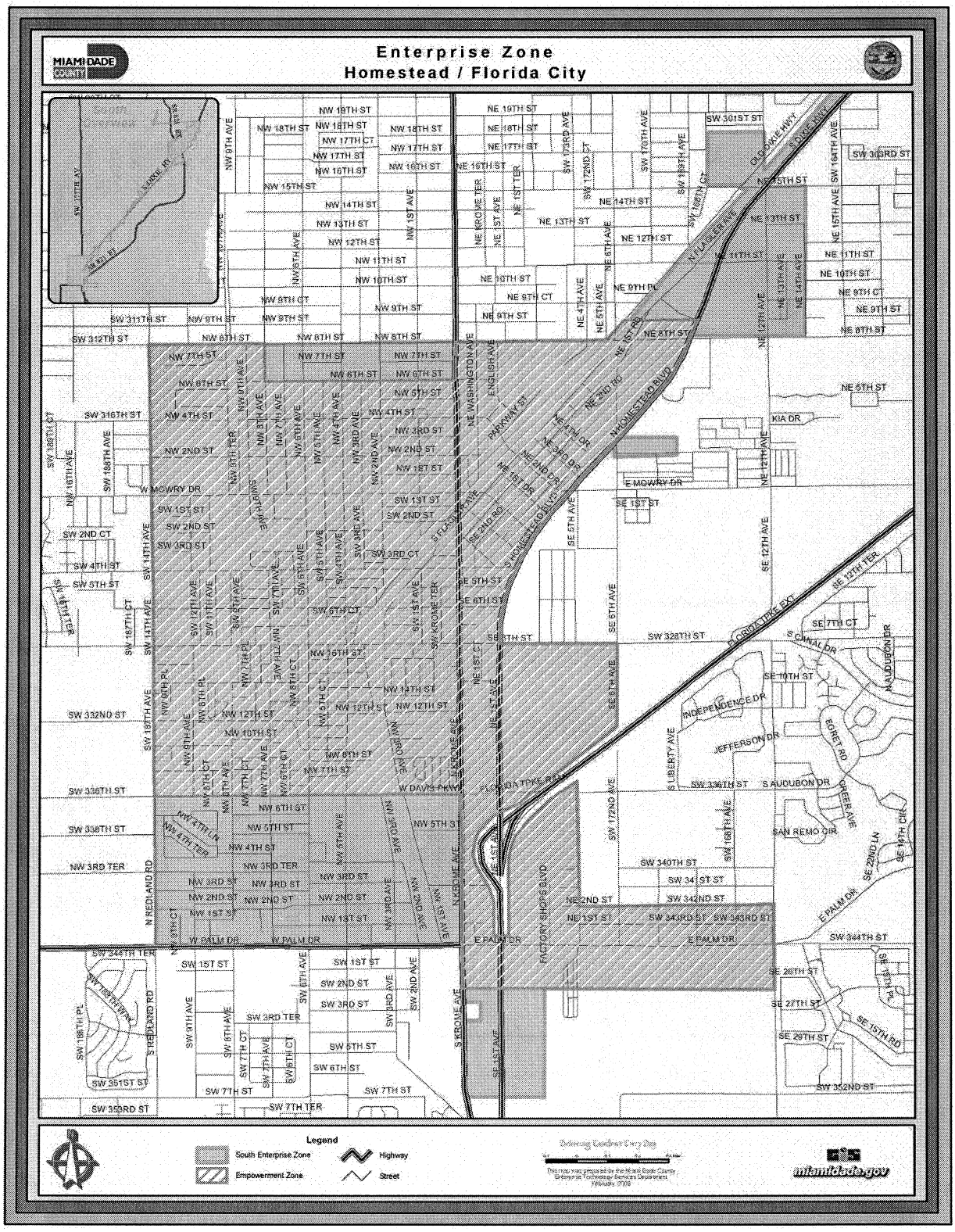

FIGURE 45: SOUTH DADE ENTERPRISE ZONE

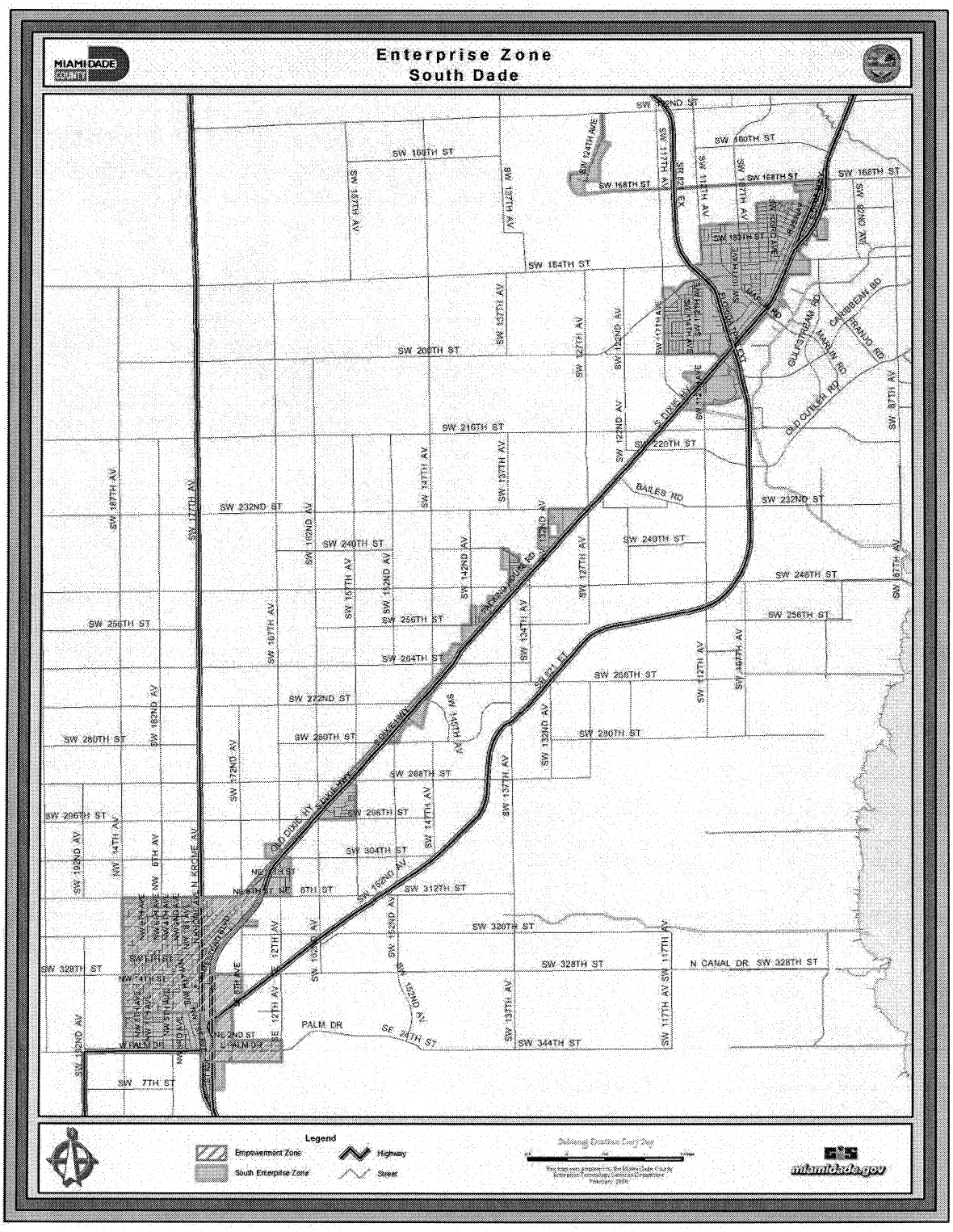

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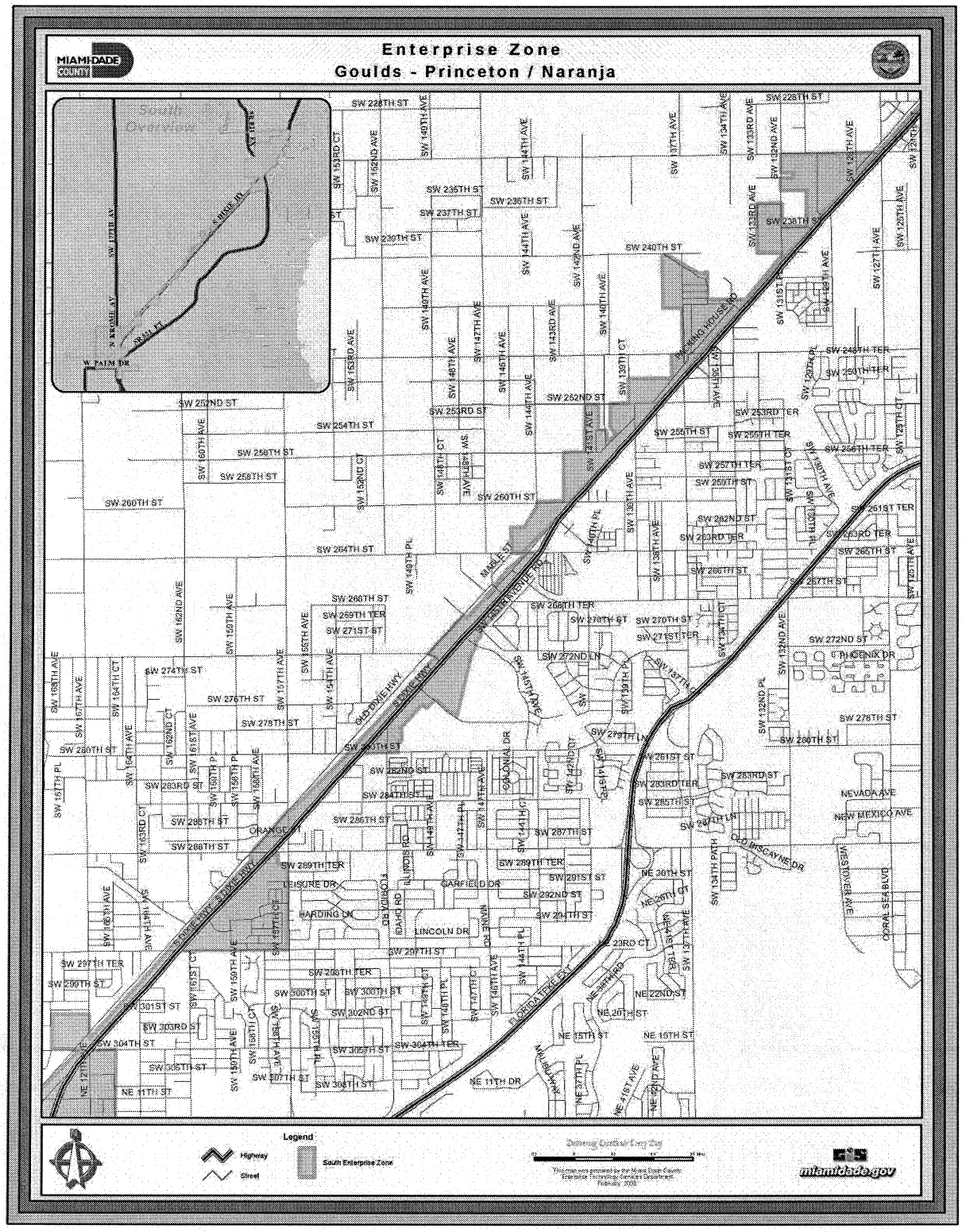
FIGURE 46: GOULDS – PRINCETON/ NARANJA ENTERPRISE ZONE



SECTION VI
ACTION PLAN

A. FORM APPLICATION, STANDARD FORM 424 (To be proveded)

RESOURCES (Federal and other)

PROGRAM	TYPE	AMOUNT
Community Development Block Grant (CDBG)	Federal	$18,296,000
CDBG Program Income	Federal	$400,000
Emergency Shelter Grant	Federal	$808,000
Housing Development Assistance Grant- Program Income (HODAG)	Federal	$2,642,739
Home Investment Partnerships (HOME)	Federal	$4,937,000
HOME Program Income	Federal	$900,000
HOME-CHDO Operating Support	Federal	$170,000
HOME CHDO Set-Aside	Federal	$1,321,000
American Dream Downpayment Initiative	Federal	$86,000
Rental Rehabilitation	Federal	$1,683,000
SHIP	State	$1,866,421
SURTAX	County	$10,000,000
Total all resources		**$43,110,160**

B. ACTIVITIES TO BE UNDERTAKEN

The FY 2008 Action Plan includes all Community Development Block Grant, HOME and Emergency Shelter Gant activities to be funded in FY 2008. OCED held over 90 public meetings in NRSAs (Neighborhood Revitalization Areas) and eligible block groups to identify community needs and encourage citizen participation. The first Public Hearing was held on June 6, 2007 at which the Board of County Commissioners approved the FY 2008 Policy Paper.

A Request for Applications was made available on June 7, 2007. Two technical assistance workshops were held for applicants. Applications were due on July 18, 2002. Applications were evaluated and reviewed for consistency with the FY 2008-2012 Consolidated Plan. Activities recommended for funding have been identified as a high or medium priority in the Strategic Plan. Staff recommendations were made available for a 30-day public comment period on October 5, 2007. A second Public Hearing will be held in October, 2007.

FY 2008 ACTION PLAN PROPOSED ACCOMPLISHMENTS

PRIORITY NEED	PROPOSED ACCOMPLISHMENTS
Public Facilities and Infrastructure Improvements	2 Infrastructure Projects 4 Public Facilities
Public Services	7,400 People
Economic Development	219 Jobs
Housing	2,413 Housing Units

Major Economic Development projects include OCED's Commercial Revitalization Program, Revolving Loan Fund, administration of the State Enterprise Program and a Micro Lending Loan Fund. CDBG funds will be allocated to Community Development Corporations to provide

technical assistance to small businesses. OCED is also consulting with the Task Force on Urban Economic Revitalization to coordinate the implementation of economic development strategies.

C. GEOGRAPHIC DISTRIBUTION

Priorities for allocating resources geographically include Neighborhood Revitalization Strategy Areas, eligible block groups, activities of metropolitan significance, and block groups whose median income is less than 30 percent of the County's median income. Areas of minority Black and Hispanic concentration are identified in the attached maps.

Neighborhood Revitalization Strategy Areas

A review of the existing NRSAs was conducted to account for changes in policy from HUD as well as a more in-depth analysis of the data related to Low Income households and the related housing characteristics. New guidelines issued by HUD stated that the areas of focus should be those where 70% of the population is in the Low Income category. In addition, data regarding Poverty Rate, Overcrowding and Unemployment were reviewed to further analyze each NRSA.

Data was obtained for each of the NRSAs and included the Census Block Group identified with a high percentage of the population in the Household Income level below 80% of AMI as defined by HUD. The original lists of Block Groups for analysis were derived from a table identifying the CDBG Eligible Census Tracts & Block Groups in the Entitlement Area. This list illustrated all Block Groups with at least 50% of the population in the Low Income category (below 80% of AMI).

Other data includes an analysis performed by the Miami-Dade County Department of Planning and Zoning, which used Census information and HUD Tabulations to define the characteristics of each NRSA. A summary of this information is found in Table 39 in Section V.

All of the characteristics identified were evaluated independently and collectively and each of the NRSAs was ranked based on the percentages shown here. This reevaluation revealed that there was a clear delineation between the six of the current NRSAs and the remaining eligible Block Groups. In addition, in one of the current NRSAs (Leisure City/Naranja/Princeton) a portion of the area had characteristics significantly different that the remainder (Princeton). Data is presented for each of the three communities (Leisure City/Naranja/Princeton) to illustrate the conditions that exist. It is recommended that Leisure City and Naranja remain as one NRSA due to the historic connection of the communities and their proximity.

Therefore the recommendations of the NRSAs that should continue are:

- Leisure City/Naranja
- Melrose
- Model City
- Opa-locka
- Perrine
- South Miami

The following eligible block groups will continue to be given priority status for funding:

- Goulds
- Princeton (from Leisure City/Naranja)
- Sweetwater
- West Little River

D. HOMELESSNESS AND OTHER SPECIAL NEEDS ACTIVITIES

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). This Plan delineates a comprehensive strategy for the delivery and coordination of homeless housing and services for the entire county, including all its municipalities and five entitlement jurisdictions, and is comprised of temporary care (emergency housing) for seven (7) to up to sixty (60) days; primary care (transitional housing) with intensive case management services for six (6) to nine (9) months, and advanced care (permanent) supported housing.

Services and housing are accessed through a coordinated, countywide outreach process and connected through an MIS system. 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 County Housing Agency), the County department responsible for the development of the consolidated plan (the Miami-Dade Office of Community and Economic Development), the local homeless provider consortia, and the Trust's private-sector partner, with its own diverse 65-member board.

The Continuum of Care Sub-Committee of the Homeless Trust, representing the phases of the continuum, homeless persons and staff, is convened annually by the Trust to compile the gaps and needs data developed through various sources, and assist in the determination of priorities and preparation of the Consolidated Application to U.S. HUD for homeless continuum of care funding. The Trust, on behalf of the County, serves as the lead applicant to U.S. HUD for homeless continuum of care funding under the Super Notice of Funding Availability (NOFA).

The local continuum of care system covers all of Miami-Dade County and the five entitlement jurisdictions that are located within it. These entitlement jurisdictions are: the City of Hialeah, the City of Miami, the City of Miami Beach, the City of North Miami and Miami-Dade County (Miami-Dade County's entitlement jurisdiction includes all other municipalities, as well as the unincorporated areas of the county). The entire County, and thus the continuum of care, encompasses more than 2,000 square miles and has an estimated current population of over 2.3 million persons. All entitlement jurisdictions pool their pro rata share need, as determined by U.S. HUD, in the annual process for requesting federal homeless continuum of care funds (Super NOFA).

The local continuum of care plan, the Miami-Dade County Community Homeless Plan (the Plan), as adopted in July, 1993, set forth the community's goals for an efficient and effective system to assist homeless persons. It is the blueprint for the delivery of housing and services,

and the coordination of such, in the community. The Plan defined goals for three phases of housing and for necessary services to assist homeless persons in achieving self-sufficiency, as follows:

1) Phase One - Temporary (Emergency) Care: The Plan called for the development of 1000-1500 new emergency housing beds, called temporary care in the Plan, at "homeless assistance centers" (HACs) to provide anywhere from seven (7) to up to sixty (60) days of stabilization and comprehensive needs assessment. In addition to providing decent and safe housing, meals and clean clothing, these campus-style centers serve as a "triage" of sorts for the identification of a homeless person's social, physical, and housing needs. It was contemplated that one provider would be selected to site, build and operate the HAC's; this provider would also be responsible for raising private sector funds for the continuum of care;

2) Phase Two - Primary Care (Transitional) housing: The Plan called for the development of 750 new transitional housing beds, called primary care in the Plan, to provide from six (6) to nine (9) months of housing with intensive case management assistance to prepare individuals for independent living. It is usually targeted to homeless individuals and families in emergency housing who have had their most immediate needs met, and who require more intensive, specialized services to achieve residential and financial stability. Primary care programs are residential or supported, scattered site programs. Programs use both leased and purchased facilities. All homeless persons in primary care receive individualized case management.

3) Phase Three - Advanced Care (permanent supportive) housing units: This represents the third, and final, stage of the continuum. While a goal was not initially established in the Plan for the number of units proposed to be expanded, a Blue Ribbon Panel created by the Trust set forth a plan for achieving a goal of 2,500 new advanced care units. These units may be SRO's, project-based, scattered site, market rate, and/or voucher-funded. Preference is given to projects that re-integrate homeless persons into the community and projects that provide long-term, follow-along services, such as relapse prevention, continuing education, and family support;

4) Outreach - Access to the system is key to its success. A coordinated outreach process has been implemented that provides an easy and standard procedure for homeless persons to access the system, and to ensure that the services they accessed were appropriate to their individual needs. Outreach is provided on the street in a daily, non-aggressive fashion, and as a result of service requests from homeless persons, social service agencies, religious organizations and law enforcement personnel. Outreach teams are composed of formerly homeless persons and social services professionals;

5) General Support Services - In addition to outreach services, other supportive services critical to the success of the continuum of care have been identified. These services include primary health, mental health assessment/stabilization, substance abuse detoxification and treatment, employment training and placement services, childcare, legal services and permanent housing move-in assistance;

6) Linkage/Coordination - Finally, the Plan contemplated tracking client progress through a Managed Information System (MIS) that would reduce duplication and assist in identifying

barriers to client progress through the continuum. The size and wide distribution of the homeless population and the disbursed homeless provider system require a readily accessible and responsive communication system;

The Plan was also premised on the expansion of the existing homeless infrastructure, and requires a "maintenance of effort" by the local governmental funding entities. The Trust adopted a policy for the funding of existing beds that mirrors U.S. HUD's policy.

Upcoming Months

The basic components of the continuum of care have been implemented over the past nine years. Improving and expanding the existing service delivery system is an ongoing process. More specifically:

Emergency Housing: Two Homeless Assistance Centers (HAC's) have been built to date (380 beds and 300 beds respectively) to expand temporary care opportunities. These campus-style centers have on-site day care facilities, full service health clinics and vocational classrooms staffed by the public school system. The "one-stop" approach of the centers provide the on-site services of representatives from the Social Security Administration, the State of Florida Department of Children and Families, Legal Services, the welfare-to-work program, employment placement programs and the Veterans Administration, further facilitating easy access to essential services typically required at an emergency housing level.

What we are working towards in 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 accessing the emergency housing system to determine what additional resources may be required;
- Assess the role of emergency housing in the "housing first approach" model to address homelessness;

Transitional Housing: The development of primary care housing has included annual operating subsidies to allow agencies to expand their capacity and/or lease additional housing to expand their services. Transitional housing, encompassing programs providing specific types of services (substance abuse treatment, mental health services, domestic violence intervention programs for the dually diagnosed, family transitional housing and non-treatment programs for the employed/employment-ready) have been funded to varying levels annually since the inception of the Trust using food and beverage tax resources, as they may be available. In addition to these specialized services, all Trust-funded transitional housing requires the full complement of case management. The continuing need for transitional housing is evaluated on an annual basis through the Continuum of Care Gaps Analysis, as well as periodically through the Services Development Committee of the Trust.

What we are working toward in transitional housing:

- 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;

Permanent Supported Housing: A Blue Ribbon Panel created by the Homeless Trust drafted a plan for the development of 2,500 new units of advanced care housing for homeless persons. This assumed the increased development of low-income affordable housing in the community to provide accessible market rate housing. However, that has not occurred. The lack of accessible subsidized affordable housing and the slower than anticipated production of new affordable housing units has increased the need for advanced care housing beyond the original estimate.

What we are working towards:

- 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;

Outreach: The continuum's outreach process, called "Outreach, Assessment and Placement" or OAP, has been developed into a coordinated system designed to ensure ready access to services. This outreach process is countywide and typically staffed with two-member teams that include formerly homeless persons. The OAP efforts are complemented by other specialized outreach programs, that include the Department of Veterans Affairs mobile Health Care for Homeless Veterans program team, a Health Care for the Homeless-funded outreach team (Camillus Health Concern) that provides medical outreach, and mental health outreach teams (Safe Haven "SPORT" teams).

What we are working towards:

- Maintain the existing level of outreach teams and increase the number of outreach teams targeting certain homeless sub-populations;
- Implement programs that compliment existing outreach efforts;
- Involve the community in outreach efforts through education;

General Supportive Services: Ancillary services were identified as essential in the initial and continued stabilization of homeless persons. These services were also expanded significantly through funding received from the U.S. HUD Model Cities Initiatives Grant ('95 - '98). Continuation funding has been provided through subsequent Super NOFA funding. The "stand alone" supportive services that have been identified as high need include primary health care, employment services, legal assistance, childcare, outpatient mental health treatment/assessment, outpatient substance abuse treatment, vocational programs, and permanent housing placement (move-in) assistance. Additionally, ancillary services (employment, legal assistance, outpatient counseling, etc., are evaluated on an annual basis to determine increased need or demand.

What we are working towards:

- Increase stand alone supportive services; work to identify and apply for non-traditional sources of funding and improve partnerships with other social service delivery systems;

Linkages/Overall Coordination: The Trust is completing development of an MIS system that will link all Trust-funded providers on an Internet-based application that captures pertinent client demographics, service history and referral information. This MIS, once completed, will develop U.S. HUD-required reports and will include a specialized bed reservation system (NOTE: The Trust currently tracks client information on a mainframe application system that will be replaced by the new MIS system). Participating in the MIS project are the Trust's Services Development Committee, Miami-Dade County's Information Technology Department and the Trust's private sector partner, CPHI. Local and national corporations who are providing technical assistance and in-kind materials have brought additional private sector support to the MIS project.

What we are working towards:

- Complete development and implementation of updated MIS system
- Identify barriers to clients moving through the continuum; review and present any identified trends that need to be addressed;
- Maintain coordination efforts between the continuum of care service delivery system and the local services delivery system implemented under the State of Florida's welfare reform initiative;

E. OTHER ACTIONS

Removal of Barriers to Affordable Housing

The Miami-Dade Housing Agency (MDHA) in conjunction with private lenders, helps low and moderate-income individuals and families purchase homes for primary residences by providing low interest second mortgages. Program participation is limited to "one time only" per family. Services/products to county residents consists of two categories of funding for homeownership and rental units.

The MDHA homeownership program consists of homeownership loan assistance, closing costs, down payment assistance, homebuyer counseling, single-family rehabilitation loans, window/shutter loans, construction loans for housing developments, the infill housing initiative and the bank partnership program (BPP).

The rental program consists of loans for construction of multi-family rental developments and loans for rehabilitation of multi-family rental developments.

The infill housing initiative is a homeownership program developed to construct new affordable single-family housing on vacant lots. The lots are from the County's inventory of vacant properties and deemed suitable for housing construction. The lots are made available to non-profit joint ventures to construct the homes. The potential qualified homebuyers only pay a $500 down payment to purchase. Closing costs are still required, but may be paid by another funding source. Private lenders also provide affordable mortgages for low and moderate-income families to purchase their homes. County funds are provided from Surtax, State Housing Initiative

Partnership (SHIP), or HOME funds. The County's investment is leveraged with funds from banks totaling approximately $15,000,000 annually.

OCED has consulted with the Affordable Housing Advisory Board as part of the Consolidated Planning process. The following activities are identified to eliminate, or at least ameliorate, some of the barriers to affordable housing.

- Explore the feasibility of providing property tax abatement for property owners who will rehabilitate housing for low-income households, especially multi-family housing. This would be similar to the tax abatement provisions of the State Enterprise Zone program.
- Likewise, investigate the feasibility of setting up some type of Affordable Housing Infrastructure Trust Fund, which could be used in certain targeted areas. This would make possible the development of affordable housing projects, which are blocked by inadequate infrastructure.
- Continue to modify the Zoning Code, subdivision regulations, and other similar provisions as necessary to allow for more mixed-use development and higher densities coupled with better urban design.

Evaluation and Reduction of Lead Based Paint Hazards

An educational program and the use of housing monies to abate lead paint hazards, when found, will be followed for all housing units assisted by Miami-Dade County.

Actions to Reduce the Number of Poverty Level Families

Miami-Dade's Anti-Poverty Plan is focused on the most vulnerable groups in the jurisdiction, primarily the 66,400 very-low-income households with incomes between 0 and 30 percent of the median household income, the over 4,000 homeless individuals and families, and the more than 10,500 households and individuals in public housing. The lowest-income households are generally those threatened with homelessness. Many of the currently homeless have been homeless for less than one year. Persons in public or assisted housing are dependent upon public subsidies to maintain their own residences. In all, this segment of the population has the highest incidence of poverty. These households will see the most immediate benefit from a concentrated effort to increase economic opportunities for households in Miami-Dade County.

It is important to recognize that the Anti-Poverty Plan is not a housing plan; it is an economic development plan that increases the income and job opportunities for low-income households. The economic changes in Miami-Dade County over the past decade have led to growth in the number of low- as well as high-paying jobs. The core of any plan to combat poverty must be the creation of secure, well-paying jobs. Nonetheless, housing is a major component of the Plan, since a secure and affordable residence allows household members to pursue jobs, education and training without having to worry about the threat of homelessness. Thus, implementation of anti-poverty efforts is a cooperative effort between County agencies including the Miami-Dade Housing Agency, as administrator of the HOME and the Family Self-Sufficiency Programs; the Office of Community and Economic Development (OCED), as administrator of CDBG funds; the Office of Homeless Programs and the Department of Human Services, for their work with the homeless and with other special needs populations, and; the Private Industry Council for its role in job training.

The economic and housing programs that will be instrumental to the Anti-Poverty Plan include:

- **Community Development Block Grants (CDBG):** CDBG funds may be used to rehabilitate affordable housing for lower-income households. Additionally, these funds may be used for economic development that creates jobs for low- and moderate-income persons, creates community-based businesses and assists businesses that provide services needed by low- and moderate-income residents.

- **HOME**: HOME funds will be used for new construction and housing rehabilitation. For rental housing developed with HOME funds, at least 20 percent of all units must be affordable to very-low-income households.

- **HOPE:** Miami-Dade Housing Agency has received two HOPE VI Revitalization Grants: $4.7 million as a portion of the approximate $14 million for an assisted living facility (ALF) to be constructed in the heart of Liberty City to house 95 frail elderly low-income residents who are in need of some assistance with their functions of daily living. $35 million as a portion of a planned $106 million community revitalization of the Scott/Carver target community (79th Street on the north, 62nd Street on the south, 17th Avenue on the east and 27th Avenue on the west). At least 462 new or rehabilitated units will replace 850 dense barracks style, and obsolete public housing units. Although 80 new units will be public housing , the emphasis will be on homeownership with at least 247 affordable homeownership units and 135 rent-to- own town home units.

Very-low-income households, particularly renters and homeless persons have high priority needs in the Consolidated Plan. The County will focus its resources on assisting these families through economic development programs. The County will continue to assist very-low-income households and homeless individuals and families. The Miami-Dade Housing Agency will continue to promote Section 3, as well as training and job programs, as a method to provide employment opportunities to public and assisted housing residents. Because poor housing is a result of poverty, not a cause of it, the thrust of the Anti-Poverty Plan must be the creation of decent employment opportunities.

Coordination between Public and Private Housing and Social Service Agencies

These meetings have involved social service providers, non-profit and for-profit housing developers, local government officials, and private lenders.

The delivery of housing requires the coordination of a number of agencies, both private and public. Programs to address the problems of special needs populations require regular coordination meetings. These meetings are a regular part of the County's housing delivery system.

The Alliance for Human Services reviewed all public service activities for consistency with the Comprehensive Health and Social Services Master Plan 2001-2004.

Public Housing Improvements and Resident Initiatives

The Miami-Dade Housing Agency has a number of private management initiatives underway in several housing projects in South Dade. The goal is to improve the general well being of the public housing residents and maintain the security of the facilities.

The Miami-Dade Housing Agency has implemented the Preventive Maintenance and Third Party Housing Inspections. This will improve the physical conditions of our housing units, extend the life expectancy and operational use of critical components and increase resident satisfaction with improved pro-active maintenance and repair service.

Resident employment and participation in property maintenance and janitorial service will increase productivity via initiatives such as the WAGES Program and Section 3 contracting opportunities. This effort will support our goals of developing resident opportunities.

The Miami-Dade Housing Agency has created on site offices and developed partnerships with the City of Miami Police Department and the Miami-Dade Police Department as part of the Public Housing Drug Elimination Grant initiative.

Miami-Dade Housing Agency will continue to provide resident service programs, including drug and substance abuse prevention, sports and recreation employment/business development opportunities and resident council support.

OCED is providing $97,500 to the Miami-Dade Housing Agency for its Resident Development Program to serve at least 200 elderly public housing residents and $45,000 to the HOPE VI Relocation to assist in the relocation of public housing tenants at Scott Homes to other public housing projects or Section 8 units.

OCED consulted with the Overall Tenant Advisory Committee as part of the Consolidated Planning Process.

F. PROGRAM SPECIFIC REQUIREMENTS

1. CDBG (See Action Plan Funding Sources)
2. HOME (See Action Plan Funding Sources)

Guidelines for Resale of HOME Assisted Housing

The following guidelines will be used to meet the provisions of Section 92.254(a)(4) in determining the amount of equity returned to the initial homebuyer upon the sale of a HOME assisted house.

Miami-Dade County will utilize deed restrictions to control the resale of units assisted by the first-time homebuyer program. The initial buyer will have the option of selling the property to a low-income family who will use the property as its principal residence and at a price consistent with the following guidelines established by Miami-Dade County.
These guidelines will provide the owner with a fair return on investment, including any improvements and these guidelines will ensure that the housing remains affordable to a reasonable range of low-income homebuyers for a period of 20 years for newly constructed housing or otherwise for 15 years. Homeowners must sign a land use restriction agreement to

ensure compliance with the affordability requirements of S.92.254, as applicable.

It is determined that the housing remains affordable if the subsequent purchaser's monthly payments of principal, interest, taxes, and insurance do not exceed 30 percent of the gross income of a family with an income equal to 75 percent of median income for the area, as determined by HUD.

Miami-Dade County will allow the real estate market to set the value of the property at the time of sale. If the market value of the property is not affordable to a subsequent low-income buyer, Miami-Dade County will forgo repayment of all or a portion of its proceeds due to market appreciation. This will allow the property to remain affordable to a subsequent low-income buyer and allow the seller a fair return on his or her investment.

In the second option available to the initial buyer, Miami-Dade County will recapture all or some of the HOME subsidy used to assist the property and forgo the affordability period. The recaptured subsidy will be made available for future first-time homebuyers. The County will forgive a portion of the subsidy over the required period of affordability. For example, if the assisted homeowner wishes to sell his or her new home in the 12th year of occupancy, 3/5ths of the subsidy is forgiven and 2/5ths is due upon sale.

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATE GORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**112AVE**	**112 Avenue Shops & Condominium, Inc.**													
112 Avenue Condominium	*Construct and sales 50 condos to low to moderate income families. The develoment includes 1,2,3 and 4 bedroom units ranging from 1,000 sq ft to 1,600 sq ft.*	N/A N/A N/A N/A	03 DISTR TEAM 09	Housing	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$1,000,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081035						$0								$0	
TOTALS FOR APPLICANT								$1,000,000		$0	$0	$0	$0	$0	
APPLICANT NAME	**125LLC**	**125 Developers, LLC**													
NoMi (CDBG)	*35 unit condo-conversion aimed for the Miami-Dade County Affordable Housing program and was designated funding by the City of North Miami. The project was purchased at $72,000 per unit with projected sales at $160,000 per unit.*	N/A N/A N/A N/A	03 DISTR TEAM 03	Housing	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$2,400,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081036						$0								$0	

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Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICIPAL EBG	DISTRICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
NoMi (HOME)	*35 unit condo-conversion aimed for the Miami-Dade County Affordable Housing program and was designated funding by the City of North Miami. The project was purchased at $72,000 per unit with projected sales at $160,000 per unit.*	N/A N/A N/A N/A	03 DISTR TEAM 03	Housing	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$0	AHAB $0 URTF $0	$0	$0	$1,195,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081092						$0								$0	
TOTALS FOR APPLICANT								$2,400,000		$0	$0	$1,195,000	$0	$0	

APPLICANT NAME 132HLLC — **13200 Developers, LLC**

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICIPAL EBG	DISTRICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
La Citadelle (CDBG)	*62 units Rehab Condo conversion. One, two and three bedroom units. 100% units set-a-aside.*	N/A N/A N/A N/A	02 DISTR TEAM 02	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$4,364,661	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081037						$0								$0	
La Citadelle (SURTAX)	*62 units Rehab Condo conversion. One, two and three bedroom units. 100% units set-a-aside.*	N/A N/A N/A N/A	02 DISTR TEAM 02	Housing	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$0	AHAB $0 URTF $0	$0	$0	$492,739	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081094						$0								$0	
TOTALS FOR APPLICANT								$4,364,661		$0	$0	$492,739	$0	$0	

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Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**79SCN**	**79th Street Corridor Neighborhood Initiative, Inc.**													
Infrastructure Assessment	*Completion of infrastructure assessment of the 79th Street corridor area by a site specific analysis for significant development around Northside Shopping Center Metrorail Station.*	West Little River *N/A* *N/A* *N/A*	02 DISTR TEAM 02	Economic Development Liberty City (Neighborhood)	West Little River	ACTION PLAN 2007 $50,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$200,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20048027					$50,000								$0	
TOTALS FOR APPLICANT								$200,000		$0	$0	$0	$0	$0	
APPLICANT NAME	**ATTE**	**Assistance to the Elderly, Inc.**													
Rental Subsidy Assistance Program (HODAG)	*Provide rental subsidy assitance to the elderly in need of assisted living environment to very low and low income residents in need. Program will assist 70 to 80 elderly residents with their rent payment.*	N/A *N/A* *N/A* *N/A*	06 DISTR TEAM 06	Housing	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HODAG	$0	AHAB $0 URTF $0	$0	$0	$250,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081090					$0								$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Rental Subsidy Assistance Program (HOME)	*Provide rental subsidy assitance to the elderly in need of assisted living environment to very low and low income residents in need. Program will assist 70 to 80 elderly residents with their rent payment.*	N/A N/A N/A N/A	06 DISTR TEAM 06	Housing	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$250,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081031						$0								$0	
TOTALS FOR APPLICANT								$250,000		$0	$0	$250,000	$0	$0	

APPLICANT NAME ARGINC **At the Radius Group, Inc**

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
At the Radius Group, Inc	*Application Non-Responsive: Applicant has not complied with FY 2008 Request For Application (RFA) submittal guidelines.*	N/A City of Miami N/A N/A	03 DISTR TEAM 03	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$100,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081070						$0								$0	
TOTALS FOR APPLICANT								$100,000		$0	$0	$0	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATE GORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**BWOM**	**Better Way of Miami, Inc.**													
Building Rehabilitation Better Way East and West	*Building rehabilitation of Homeless Housing complex, 96 beds, at 800 NW 28 St. serving over 350 homeless males. Renovation of outside covered meeting area, replace bathroom plumbing, AC, units, resurface parking area, replace client furnishings.*	N/A *City of Miami* N/A N/A	03 DISTR TEAM 03	Capital Improvement East/West Corridor	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$143,000	AHAB $0 URTF $0	$0	$0	$143,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	3001					**$0**								$0	
TOTALS FOR APPLICANT								$143,000		$0	$0	$143,000	$0	$0	
APPLICANT NAME	**BSM**	**Brothers of the Same Mind, Inc.**													
Technical Assistance Program	*Provide technical assistance and workshops to businesses located within Districts 2 & 3, so they may employ twenty (20) ex-offenders. The office is located at 6825 NW 15 Ave.*	N/A *City of Miami* N/A N/A	03 1,2,3,5 DISTR TEAM 03	Economic Development N/A	N/A	ACTION PLAN 2007 $77,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$77,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20071060					**$77,000**								$0	
TOTALS FOR APPLICANT								$77,000		$0	$0	$0	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**BAHDC**	**Brownsville Affordable Housing Development Corporation**													
Tornado Relief Project Single Family New Construction(HOME)	*Affordable housing predevelopment and reconstruction of 14 single family homes destroyed by 2003 hurricane in Model City. Pre-development includes demolition, architectural services, environmental review, financing and permitting.*	Model City N/A N/A N/A	03 2,3 DISTR TEAM 03	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$1,371,724	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20051380						$0								$0	
		TOTALS FOR APPLICANT						$1,371,724		$0	$0	$0	$0	$0	
APPLICANT NAME	**BTDC**	**Business and Technology Development Corporation, The**													
Carrie P. Meek Center for Business Technical Assistance	*Business Incubator assisting small business and micro entrpreneuters through workshops and technical assistance, space for 9 businesses. It will result in the creation of 8 full time jobs, the project is located at 301 Civic Ct, Homestead.*	Leisure City/Naranja/Princeton N/A N/A N/A	Multi-District 8,9,10 DISTR TEAM 08	Economic Development N/A	N/A	ACTION PLAN 2007 $100,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$200,000	AHAB $0 URTF $0	$0	$0	$140,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20045042						$100,000								$0	

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Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DISTRICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Jobs for Electricians and Trades People (JET)	*Provide job development workshop and job placement for 12 low- and moderate income persons in Miami-Dade as electrician helpers and tradespeople and to retain 10 jobs.*	N/A	County wide	Economic Development	N/A	ACTION PLAN 2007 $0	CDBG	$300,000	AHAB $0	$0	$0	$0	$0	ACTION PLAN $0	
		N/A				CAC 2007 $0									
		N/A	DISTR TEAM	N/A		CDF 2007 $0			URTF $0					REPROGRAM $0	
		N/A	08			REPROGRAM 2007 $0									
Activity ID	20081028					$0								$0	
		TOTALS FOR APPLICANT						$500,000		$0	$0	$140,000	$0	$0	

APPLICANT NAME CAC — CAC Advisory Committee

CAC Advisory Committee Goulds Fund Reserve	*CAC Reserve for Unprogrammed CAC Advisory Committee Fund for eligible high priority projects in the Goulds neighborhood revitalization strategy area.*	MULTIPLE NRSA	09	Reserve	N/A	ACTION PLAN 2007 $0	CDBG	$100,000	AHAB $0	$0	$0	$0	$0	ACTION PLAN $0	
		N/A				CAC 2007 $100,000									
		N/A	DISTR TEAM	N/A		CDF 2007 $0			URTF $0					REPROGRAM $0	
		N/A	9			REPROGRAM 2007 $0									
Activity ID	20073002					$100,000								$0	
CAC Advisory Committee Leisure City/Naranja/Princeton Res	*CAC Reserve for Unprogrammed CAC Advisory Committee Fund for eligible high priority projects in the Leisure City/Naranja/Princeton neighborhood revitalization strategy area.*	Leisure City/Naranja/Princeton	08	Reserve	N/A	ACTION PLAN 2007 $0	CDBG	$100,000	AHAB $0	$0	$0	$100,000	$0	ACTION PLAN $0	
		N/A				CAC 2007 $100,000									
		N/A	DISTR TEAM	N/A		CDF 2007 $0			URTF $0					REPROGRAM $0	
		N/A	8			REPROGRAM 2007 $0									
Activity ID	20073003					$100,000								$0	

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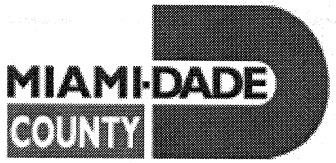
Exhibit1 - FY 2008 Funding Recommendations by Applicant

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICIPALITY	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
CAC Advisory Committee Melrose Fund Reserve	*CAC Reserve for Unprogrammed CAC Advisory Committee Fund for eligible high priority projects in the Melrose neighborhood revitalization strategy area.*	Melrose *N/A* *N/A* *N/A*	02 DISTR TEAM 2	Reserve N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $100,000 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$100,000	AHAB $0 URTF $0	$0	$0	$100,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20073001						$100,000								$0	
CAC Advisory Committee Model City Fund Reserve	*CAC Reserve for Unprogrammed CAC Advisory Committee Fund for eligible high priority projects in the Model City neighborhood revitalization strategy area.*	Model City *N/A* *N/A* *N/A*	03 DISTR TEAM 3	Reserve N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $100,000 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$100,000	AHAB $0 URTF $0	$0	$0	$100,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20073007						$100,000								$0	
CAC Advisory Committee Opa-Locka Fund Reserve	*CAC Reserve for Unprogrammed CAC Advisory Committee Fund for eligible high priority projects in the Opa-Locka neighborhood revitalization strategy area.*	Opa-Locka *N/A* *N/A* *N/A*	01 DISTR TEAM 1	Reserve N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $100,000 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$0	AHAB $0 URTF $0	$0	$0	$100,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20073011						$100,000								$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant



ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
CAC Advisory Committee Perrine Fund Reserve	*CAC Reserve for Unprogrammed CAC Advisory Committee Fund for eligible high priority projects in the Perrine neighborhood revitalization strategy area.*	Perrine *N/A* *N/A* *N/A*	09 DISTR TEAM 9	Reserve N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $100,000 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$100,000	AHAB $0 URTF $0	$0	$0	$100,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20073005						**$100,000**								$0	
CAC Advisory Committee South Miami Fund Reserve	*CAC Reserve for Unprogrammed CAC Advisory Committee Fund for eligible high priority projects in the South Miami neighborhood revitalization strategy area.*	South Miami *N/A* *N/A* *N/A*	07 DISTR TEAM 7	Reserve N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $100,000 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$100,000	AHAB $0 URTF $0	$0	$0	$100,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20073004						**$100,000**								$0	
CAC Advisory Committee Sweetwater Fund Reserve	*CAC Reserve for Unprogrammed CAC Advisory Committee Fund for eligible high priority projects in the Sweetwater neighborhood revitalization strategy area.*	Sweetwater *N/A* *N/A* *N/A*	12 DISTR TEAM 12	Reserve N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $100,000 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$100,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20073009						**$100,000**								$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
CAC Advisory Committee West Little River Fund Reserve	*CAC Reserve for Unprogrammed CAC Advisory Committee Fund for eligible high priority projects in the West Little River neighborhood revitalization strategy area.*	West Little River *N/A* *N/A* *N/A*	02 DISTR TEAM 2	Reserve N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $100,000 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$100,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20073006						$100,000								$0	
TOTALS FOR APPLICANT								$800,000		$0	$0	$600,000	$0	$0	

APPLICANT NAME CLF **Camacol Loan Fund, Inc.**

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Revolving Loan Fund For Business Development	*Provide economic development through capital and tech assistance countywide to small and micro businesses to benefit L/M income for job creation/retention.*	N/A *City of Miami* *N/A* *N/A*	Multi-District 2,3,4,5 DISTR TEAM 05	Economic Development N/A	N/A	ACTION PLAN 2007 $50,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$75,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20042014						$50,000								$0	
TOTALS FOR APPLICANT								$75,000		$0	$0	$0	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICIPAL EBG	DISTRICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**CH**	**Camillus House, Inc.**													
Emergency Shelter Grant - Beckham Hall Emergency Shelter	*Operate the Beckham Hall facility, providing emergency shelter to 88 homeless single men, a total of 400 men annually for up to 90 days. Facility is located at 2735 NW 10th Avenue, Miami.*	N/A *City of Miami* *N/A* *N/A*	County wide DISTR TEAM 03	Housing Melrose (Neighborhood)	N/A	ACTION PLAN 2007 $867,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	ESG	$807,500	AHAB $0 URTF $0	$0	$0	$808,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	**4033**					**$867,000**								$0	
Emmaus Place	*Emmaus Place shall provide rehab and supportive case management services and housing to the youth trasitioning out of foster care - consists of 7 units*	N/A *City of Miami* *N/A* *N/A*	02 DISTR TEAM 02	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$450,000	AHAB $0 URTF $0	$0	$0	$450,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	**20081077**					**$0**								$0	
		TOTALS FOR APPLICANT						$1,257,500		$0	$0	$1,258,000	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATE GORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**CGVLLC**	**Carlisle Group V, LLC**													
Everett Stewart, St. Village Phase II (SURTAX CWHIP)	*Everett Stewart, St. Village Phase II (SURTAX CWHIP) will consist of 32 one and two bedroom condos - appliances, lighting, energy efficient and water saving devices, on NW 29 Ave, NE of intersection of NW 51 Ter Miami FL. For incomes 80% -120% AMI*	N/A N/A N/A	03 DISTR TEAM 03	Housing	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$1,000,000	AHAB $0 URTF $0	$0	$0	$1,000,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081079					**$0**								$0	
Everett Stewart, St. Village Phase II (SURTAX)	*Everett Stewart, St. Village Phase II (SURTAX) will consist of 32 one and two bedroom condos. - appliances, lighting, energy efficient, and water devices. NW 29 Ave, NE of intersection of NW 29 Ave & NW 51 Ter. Miami Fl 33142, adjacent to Brownsville MR*	N/A N/A N/A	03 DISTR TEAM 03	Housing	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$920,000	AHAB $0 URTF $0	$0	$0	$920,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081078					**$0**								$0	
TOTALS FOR APPLICANT								$1,920,000		$0	$0	$1,920,000	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATE GORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**CARRFOU**	**Carrfour Supportive Housing, Inc. (f/k/a) Carrfour Corporation**													
Barbara Carey Shuler Manor f/k/a Liberty Gateway Housing	*Housing component of a mixed-use new construction project providing 90 apartments, and 16000 sq. foot of ground floor commercial space, that will create approximately 43 jobs. Business Combinations: Restaurant, daycare, pharmacy, bank and small mom-pop*	N/A *City of Miami* N/A N/A	03 DISTR TEAM 03	Economic Development	Liberty City	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$1,500,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	**20061038**					**$0**								$0	
Little Haiti Gateway (HOME)	*Requesting funding to pay down exisiting mortagage and convert 10 units of an 80 unit development into 10 homeless units. The development is located at 6201 NE 2nd Avenue.*	N/A *City of Miami* N/A N/A	03 DISTR TEAM 03	Housing	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$1,397,600	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	**20081067**					**$0**								$0	
Supportive Housing - Osprey Apartments (SURTAX)	*Supportive Housing - Osprey Apartments (SURTAX) 44 unit affordable housing located at 5329 NW 17 Ave and 1620 NW 54 St.*	N/A *City of Miami* N/A N/A	03 DISTR TEAM 03	Housing	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$1,000,000	AHAB $0 URTF $0	$0	$0	$1,000,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	**20081082**					**$0**								$0	
TOTALS FOR APPLICANT								$3,897,600		$0	$0	$1,000,000	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DISTRICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**CENTRO**	**Centro Campesino Farmworker Center, Inc.**													
Florida City Villages Phase VI	*To provide site and other project development funding of the 13 units of this 150-unit single-family homeownership development.*	N/A N/A N/A N/A	Multi-District 8,9 DISTR TEAM 09	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$790,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20049034					**$0**								$0	
Florida City Villages Phase VII	*New Construction of 10 Single family units. 100% set-a-side for affordable housing,*	N/A N/A N/A N/A	Multi-District DISTR TEAM 09	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$0	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081051					**$0**								$0	
Homebuyer Education & Counseling Services	*Provision of homebuyer educational counseling services.*	N/A N/A N/A N/A	09 DISTR TEAM 09	Housing N/A	N/A	ACTION PLAN 2007 $100,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$100,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	1005					**$100,000**								$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICIPALITY	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Infill Affordable Housing (HOME CHDO)	*To acquire sites and provide development funding associated with the construction, marketing and home buyer closing costs for the development of 20 single-family infill lots located through South Miami Dade County.*	N/A N/A N/A N/A	09 DISTR TEAM 09	Housing N/A	N/A	ACTION PLAN 2007 $29,478 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME CHDO	$0	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20061073						**$29,478**								$0	
Infill Affordable Housing (HOME)	*To acquire sites and provide development funding associated with the construction, marketing and home buyer closing costs for the development of 20 single-family infill lots located through South Miami Dade County.*	N/A N/A N/A N/A	09 DISTR TEAM 09	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$1,480,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20061072						**$0**								$0	
Neighborhood Center Hurricane Damaged Roof	*Replacement of the roof of the Centro Villas Neighborhood Center, located at 35801 SW 186 Ave. The center conducts housing counseling and development services and youth programs. The center serves 1300 low income families from the South Miami Dade area.*	N/A N/A N/A N/A	09 DISTR TEAM 09	Capital Improvement N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$65,000	AHAB $0 URTF $0	$0	$0	$65,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081043						**$0**								$0	
	TOTALS FOR APPLICANT							$2,435,000		$0	$0	$65,000	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	CIELLTD	**Cielo, LTD**													
Cielo Apartments (HOME)	*Moderate rental rehabilitation of 18 garden apartments units of located at 1930 and 1940 Marseilles Drive in Miami Beach*	N/A *City of Miami Beach* *N/A* *N/A*	04 DISTR TEAM 04	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$295,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081044					**$0**								$0	
Cielo Apartments (RR)	*Moderate rental rehabilitation of 18 garden apartments units of located at 1930 and 1940 Marseilles Drive in Miami Beach*	N/A *City of Miami Beach* *N/A* *N/A*	04 DISTR TEAM 04	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	RR	$0	AHAB $0 URTF $0	$0	$0	$295,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081093					**$0**								$0	
		TOTALS FOR APPLICANT						$295,000		$0	$0	$295,000	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**NMB**	**City of North Miami Beach**													
Highland Village Wastewater Improvement	*Ongoing construction of a new wastewater collection and drainage system. Along with financial assistance to eligible low and moderate income home owners for sewer connections in the Highland Village Neighborhood in N. Miami Beach.*	N/A N/A *City of North Miami Beach* N/A	04 DISTR TEAM 02	Capital Improvement N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$684,550	AHAB $0 URTF $0	$0	$0	$684,550	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	6017					**$0**								$0	
TOTALS FOR APPLICANT								$684,550		$0	$0	$684,550	$0	$0	
APPLICANT NAME	**OPALOCK**	**City of Opa-locka**													
Ali-Baba West (27th Ave to Douglas Rd) Street Improvements	*Infrastructure improvements along Ali-Baba West (from 27 Avenue to Douglas road). To include repair of sidewalks, street median, tree planting and lighting.*	Opa-Locka N/A *City of Opa-Locka* N/A	01 DISTR TEAM 01	Capital Improvement Opa-Locka (Developable Site)	N/A	ACTION PLAN 2007 $425,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$960,000	AHAB $0 URTF $0	$0	$0	$125,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20071032					**$425,000**								$0	
TOTALS FOR APPLICANT								$960,000		$0	$0	$125,000	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATE GORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**SMIAMI**	**City of South Miami**													
Murray Park Swimming Pool - Design Phase	*Design and construction of a Community Swimming Pool located at Murary Park, located at 6700 SW 58 Place, South Miami, FL 33143, in the South Miami NRSA.*	South Miami *N/A* *City of South Miami* *N/A*	07 DISTR TEAM 07	Capital Improvement N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$276,000	AHAB $0 URTF $0	$0	$0	$276,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20051346					**$0**								$0	
SW 66 Street Improvement - Phase I	*Street Improvement from SW 66th Street from SW 57 Ave to SW 61 Ct in South Miami NRSA. Project consists of reconstruction and upgrading of sidewalk (widening), roadway resurfacing, lighting and landscaping associated with irrigation system.*	South Miami *N/A* *City of South Miami* *N/A*	07 DISTR TEAM 07	Capital Improvement N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$550,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081011					**$0**								$0	
		TOTALS FOR APPLICANT						$826,000		$0	$0	$276,000	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**SWEET**	**City of Sweetwater**													
Mildred Pepper Senior Center Extension	*Expansion of facility at the Mildred & Claude Pepper Senior Center located at 10600 SW 4th St in District 12.*	Sweetwater N/A *City of Sweetwater* N/A	12 DISTR TEAM 02	Capital Improvement N/A	N/A	ACTION PLAN 2007 $60,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$445,150	AHAB $0 URTF $0	$0	$0	$445,150	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20051404					$60,000								$0	
		TOTALS FOR APPLICANT						$445,150		$0	$0	$445,150	$0	$0	
APPLICANT NAME	**CLFREST**	**Cliff's Restaurant Miami, Inc.**													
Economic Development	*Interior renovation of 1-story restaurant. Will retain 2 jobs and allow operator-owner to fix up his property. Business located in the West Little Rever NRSA.*	West Little River N/A N/A N/A	02 DISTR TEAM 02	Economic Development N/A	West Little River	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$100,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081006					$0								$0	
		TOTALS FOR APPLICANT						$100,000		$0	$0	$0	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATE GORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	CNHE	**CNH Enterprises, Inc.**													
Arcola Lakes Condominiums (HOME)	*New construction of 103 Condominiums located at 701 NW 79 Street in Arcola Lakes, City of Miami.*	N/A *City of Miami* *N/A* *N/A*	02 DISTR TEAM 02	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$1,250,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081066					**$0**								$0	
Arcola Lakes Condominiums (SURTAX)	*New construction of 103 Condominiums located at 701 NW 79 Street in Arcola Lakes, City of Miami.*	N/A *City of Miami* *N/A* *N/A*	02 2,3 DISTR TEAM 02	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$2,750,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081021					**$0**								$0	
		TOTALS FOR APPLICANT						$4,000,000		$0	$0	$0	$0	$0	

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Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**COFFO**	**Coalition of Florida Farmworkers Organization, Inc. (COFFO)**													
Migrant & Seasonal Multi-Service Center	*COFFO will construct an addition that will allow it to consolidate all of its current projects under one roof. COFFO's overhead expenses decrease by 30%, allowing it to hire additional staff, increasing staff to client ratio.*	Leisure City/Naranja/Princeton N/A N/A N/A	Multi-District 8,9 DISTR TEAM 09	Capital Improvement N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$150,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081014						$0								$0	
TOTALS FOR APPLICANT								$150,000		$0	$0	$0	$0	$0	
APPLICANT NAME	**CPVLLC**	**Coconut Palm Village, LLC**													
Coconut Palm Village	*New construction of a affordable 47 unit condominium called Coconut Palm Village located on the north side of SW 248 St between SW 128 Ave and 129 Ave in the the Goulds area. The units will be for families with incomes of 50% or less of the AMI.*	N/A N/A N/A N/A	08 DISTR TEAM 08	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$1,000,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081038						$0								$0	
TOTALS FOR APPLICANT								$1,000,000		$0	$0	$0	$0	$0	

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Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**CODEC**	**CODEC, Inc.**													
La Palma Apartments Home	*Project management costs associated with the construction and occupancy of 91-units of Section 202 Supportive Housing in Miami for the very low income elderly residents at 1040 SW 1st Street in the Entitlement City of Miami.*	N/A N/A N/A N/A	05 DISTR TEAM 05	Housing	N/A	ACTION PLAN 2007 $75,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME CHDO	$75,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20040065					**$75,000**								$0	
Princeton Manor Apartments	*Pre-development costs including preparation of conditional commitment documents for US HUD 202 grant for the construction of 91-units of supportive housing for the elderly at 33700 Redland Rd (SW 336 ST & 187 Ave) Florida City, FL*	N/A N/A N/A N/A	09 DISTR TEAM 09	Housing	N/A	ACTION PLAN 2007 $75,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME CHDO	$75,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	6009					**$75,000**								$0	
		TOTALS FOR APPLICANT						$150,000		$0	$0	$0	$0	$0	

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Exhibit1 - FY 2008 Funding Recommendations by Applicant

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICIPAL EBG	DISTRICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**CDF**	**Commission District Fund**													
Commission District Fund 01	*Commission District Fund for CDBG eligible activities for District 01*	N/A N/A N/A N/A	01 DISTR TEAM 01	Reserve N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $200,000 REPROGRAM 2007 $0	CDBG	$200,000	AHAB $0 URTF $0	$0	$0	$200,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	**20072001**					**$200,000**								$0	
Commission District Fund 02	*Commission District Fund for CDBG eligible activities for District 02*	N/A N/A N/A N/A	02 DISTR TEAM 02	Reserve N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $200,000 REPROGRAM 2007 $0	CDBG	$200,000	AHAB $0 URTF $0	$0	$0	$200,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	**20072002**					**$200,000**								$0	
Commission District Fund 03	*Commission District Fund for CDBG eligible activities for District 03*	N/A N/A N/A N/A	03 DISTR TEAM 03	Reserve N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $200,000 REPROGRAM 2007 $0	CDBG	$200,000	AHAB $0 URTF $0	$0	$0	$200,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	**20072003**					**$200,000**								$0	

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Exhibit1 - FY 2008 Funding Recommendations by Applicant

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Commission District Fund 04	*Commission District Fund for CDBG eligible activities for District 04*	N/A N/A N/A N/A	04 DISTR TEAM 04	Reserve N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $200,000 REPROGRAM 2007 $0	CDBG	$200,000	AHAB $0 URTF $0	$0	$0	$200,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20072004						$200,000								$0	
Commission District Fund 05	*Commission District Fund for CDBG eligible activities for District 05*	N/A N/A N/A N/A	05 DISTR TEAM 05	Reserve N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $200,000 REPROGRAM 2007 $0	CDBG	$200,000	AHAB $0 URTF $0	$0	$0	$200,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20072005						$200,000								$0	
Commission District Fund 06	*Commission District Fund for CDBG eligible activities for District 06*	N/A N/A N/A N/A	06 DISTR TEAM 06	Reserve N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $200,000 REPROGRAM 2007 $0	CDBG	$200,000	AHAB $0 URTF $0	$0	$0	$200,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20072006						$200,000								$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATE GORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Commission District Fund 07	*Commission District Fund for CDBG eligible activities for District 07*	N/A N/A N/A N/A	07 DISTR TEAM 07	Reserve N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $200,000 REPROGRAM 2007 $0	CDBG	$200,000	AHAB $0 URTF $0	$0	$0	$200,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20072007						$200,000								$0	
Commission District Fund 08	*Commission District Fund for CDBG eligible activities for District 08*	N/A N/A N/A N/A	08 DISTR TEAM 08	Reserve N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $200,000 REPROGRAM 2007 $0	CDBG	$200,000	AHAB $0 URTF $0	$0	$0	$200,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20072008						$200,000								$0	
Commission District Fund 09	*Commission District Fund for CDBG eligible activities for District 09*	N/A N/A N/A N/A	09 DISTR TEAM 09	Reserve N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $200,000 REPROGRAM 2007 $0	CDBG	$200,000	AHAB $0 URTF $0	$0	$0	$200,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20072009						$200,000								$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATE GORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Commission District Fund 10	*Commission District Fund for CDBG eligible activities for District 10*	N/A N/A N/A N/A	10 DISTR TEAM 10	Reserve N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $200,000 REPROGRAM 2007 $0	CDBG	$200,000	AHAB $0 URTF $0	$0	$0	$200,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20072010					**$200,000**								$0	
Commission District Fund 11	*Commission District Fund for CDBG eligible activities for District 11*	N/A N/A N/A N/A	11 DISTR TEAM 11	Reserve N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $200,000 REPROGRAM 2007 $0	CDBG	$200,000	AHAB $0 URTF $0	$0	$0	$200,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20072011					**$200,000**								$0	
Commission District Fund 12	*Commission District Fund for CDBG eligible activities for District 12*	N/A N/A N/A N/A	12 DISTR TEAM 12	Reserve N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $200,000 REPROGRAM 2007 $0	CDBG	$200,000	AHAB $0 URTF $0	$0	$0	$200,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20072012					**$200,000**								$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Commission District Fund 13	*Commission District Fund for CDBG eligible activities for District 13*	N/A N/A N/A N/A	13 DISTR TEAM 13	Reserve N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $200,000 REPROGRAM 2007 $0	CDBG	$200,000	AHAB $0 URTF $0	$0	$0	$200,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20072013						$200,000								$0	
TOTALS FOR APPLICANT								$2,600,000		$0	$0	$2,600,000	$0	$0	

APPLICANT NAME CRA **Community Reinvestment Agency, Inc.**

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Goulds Urban Villas	*Acquisition, development and new construction of (8) 3/2.5 bedroom and bath (4 bldgs) affordable condo housing units for low to moderate income persons. The development is located on SW 217 St between SW 120 Ave and SW 122 Ave and on SW 214/215 St*	N/A N/A N/A N/A	09 DISTR TEAM 02	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$1,084,460	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081009						$0								$0	
TOTALS FOR APPLICANT								$1,084,460		$0	$0	$0	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**CRC**	**Contractors Resource Center, Inc**													
ED Technical Assistance (CCRC)	*Community Contractors and Residents Construction Program (CCRC) provides technical assistance to 15 construction firms located in Neighborhood Revitalization Service Areas to create 10 jobs that will benefit low/mod residents.*	N/A *City of Miami* *N/A* *N/A*	Multi-District 1,2,3,5,9,13 DISTR TEAM 03	Economic Development Central Business District &	Overtown	ACTION PLAN 2007 $125,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$125,000	AHAB $0 URTF $0	$0	$0	$87,500	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 2004						$125,000								$0	
TOTALS FOR APPLICANT								$125,000		$0	$0	$87,500	$0	$0	
APPLICANT NAME	**CURLEY**	**Curley's House of Style, Inc.**													
Curley's Hope Relief Food Bank	*Curley's Hope Relief Food Bank*	N/A *N/A* *N/A* *N/A*	03 DISTR TEAM 03	Economic Development N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$300,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081083						$0								$0	
TOTALS FOR APPLICANT								$300,000		$0	$0	$0	$0	$0	

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Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**DHC**	**De Hostos Senior Center**													
Rehab: Single Family Unit Residential /Home Improvement	*Complete minor home repairs to 10 single-family homes owned by low-to-mod income elderly, handicapped and disabled persons living in Wynwood, and surrounding areas.*	Multiple NRSAs *City of Miami* *N/A* *N/A*	Multi-District 2,3,5 DISTR TEAM 03	Housing Overtown (Neighborhood)	N/A	ACTION PLAN 2007 $55,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$60,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 13026						**$55,000**								$0	
TOTALS FOR APPLICANT								$60,000		$0	$0	$0	$0	$0	
APPLICANT NAME	**DGCMHCM**	**Douglas Gardens Community Mental Health Center of Miami Beach, Inc.**													
Golden Palms Roof Replacement	*Installation of a new roof on existing structure for 36 bed residential treatment facility - level III which service mentally ill L-I older adults located at 17000 N.E. 2ast Ave., North MiamiBeach.*	N/A *N/A* *City of North Miami Beach* *N/A*	04 DISTR TEAM 02	Capital Improvement N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$44,706	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081001						**$0**								$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Golden Palms Walk-in Refrigerator Replacement	*Replacement of both walk-in refrigerator and freezer units at a low to moderate income 36-bed Residential Treatment Facility (TRF, Level III). Facility is located at 17000 NE 21 Avenue, North Miami Beach.*	N/A N/A *City of North Miami Beach* N/A	04 DISTR TEAM 04	Capital Improvement N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$21,020	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081015						$0								$0	
		TOTALS FOR APPLICANT						$65,726		$0	$0	$0	$0	$0	

APPLICANT NAME DCDC — **Dynamic Community Development Corp.**

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Economic Development Technical Assistance	*Provide technical assistance to small businesses in the Melrose NRSA through workshops, networking, partnerships with financial organizations, publication of newsletters and a community business directory. Activity will create 4 jobs.*	Melrose N/A N/A N/A	02 DISTR TEAM 02	Economic Development Melrose (Neighborhood)	NW 27th Avenue Corridor	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$125,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 5040						$0								$0	
		TOTALS FOR APPLICANT						$125,000		$0	$0	$0	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATE GORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**ELHCDC**	**East Little Havana Community Development Corporation**													
Brickell View Terrace (SURTAX)	*Brickell View Terrace (SURTAX). A 24 story mixed-use development containing a minimum of 119 residential units, with a mimimum of 24 County Assisted units; and retail on the ground floor. Located at SW 1st. Ave., between SW 9 and 10 streets.*	N/A *City of Miami* *N/A* *N/A*	07 DISTR TEAM 01	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$2,000,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081052					**$0**								$0	
TOTALS FOR APPLICANT								$2,000,000		$0	$0	$0	$0	$0	
APPLICANT NAME	**ERFL**	**Empire Realty of Florida, Inc.**													
Homebuyer Assistance & Counseling (CDBG)	*Homebuyer assistance and counseling program at 13407 NW 47th Avenue Suite B-12.*	Opa-Locka *N/A* *City of Opa-Locka* *N/A*	01 DISTR TEAM 01	Housing Opa-Locka (Developable Site)	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$48,250	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081071					**$0**								$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Homebuyer Assistance & Counseling (HOME)	*Homebuyer Assistance & Counseling (HOME)*	N/A *N/A* *City of Opa-Locka* *N/A*	01 DISTR TEAM 01	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$252,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081057						**$0**								$0	
Homebuyer Assistance & Counseling (SHIP)	*Home educating and first time buyer assistance program in the community of Opa Locka*	N/A *N/A* *City of Opa-Locka* *N/A*	01 DISTR TEAM 01	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SHIP	$252,000	AHAB $0 URTF $0	$0	$0	$66,421	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081059						**$0**								$0	
Homebuyer Assistance & Counseling (SURTAX)	*Home educating and first time buyer assistance program in the community of Opa Locka*	N/A *N/A* *City of Opa-Locka* *N/A*	01 DISTR TEAM 01	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$48,250	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081058						**$0**								$0	
		TOTALS FOR APPLICANT						$600,500		$0	$0	$66,421	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATE GORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**EDCSF**	**Enterprise Development Corporation of South Florida**													
BusinessLinc	*Delivery of business-to-business mentoring program for disadvantaged small businesses in the City of Opa-Locka that will result in the creation of 3 high wage jobs in the technology related field.*	Opa-Locka *N/A* *City of Opa-Locka* *N/A*	01 DISTR TEAM 01	Economic Development N/A	Opa-Locka	ACTION PLAN 2007 $50,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$100,000	AHAB $0 URTF $0	$0	$0	$70,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20061084					$50,000								$0	
TOTALS FOR APPLICANT								$100,000		$0	$0	$70,000	$0	$0	
APPLICANT NAME	**FMUNIV**	**Florida Memorial University, Inc.**													
Fla. Mem. Univ. ED Technical Assistance - Entreprenurship	*Provide economic development technical assistance and business seminars for 8 businesses and creating 8 jobs in South Miami, Opa-Locka, Model City, Perrine, Leisure City/Naranja/Princeton and Goulds*	Multiple NRSAs *City of Miami Gardens* *N/A* *N/A*	01 1,3,7,8,9 DISTR TEAM 01	Economic Development N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$137,755	AHAB $0 URTF $0	$0	$0	$96,500	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081048					$0								$0	
TOTALS FOR APPLICANT								$137,755		$0	$0	$96,500	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICIPALITY EBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**FCSF**	**Foster Construction of South Florida, Inc.**													
Economic Development	*Economic Development Construction of new 2 story office building for expansion of Foster Constrution of South FL, a geneeral contractor. It will create 3 jobs and a retention of 4 jobs. Business is located at 400 NW 183rd Street, City of Miami Gardens*	N/A *City of Miami Gardens* *N/A* *N/A*	01 DISTR TEAM 01	Economic Development	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$100,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081003					**$0**								$0	
		TOTALS FOR APPLICANT						$100,000		$0	$0	$0	$0	$0	
APPLICANT NAME	**GAITA**	**Gaita Gardens 1254 and 1260 NW 59th Street Corp.**													
Gaita Gardens Rehab and Condo Conversion	*Substantial rehab and condo conversion of Gaita Gardens , 8 units, comprised of 2 quadruplexes on 1254 and 1260 NW 59 St in District 3. 4 units set aside for persons 80% @ 50% AMI and 4 units set aside for persons 20% @ 80% of AMI.*	N/A *City of Miami* *N/A* *N/A*	03 3 DISTR TEAM 03	Housing	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$1,148,435	AHAB $0 URTF $0	$0	$0	$1,148,435	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081068					**$0**								$0	
		TOTALS FOR APPLICANT						$1,148,435		$0	$0	$1,148,435	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATE GORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**GHCE**	**Galata, Inc. F/K/A Galata Haitian Culture Enrichment & Self Empowerment, Inc.**													
Galata Intergenerational Community Resource Center	*Expansion of an intergenerational neighborhood center promoting self-efficiency and offering various services to low and moderate-income seniors, youths and disable persons. The center will be located at 916 North Flagler Ave in Homestead.*	N/A N/A N/A N/A	09 8,9 DISTR TEAM 09	Capital Improvement	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$150,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20051063			N/A		**$0**								$0	
TOTALS FOR APPLICANT								$150,000		$0	$0	$0	$0	$0	
APPLICANT NAME	**GAMELLC**	**GAMEnterprises, LLC**													
Little River Duplex	*Provide affordable housing throught the completion of new construction of two unit three bedroom duplex to rent to Section - 8 tenants. Location 180 NW 84 St also N.W. 84th Street and N.W. 2nd Avenue.*	West Little River N/A N/A N/A	02 DISTR TEAM 02	Housing	N/A	ACTION PLAN 2007 $286,726 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$213,324	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20071018			N/A		**$286,726**								$0	
TOTALS FOR APPLICANT								$213,324		$0	$0	$0	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DISTRICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**GTLLC**	**Granada Towers, LLC**													
Granada Towers One & Two	*New construction of a mixed-use project comprised of 116 condos in the Goulds NRSA (Granada Towers One & Two) at 11825 SW 216 Street.*	Goulds *N/A* *N/A*	09 DISTR TEAM 09	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$7,700,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081069						$0								$0	
TOTALS FOR APPLICANT								$7,700,000		$0	$0	$0	$0	$0	
APPLICANT NAME	**GMSC**	**Greater Miami Service Corps**													
Employment and Training	*Provide 105 young adults with training and work experience that enhance their employability skills and self-esteem while providing visible and tangible improvements to the community countywide.*	N/A *N/A* *N/A*	County wide DISTR TEAM 05	Public Service N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$0	AHAB $0 URTF $0	$0	$0	$371,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 1047						$0								$0	

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Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Graffiti Abatement Program	*Provide daily graffiti control and eradication on private and public property throughout the Community Development Block Grant NRSAs.*	N/A N/A N/A N/A	County wide DISTR TEAM 05	Capital Improvement N/A	N/A	ACTION PLAN 2007 $170,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$170,000	AHAB $0 URTF $0	$0	$0	$170,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 1050						$170,000								$0	
TOTALS FOR APPLICANT								$170,000		$0	$0	$541,000	$0	$0	

APPLICANT NAME: HABITAT — **Habitat for Humanity of Greater Miami**

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Scattered Sites - Homebuyer Financing	*Provide second-mortgage loan financing and grants to 27 low-income first-time homebuyers of single family units in unincorporated Princeton, City of S.Miami, and Little Haiti (Miami).*	N/A N/A N/A N/A	Multi-District 3,7,9 DISTR TEAM 03	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$1,000,000	AHAB $0 URTF $0	$0	$0	$1,000,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081029						$0								$0	
Scott Carver - Homebuyer Financing	*To provide second-mortgage loan/grants to 15 low-income first-time single-family homebuyers for the Scott Carver (Hope VI) development in Liberty City.*	N/A City of Miami N/A N/A	02 2 DISTR TEAM 02	Housing N/A	N/A	ACTION PLAN 2007 $500,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$500,000	AHAB $0 URTF $0	$0	$0	$500,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20061001						$500,000								$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICIPALITY EBG	DISTRICT	CATEGORY/ EMPOWERMENT ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Shraders Haven Housing Site Development (HOME)	*Site-development infrastructure for new construction of 22 single family homes at 15375 SW 286 St. in Leisure CIty/Naranja NRSA. With zero intrest percent mortages*	Leisure City/Naranja/Princeton *N/A* *N/A* *N/A*	09 9 DISTR TEAM 09	Housing N/A	N/A	ACTION PLAN 2007 $464,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$343,000	AHAB $0 URTF $0	$0	$0	$343,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20071049						$464,000								$0	
TOTALS FOR APPLICANT								$1,843,000		$0	$0	$1,843,000	$0	$0	

APPLICANT NAME HACEPA — **Haitian American Center For Economic & Public Affairs, Inc.**

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICIPALITY EBG	DISTRICT	CATEGORY/ EMPOWERMENT ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Technical Assistance to Businesses	*Provide technical assistance to 200 small businesses located in the Little Haiti, North Miami, North Miami Beach and Miami Gardens area and creating 8 jobs. The project is located at 8325 NE 2nd Avenue.*	N/A *City of Miami* *N/A* *N/A*	03 1,2,3,4 DISTR TEAM 03	Economic Development N/A	Little Haiti	ACTION PLAN 2007 $75,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$250,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20071038						$75,000								$0	
TOTALS FOR APPLICANT								$250,000		$0	$0	$0	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICIPALITY	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**HBBFHV**	**Helen B. Bentley Family Health Center**													
Capital Improvement of Neighborhood Facility	*Capital Improvement of Neighborhood Facility consisting of repairing roof and A/C damage from hurricanes and heavy storms. The facility provide services to population in need in Coconut Grove, South Miami and parts of Coral Gables at 3090 SW 37th Avenue.*	N/A *City of Miami* N/A N/A	07 6,7 DISTR TEAM 07	Capital Improvement N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0 $0	CDBG	$339,009	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0 $0	
Activity ID	20081002														
TOTALS FOR APPLICANT								$339,009		$0	$0	$0	$0	$0	
APPLICANT NAME	**HDDINC**	**Hialeah-Dade Development, Inc.**													
Hialeah-Dade Development, Inc.	*Hialeah-Dade Development, Inc. Enhance economic climate in NW MDC by diversifying area's economy thu attraction of new businesses & private investments and expanding existing ones, create/retain job opportunities for low - moderate income residents.*	N/A *City of Hialeah* N/A N/A	Multi-District 6,12,13 DISTR TEAM 06	Economic Development N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0 $0	CDBG	$275,000	AHAB $0 URTF $0	$0	$0	$192,500	$0	ACTION PLAN $0 REPROGRAM $0 $0	
Activity ID	20081007														
TOTALS FOR APPLICANT								$275,000		$0	$0	$192,500	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATE GORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**HHTRUST**	**Historic Hampton House Community Trust Inc.**													
Historic Hampton House Restoration	*Restore and convert the Hampton House Motel to a new use as a community, cultural and business center with a museum, restaurant, banquet hall and offices. Jobs will be created for the Brownsville Community.*	Model City N/A N/A N/A	03 DISTR TEAM 03	Capital Improvement N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$298,336	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20040050						$0								$0	
		TOTALS FOR APPLICANT						$298,336		$0	$0	$0	$0	$0	
APPLICANT NAME	**HAMB**	**Housing Authority of the City of Miami Beach**													
234-246 Jefferson Ave	*New construction of 21 units of afflorable elderly housing at 234-246 Jefferson Ave. in Miami Beach. Thirteen units will be County Assisted Units.*	N/A *City of Miami Beach* N/A N/A	05 DISTR TEAM 05	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$2,000,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20061132						$0								$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Elevator Modernization at Rebecca Towers North	*Elevator Modernization at Rebecca Towers North. A 200 unit affordable elderly housing development located at 200 Alton Road, Miami Beach. (Two- 2 Elevators)*	N/A *City of Miami Beach* *N/A* *N/A*	05 DISTR TEAM 01	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$148,518	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081047						$0								$0	
TOTALS FOR APPLICANT								$2,148,518		$0	$0	$0	$0	$0	

APPLICANT NAME HOPE — **Housing Opportunity Project For Excellence, Inc.**

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Fair Housing Education and Outreach Initiative	*Coordinate and implement programs designed to educate a minimum of 1,250 Miami-Dade County residents and housing providers about Fair Housing laws, including rights and responsibilities.*	N/A *N/A* *N/A* *N/A*	County wide DISTR TEAM 03	Administration N/A	N/A	ACTION PLAN 2007 $100,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$0	AHAB $0 URTF $0	$0	$0	$100,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 7002						$100,000								$0	
TOTALS FOR APPLICANT								$0		$0	$0	$100,000	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**IDSYS**	**Integrated Drive Systems Inc.**													
FAA Repair and Overhaul Station - Job Training	*Provide job training/apprenticeship in an FAA Repair Station-create 20, and retain 5 jobs -15 new computers, software and tools.*	Opa-Locka *N/A* *N/A* *N/A*	01 DISTR TEAM 01	Economic Development N/A	Opa-Locka	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$350,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081050					**$0**								$0	
Wind Tunnel - Advanced Employment Training	*Build a wind tunnel to test Ram Air Turbine, Air Driven Generators to be used for hands-on job training to create 20 new technican jobs ranging from $10 per hour to $35, efforts will be made to recruit/hire from Opa-Locka and other NRSA's.*	Opa-Locka *N/A* *N/A* *N/A*	01 DISTR TEAM 01	Economic Development N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$350,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081049					**$0**								$0	
		TOTALS FOR APPLICANT						$700,000		$0	$0	$0	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**JCS**	**Jewish Community Services of South Florida, Inc.**													
Seymour Gelber Adult Day Center	*The final phase consisting of the construction a covered canopy, portico, ADA parking, fencing and landscaping for 50 Alzheimers clients that are participating in the adult day care program. The Center is located at 11025 SW 84th Street, Kendall.*	N/A N/A N/A N/A	10 8,9,10,11 DISTR TEAM 10	Capital Improvement N/A	N/A	ACTION PLAN 2007 $68,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$57,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20040043						$68,000								$0	
TOTALS FOR APPLICANT								$57,000		$0	$0	$0	$0	$0	
APPLICANT NAME	**KIDCO**	**Kidco Child Care, Inc.**													
Building Acquisition and Renovation for Childcare Services	*Building Acquisition and renovation to provide quility child care services to meet a citical demand for subsidized child care/afterschool services, targeting low to moderate income children and families*	N/A City of Miami N/A N/A	03 DISTR TEAM 03	Capital Improvement N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$300,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081045						$0								$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Child Care Wrap Around Services	*To provide wrap around children services(child care and after-school programs) in a Gold Seal Accredited Program, at 3630 NE 1st Ct, 123 NE 36 St., 221 NE 36 St. for 20 children of low/mod income families.*	N/A *City of Miami* *N/A* *N/A*	03 DISTR TEAM 03	Public Service N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$300,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 9014						$0								$0	
TOTALS FOR APPLICANT								$600,000		$0	$0	$0	$0	$0	

APPLICANT NAME KIDDIE — **Kiddie's International Learning & Child Care**

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Kiddie's International Learning & Child Care	*Kiddie's International Learning & Child Care*	N/A *N/A* *N/A* *N/A*	03 DISTR TEAM 03	Economic Development N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$100,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081084						$0								$0	
TOTALS FOR APPLICANT								$100,000		$0	$0	$0	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICIPALITY EBG	DISTRICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**KMPE**	**KM Pedersen Enterprises, Inc.**													
Economic Prosperity	*Project entails equipment purchase, vehicle purchase, and interior renovation of Homestead Tire & Auto Service Center at 406 Washington Avenue, Homestead, FL.*	N/A N/A N/A N/A	08 DISTR TEAM 08	Economic Development Homestead (Neighborhood)	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$154,704	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081039						$0								$0	
TOTALS FOR APPLICANT								$154,704		$0	$0	$0	$0	$0	
APPLICANT NAME	**LQTLLC**	**Latin Q Tower, LLC**													
Latin Q Tower - Homebuyer Assistance	*Set-aside homebuyer assistance funds for 23 units of a 72 unit complex at 420 SW 12 Avenue for low-to-moderate income homebuyers.*	N/A City of Miami N/A N/A	05 DISTR TEAM 05	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$1,800,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20061177						$0								$0	
TOTALS FOR APPLICANT								$1,800,000		$0	$0	$0	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**LPALTD**	**Legacy Pointe Associates, Ltd.**													
Solabella (HODAG)	*New construction of 210 affordable housing residences/townhouses consisting of two (2) and three (3) bedrooms for sale to low and moderarte income residents. Location: 17387 NW 7th Avenue Road, City of Miami Gardens.*	N/A *City of Miami Gardens* *N/A* *N/A*	01 DISTR TEAM 01	Housing	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HODAG	$0	AHAB $0 URTF $0	$0	$0	$1,392,739	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	**20081091**					**$0**								$0	
Solabella (HOME)	*New construction of 210 affordable housing residences/townhouses consisting of two (2) and three (3) bedrooms for sale to low and moderarte income residents. Location: 17387 NW 7th Avenue Road, City of Miami Gardens.*	N/A *City of Miami Gardens* *N/A* *N/A*	01 DISTR TEAM 01	Housing N/A	N/A	ACTION PLAN 2007 $1,250,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$1,750,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	**20051279**					**$1,250,000**								$0	
Solabella (SURTAX)	*New construction of 210 affordable housing residences/townhouses consisting of two (2) and three (3) bedrooms for sale to low and moderarte income residents. Location: 17387 NW 7th Avenue Road, City of Miami Gardens.*	N/A *City of Miami Gardens* *N/A* *N/A*	01 DISTR TEAM 01	Housing	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$0	AHAB $0 URTF $0	$0	$0	$357,261	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	**20081088**					**$0**								$0	
		TOTALS FOR APPLICANT						$1,750,000		$0	$0	$1,750,000	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATE GORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**LHAN**	**Little Havana Activities & Nutrition Centers of Dade County, Inc.**													
Dra. Olga Maria Martinez Senior Center	*Development of a senior center in West Kendall 11. This center will serve 150 senior center participants and 50 adult day care center participants.*	*N/A* *N/A* *N/A* *N/A*	11 DISTR TEAM 02	Capital Improvement N/A	N/A	ACTION PLAN 2007 $200,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$1,200,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	**20071076**					**$200,000**								$0	
TOTALS FOR APPLICANT								$1,200,000		$0	$0	$0	$0	$0	
APPLICANT NAME	**LOFTID**	**Lofty Ideas, Inc.**													
Economic Development Mixed-Use Development in Overtown	*New construction of 182,000 sq. ft. retail/office space, creation of 300 jobs and construction of 91affordable homeownership units and 52 L-I rental units to be located at 919 N.W. 2nd Ave.Miami, Fl.*	*N/A* *City of Miami* *N/A* *N/A*	03 DISTR TEAM 02	Economic Development Overtown (Neighborhood)	Overtown	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$595,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	**20061049**					**$0**								$0	
TOTALS FOR APPLICANT								$595,000		$0	$0	$0	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**LSFINC**	**Lutheran Services Florida, Inc.**													
Second CHANCE Rental Assistance Program (HOME)	*Rental assistance program for 15 "aging out" foster care individuals to assist with their independent living skills. The office is located at 16201 SW 95 Ave, Perrine.*	N/A N/A N/A N/A	County wide DISTR TEAM 09	Housing N/A	N/A	ACTION PLAN 2007 $176,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$176,000	AHAB $0 URTF $0	$0	$0	$176,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20061154					**$176,000**								$0	
TOTALS FOR APPLICANT								$176,000		$0	$0	$176,000	$0	$0	
APPLICANT NAME	**MLKE**	**Martin Luther King Economic Development Corporation**													
Business Incubator and Technical Assistance	*For the ongoing 5-unit business incubator and provide technical asssitance to 7 CDBG funded economic development agencies in the Model City area. This business center will also creation of 9 jobs.*	N/A City of Miami N/A N/A	03 2,3 DISTR TEAM 03	Economic Development East/West Corridor	Liberty City	ACTION PLAN 2007 $100,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$250,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	3013					**$100,000**								$0	
TOTALS FOR APPLICANT								$250,000		$0	$0	$0	$0	$0	

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Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICIPALITY	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	LONDLLC	**MBCDC: The London LLC**													
London House Apartments (SURTAX)	*Garden Style Apts. 33 units. Substantial Rehab. Located in the City of Miami Beach. Address: 1965-1975 Wasghington Ave, Miami Beach, FL*	N/A N/A N/A	05 DISTR TEAM 05	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$1,900,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081081					**$0**								$0	
TOTALS FOR APPLICANT								$1,900,000		$0	$0	$0	$0	$0	
APPLICANT NAME	MPLLC	**MBDC Meridian Place, LLC**													
Meridian Place Apartments	*Substantional rehabilitation of 35 units in the Meridian Place Apartments, 530 Meridian Ave., in Miami Beach. 29 units will be setaside as County Assisted Units.*	N/A N/A N/A	05 DISTR TEAM 05	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$900,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081034					**$0**								$0	
TOTALS FOR APPLICANT								$900,000		$0	$0	$0	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**MSSINC**	**MEYGA Security School, Inc.**													
MEYGA Security Jobs Resource Solution	*School will provide job training and placement for 50 low-moderate income persons in security jobs for businesses in the West Little River and Model City NRSA, thus allowing businesses to stay open later and increase sales.*	West Little River *N/A* *N/A* *N/A*	02 1,2,3 DISTR TEAM 02	Economic Development Northside/Poincia na (Developa	West Little River	ACTION PLAN 2007 $70,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$200,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20071019					$70,000								$0	
		TOTALS FOR APPLICANT						$200,000		$0	$0	$0	$0	$0	
APPLICANT NAME	**MBDC**	**Miami Beach Community Development Corporation, Inc.**													
Homebuyer Education & Counseling (SHIP)	*Homebuyer Education & Counseling (SHIP)*	N/A *N/A* *N/A* *N/A*	04 DISTR TEAM 04	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SHIP	$300,000	AHAB $0 URTF $0	$0	$0	$300,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081032					$0								$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATE GORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Housing Counseling (SURTAX)	*Housing Counseling services for 220 mortgage ready individuals. Project located at 945 Pennsylvania Ave, Miami Beach 33139.*	N/A *City of Miami Beach* *N/A* *N/A*	05 DISTR TEAM 05	Housing N/A	N/A	ACTION PLAN 2007 $300,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$0	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20061143						$300,000								$0	
TOTALS FOR APPLICANT								$300,000		$0	$0	$300,000	$0	$0	

APPLICANT NAME MBCH **Miami Beach Community Health Center**

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATE GORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Health Care Facility Improvements	*Capital Improvement to a regional health center located at 710-720 Alton Road in Miami Beach to provide extended dental capacity for 1500 low-income persons.*	N/A *City of Miami Beach* *N/A* *N/A*	05 1-13 DISTR TEAM 05	Capital Improvement N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$159,550	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20071007						$0								$0	
TOTALS FOR APPLICANT								$159,550		$0	$0	$0	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICIPAL EBG	DISTRICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**MDHD**	**Miami Dade Health Department [Florida Dept of Health]**													
Immunization Van	*Immunization program with a regular schedule of scattered sites throughout Miami-Dade County. Based upon need and community request, the immunization van will go to various locations and provide immunizations to 3,500 children and adults.*	N/A N/A N/A N/A	County wide DISTR TEAM 07	Public Service	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$0	AHAB $0 URTF $0	$0	$0	$74,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	1098					**$0**								$0	
Rodent Control Program	*Comprehensive rodent control program for 38,000 households within the County's low and moderate income areas, for the reduction of active rodent population.*	N/A N/A N/A N/A	County wide DISTR TEAM 07	Public Service	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$0	AHAB $0 URTF $0	$0	$0	$700,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	1095					**$0**								$0	
		TOTALS FOR APPLICANT						$0		$0	$0	$774,000	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**MLBLIND**	**Miami Lighthouse for the Blind**													
Training Kitchen Remodeling Project	*Upgrade equipment and redesign layout of training space into actual kitchen layouts to train visually impaired elderly clients to live independently and safely.*	N/A *City of Miami* *N/A* *N/A*	05 DISTR TEAM 02	Capital Improvement Little Havana (Neighborhood)	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$57,250	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081030					**$0**								$0	
TOTALS FOR APPLICANT								$57,250		$0	$0	$0	$0	$0	
APPLICANT NAME	**MM**	**Miami Milers, Inc.**													
NU Horizons, A Townhome Rental Community	*New Development of 18 townhomes located at N.W. 6th Ave/N.W. 7 and 8th Street in Florida City. Consist of 18 units sq ft 1,300.*	N/A *N/A* *N/A* *N/A*	09 DISTR TEAM 02	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$1,000,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20051092					**$0**								$0	

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Exhibit1 - FY 2008 Funding Recommendations by Applicant

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICIPALITY EBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
NU Horizons, A Townhome Rental Community	*New Development of 18 affordable townhomes for low income persons to be located at N.W. 6th Ave and N.W. 7 & 8th Street, Florida City.*	N/A N/A N/A N/A	09 DISTR TEAM 09	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SHIP	$186,642	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081008						$0								$0	
TOTALS FOR APPLICANT								$1,186,642		$0	$0	$0	$0	$0	

APPLICANT NAME MDCAA — Miami-Dade Community Action Agency

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICIPALITY EBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Elderly Residential Energy Conservation Program	*This program will provide for moderate home rehabilitation activities to 5 low- to-moderate income households throughout Miami-Dade County.*	N/A N/A N/A N/A	County wide DISTR TEAM 08	Housing N/A	N/A	ACTION PLAN 2007 $100,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$100,000	AHAB $0 URTF $0	$0	$0	$100,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20051326						$100,000								$0	
Head Start Facility_Miami Gardens	*Design and construction of a Head Start Facility that will serve Miami Gardens and Opa-locka.*	N/A N/A N/A N/A	County wide DISTR TEAM 08	Capital Improvement N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$0	AHAB $0 URTF $0	$0	$0	$1,000,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20051335						$0								$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICIPAL EBG	DISTRICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Paint Distribution Program	*County department will provide at 395 NW 1 ST free paint and supplies to 50 low/moderate income homeowners and actual painting assistance to a minimum 50 eligible home owners in CDBG Eligible Areas.*	N/A N/A N/A N/A	County wide DISTR TEAM 08	Housing N/A	N/A	ACTION PLAN 2007 $188,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0 **$188,000**	CDBG	$188,000	AHAB $0 URTF $0	$0	$0	$188,000	$0	ACTION PLAN $0 REPROGRAM $0 $0	
Activity ID	14016														
Residential Rehabilitation Program	*This program will provide for moderate home rehabilitation activities to low- to-moderate income households throughout Miami-Dade County.*	N/A N/A N/A N/A	County wide DISTR TEAM 08	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0 **$0**	HOME	$0	AHAB $0 URTF $0	$0	$0	$750,000	$0	ACTION PLAN $0 REPROGRAM $0 $0	
Activity ID	20051383														
TOTALS FOR APPLICANT								$288,000		$0	$0	$2,038,000	$0	$0	

APPLICANT NAME MDDHR **Miami-Dade Department of Human Services**

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICIPAL EBG	DISTRICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Advocates for Victims	*Victim's outreach program which protects and empowers the victims of domestic violence and their dependents. Provides crisis intervention and assistance to victims of violent crimes and domestic crimes for LMI persons and households in Miami-Dade.*	N/A N/A N/A N/A	County wide DISTR TEAM	Public Service N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0 **$0**	CDBG	$0	AHAB $0 URTF $0	$0	$0	$500,000	$0	ACTION PLAN $0 REPROGRAM $0 $0	
Activity ID	20081085														

Exhibit1 - FY 2008 Funding Recommendations by Applicant

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Fair Housing	*Provide fair housing services, including investigations of housing discrimination charges for 75 households.*	N/A N/A N/A N/A	County wide DISTR TEAM 08	Administration N/A	N/A	ACTION PLAN 2007 $97,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$97,000	AHAB $0 URTF $0	$0	$0	$97,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 14008						$97,000								$0	
Repair and Renovate Human Services Facilities (CDBG)	*Repair and renovate Human Services Facilities to benefit the Homeless*	N/A N/A N/A N/A	County wide DISTR TEAM 08	Capital Improvement N/A	N/A	ACTION PLAN 2007 $122,877 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$0	AHAB $0 URTF $0	$0	$0	$685,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20071083						$122,877								$0	
Social Services Master Plan	*Social Services Master Plan to guide and coordinate the planning process that identifies social needs and determines funding allocation recommendations.*	N/A N/A N/A N/A	County wide DISTR TEAM 08	Administration N/A	N/A	ACTION PLAN 2007 $61,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$61,000	AHAB $0 URTF $0	$0	$0	$61,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 14009						$61,000								$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Treatment Alternatives to Street Crimes	*Treatment Alternatives to Street Crimes program provides specialized assessment for individuals referred by and involved with the criminal justice system for LMI persons in Miami-Dade County.*	N/A N/A N/A N/A	County wide DISTR TEAM	Public Service N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$0	AHAB $0 URTF $0	$0	$0	$500,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081086						$0								$0	
TOTALS FOR APPLICANT								$158,000		$0	$0	$1,843,000	$0	$0	

APPLICANT NAME MDP&Z — **Miami-Dade Department of Planning and Zoning**

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Historic Preservation Support	*CDBG eligible costs associated with administering the Historic Preservation planning, reviewing monitoring, and coordinationg activites countywide.*	N/A N/A N/A N/A	County wide DISTR TEAM 07	Administration N/A	N/A	ACTION PLAN 2007 $179,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$179,000	AHAB $0 URTF $0	$0	$0	$179,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 14013						$179,000								$0	
Historic Preservation Survey of NRSAs and Eligible Blocks	*Administer a comprehensive survey of all existing historic properties located within CDBG-eligible NRSAs and eligible block group areas countywide to provide accurate and detailed data for the Historic Preservation Division's work.*	N/A N/A N/A N/A	County wide DISTR TEAM 07	Historic Preservation N/A	N/A	ACTION PLAN 2007 $100,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$100,000	AHAB $0 URTF $0	$0	$0	$100,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 14026						$100,000								$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Redland School Rehabilitation	*Historic Preservation/Rehabilitation of the Redland School located at 247 SW 162 AVE through elimination of "spot-basis" blight.*	N/A N/A N/A N/A	08 DISTR TEAM 07	Historic Preservation N/A	N/A	ACTION PLAN 2007 $50,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$50,000	AHAB $0 URTF $0	$0	$0	$50,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 14024						$50,000								$0	
TOTALS FOR APPLICANT								$329,000		$0	$0	$329,000	$0	$0	

APPLICANT NAME MDHA **Miami-Dade Housing Agency**

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Public Housing Modernization	*Public housing modernization including rehabilitation and architectural barrier revmoval for 103 housing units owned/operated by a public housing authority in Miami-Dade County.*	N/A N/A N/A N/A	County wide DISTR TEAM 03	Housing N/A	N/A	ACTION PLAN 2007 $4,627,734 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$0	AHAB $0 URTF $0	$0	$0	$400,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20061180						$4,627,734								$0	
SURTAX Reserve	*SURTAX Reserve for unanticipated shortfall in project cost and for unfunded priority needs Additional funds added thru loan repayments and other sources. Reso R-425-06 Re-Allocated $750,000 from this activity*	N/A N/A N/A N/A	County wide DISTR TEAM CD	Reserve N/A	N/A	ACTION PLAN 2007 $789,040 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$0	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 5766						$789,040								$0	
TOTALS FOR APPLICANT								$0		$0	$0	$400,000	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICIPALITY EBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**MDHFA**	**Miami-Dade Housing Finance Authority**													
American Dream Downpayment Assistance (ADDI)	*Downpayment assistance American Dream Downpayment Initiative (ADDI)*	N/A N/A N/A N/A	County wide DISTR TEAM CD	Housing N/A	N/A	ACTION PLAN 2007 $84,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$0	AHAB $0 URTF $0	$0	$0	$86,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 17040						$84,000								$0	
TOTALS FOR APPLICANT								$0		$0	$0	$86,000	$0	$0	
APPLICANT NAME	**MDJAC**	**Miami-Dade Juvenile Services Department f/k/a Juvenile Assessment Center**													
Juvenile Services Department Diversion Programs	*Service delivery support will be providing intake, assessment/screening and case management for 60 individuals which have been diverted to the Juvenile Services Department's Role Model Program .*	N/A N/A N/A N/A	County wide DISTR TEAM 03	Public Service N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$0	AHAB $0 URTF $0	$0	$0	$500,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 14018						$0								$0	
TOTALS FOR APPLICANT								$0		$0	$0	$500,000	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**MDOCD**	**Miami-Dade Office of Community and Economic Development**													
Administration of the CDBG Program	*Administration of the Community Development Block Grant Program, coordination of CDBG planning process, planning for Neighborhood Revitalization Strategy Areas, monitoring of subrecipients and contract development.*	N/A N/A N/A N/A	County wide DISTR TEAM CD	Administration N/A	N/A	ACTION PLAN 2007 $3,202,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$3,302,000	AHAB $0 URTF $0	$0	$0	$3,302,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	14012					**$3,202,000**								$0	
CDBG Reserve	*CDBG Reserve. Funds to be allocated for unmet funding needs.*	N/A N/A N/A N/A	County wide DISTR TEAM CD	Reserve N/A	N/A	ACTION PLAN 2007 ($3,948,734) CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$0	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	17001					**($3,948,734)**								$0	
HODAG Reserve	*HODAG Reserve*	N/A N/A N/A N/A	County wide DISTR TEAM 03	Reserve N/A	N/A	ACTION PLAN 2007 $2,696,672 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HODAG	$0	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20051364					**$2,696,672**								$0	

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Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
HOME Administration	*Administration of th HOME program including planning, contract development, monitoring and reporting.*	N/A N/A N/A N/A	County wide DISTR TEAM CD	Administration N/A	N/A	ACTION PLAN 2007 $666,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$733,000	AHAB $0 URTF $0	$0	$0	$733,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20051338						$666,000								$0	
Housing Technical Assistance and Project Management (HOME)	*Housing Technical Assistance and Project Management*	N/A N/A N/A N/A	Multi-District DISTR TEAM 02	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$0	AHAB $0 URTF $0	$0	$0	$140,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20061159						$0								$0	
Rental Rehab Reserve	*Rental Rehab Reserve for affordable housing projects.*	N/A N/A N/A N/A	County wide DISTR TEAM 03	Reserve N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	RR	$0	AHAB $0 URTF $0	$0	$0	$388,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20040061						$0								$0	
TOTALS FOR APPLICANT								$4,035,000		$0	$0	$4,563,000	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICIPALITY EBG	DISTRICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**MDED**	**Miami-Dade Office of Community and Economic Development / ED Division**													
CDBG Revolving Loan Fund Program / TUA	*Revolving Loan Fund Program to promote 20 business expansion and start-ups to assist in the creation of jobs for low and moderate income individuals and to help revitalize multiple targeted urban areas.*	N/A N/A N/A N/A	County wide DISTR TEAM 01	Economic Development	N/A	ACTION PLAN 2007 $270,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$270,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	13065					**$270,000**								$0	
Commercial Revitalization Program/ Non TUA	*Provision of building rehabilitation grants through the Commercial Rehabilitation Program for 25 businesses countywide. Additional funds required to fund the remaining projects, plus additional projects.*	N/A N/A N/A N/A	County wide DISTR TEAM 01	Economic Development	N/A	ACTION PLAN 2007 $450,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$450,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	13069					**$450,000**								$0	
Commercial Revitalization Program/ TUA	*Provision of rehabilitation grants through the Commercial Rehabilitation Program for 15 businesses throughout multiple TUAs.*	N/A N/A N/A N/A	County wide DISTR TEAM 01	Economic Development	N/A	ACTION PLAN 2007 $108,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$108,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	13073					**$108,000**								$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICIPALITY	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Florida State/ Miami-Dade County Enterprise Zone Program	*Assist a minimum of 60 businesses in CDBG eligible Enterprise Zone areas to access state and local fiscal incentives to promote business attraction and expansion. Activity will create a minimum of 100 jobs.*	N/A N/A N/A N/A	Multi-District 1,2,3,5,6,7,8 DISTR TEAM 01	Economic Development N/A	N/A	ACTION PLAN 2007 $183,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$183,000	AHAB $0 URTF $0	$0	$0	$183,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 13066						$183,000								$0	
Micro-Enterprise Assistance & Peer Lending Program/ TUA	*Provide micro-loans to low-moderate income individuals (self-employed) who either lack or have inadequate financing resources to start-up or expand 20 micro enterprise businesses in Multiple Targeted Urban areas (TUA).*	N/A N/A N/A N/A	County wide DISTR TEAM 01	Economic Development N/A	N/A	ACTION PLAN 2007 $85,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$85,000	AHAB $0 URTF $0	$0	$0	$150,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 13068						$85,000								$0	
MicroEnterprise Assistance & Peer Lending Program/Countywide	*Provision micro-loans to low-moderate income individuals (self-employed) who either lack or have inadequate financing resources to start-up or expand 100 micro-enterprise businesses in Multi-Focus Empowerment Zone and Enterprise Zone areas countywide.*	N/A N/A N/A N/A	County wide DISTR TEAM 01	Economic Development N/A	N/A	ACTION PLAN 2007 $270,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$270,000	AHAB $0 URTF $0	$0	$0	$150,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 13067						$270,000								$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Revolving Loan Fund Program CDBG	*Revolving loan fund program to promote 30 business expansions and start-ups. To assist in the creation of jobs for low and moderate income individuals and to revitalize low and moderate income neighborhoods.*	N/A N/A N/A N/A	County wide DISTR TEAM 01	Economic Development N/A	N/A	ACTION PLAN 2007 $300,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$300,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 13061						$300,000								$0	
TOTALS FOR APPLICANT								$1,666,000		$0	$0	$483,000	$0	$0	

APPLICANT NAME MDOCD/R — **Miami-Dade Office of Community and Economic Development CB f/k/a UD Division**

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Building Inventory Management	*Provide maintenance to all sites and/or buildings that have been or will be acquired. Tasks include: ongoing maintenance such as grass cutting and board-up of vacant properties and emergency services to occupied structures. Approx. 20 properties.*	N/A N/A N/A N/A	County wide DISTR TEAM 02	Housing N/A	N/A	ACTION PLAN 2007 $105,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$105,000	AHAB $0 URTF $0	$0	$0	$105,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 13096						$105,000								$0	
CD Disposition and Environmental Support	*Properties that are acquired must be disposed of in accordance with community development plans for the area in which the site is located. Activities that are required as part of the disposition process are staff intensive and include title work, etc.*	N/A N/A N/A N/A	County wide DISTR TEAM 02	Housing N/A	N/A	ACTION PLAN 2007 $416,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$416,000	AHAB $0 URTF $0	$0	$0	$416,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 13095						$416,000								$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICIPALITY	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
County Wide Land Acquisition	*Acquisition of vacant land or abandoned (unoccupied) structures in CDBG NRSAs for the development of homeownership affordable housing.*	N/A N/A N/A N/A	County wide DISTR TEAM 02	Housing N/A	N/A	ACTION PLAN 2007 $113,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$113,000	AHAB $0 URTF $0	$0	$0	$113,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20040031						**$113,000**								$0	
Design of Street Improvements	*Design of street improvements in CDBG eligible areas.*	N/A N/A N/A N/A	Multi-District DISTR TEAM 02	Capital Improvement N/A	N/A	ACTION PLAN 2007 $65,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$65,000	AHAB $0 URTF $0	$0	$0	$19,565	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20051333						**$65,000**								$0	
Emergency Relocation	*Provide relocation assistance and referral to families and/or individuals displaced throughout Miami-Dade County due to CD and code enforcement activities. Some funds may be used for limited temporary emergency relocation assistance.*	N/A N/A N/A N/A	County wide DISTR TEAM 02	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$91,000	AHAB $0 URTF $0	$0	$0	$91,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 13097						**$0**								$0	

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Exhibit1 - FY 2008 Funding Recommendations by Applicant

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICIPAL EBG	DISTRICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Support Services for CD-Acquired Parcels	*Provide routine engineering services for surveys, water and sewer locations, soil borings, topography, tree preservation and protection, as well as design of water and sewer laterals, driveway access, etc.*	N/A N/A N/A N/A	County wide DISTR TEAM 02	Economic Development N/A	N/A	ACTION PLAN 2007 $91,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$90,000	AHAB $0 URTF $0	$0	$0	$90,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 13098						$91,000								$0	
Support Services for SURTAX Parcels	*Routine surveying/ engineering services for CD NRSAs of Goulds, Perrine, South Miami Heights, Opa-Locka, Melrose, & Model City in which SURTAX housing sites are being purchased.*	N/A N/A N/A N/A	County wide DISTR TEAM 02	Housing N/A	N/A	ACTION PLAN 2007 $91,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$91,000	AHAB $0 URTF $0	$0	$0	$91,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 14023						$91,000								$0	
		TOTALS FOR APPLICANT						$971,000		$0	$0	$925,565	$0	$0	

APPLICANT NAME CEDDLAD **Miami-Dade Office of Community and Economic Development DLAD**

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICIPAL EBG	DISTRICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Elderly Residential Rehabilitation Program	*This program will provide for moderate home rehabilitation activities to low- to-moderate income elderly households throughout Miami-Dade County.*	N/A N/A N/A N/A	County wide DISTR TEAM	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$0	AHAB $0 URTF $0	$0	$0	$500,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081087						$0								$0	
		TOTALS FOR APPLICANT						$0		$0	$0	$500,000	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATE GORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**CEDPSTA**	**Miami-Dade Office of Community and Economic Development Professional Service and Technical**													
Project Support and Professional Services	*Project Support and Professional Services*	N/A N/A N/A N/A	County wide DISTR TEAM	Capital Improvement N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$0	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20071098						$0								$0	
TOTALS FOR APPLICANT								$0		$0	$0	$0	$0	$0	
APPLICANT NAME	**MDTM**	**Miami-Dade TEAM Metro**													
Code Enforcement	*Team Metro will identify and remove code enforcement violations (open 2,500 compliance cases) in multi district CDBG NRSA and Eligible Block Group Areas.*	N/A N/A N/A N/A	Multi-District 1,2,3,6,7,8,9 DISTR TEAM 02	Housing N/A	N/A	ACTION PLAN 2007 $429,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$429,000	AHAB $0 URTF $0	$0	$0	$429,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 14020						$429,000								$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICIPALITY	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Graffiti Removal	*Team Metro as a service delivery cost will implement the removal of graffiti (175 violations) from property in CDBG eligible low-and-moderate areas.*	N/A N/A N/A N/A	Multi-District 1,2,3,4,5,6,7,8,9 DISTR TEAM 02	Capital Improvement N/A	N/A	ACTION PLAN 2007 $113,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$233,000	AHAB $0 URTF $0	$0	$0	$233,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 14021						$113,000								$0	
TOTALS FOR APPLICANT								$662,000		$0	$0	$662,000	$0	$0	

APPLICANT NAME MFLLC **Michelle Family, LLC**

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICIPALITY	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Michelle Villas Condominium (SHIP)	*Substantial Rehabilitation of 24 buildings (100 units of 2/1 bed/bath).Michelle Villas Condominium located at 200 Fisherman Street, Opa Locka, Florida for low income persons.*	Opa-Locka N/A City of Opa-Locka N/A	01 DISTR TEAM 02	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SHIP	$500,000	AHAB $0 URTF $0	$0	$0	$500,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081013						$0								$0	
Michelle Villas Condominium (SURTAX)	*Substantial Rehabilitation of 24 buildings (100 units of 2/1 bed/bath).Michelle Villas Condominium located at 200 Fisherman Street, Opa Locka, Florida for low income persons.*	Opa-Locka N/A City of Opa-Locka N/A	01 DISTR TEAM 02	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$7,000,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081012						$0								$0	
TOTALS FOR APPLICANT								$7,500,000		$0	$0	$500,000	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**MIALTD**	**Mirabella I Associates, Ltd.**													
Mirabella (SURTAX)	*Mirabella (SURTAX)*	N/A	02	Housing	N/A	ACTION PLAN 2007	SURTAX	$4,250,000	AHAB	$0	$0	$1,000,000	$0	ACTION PLAN	
						$0			$0					$0	
		N/A				CAC 2007									
						$0									
		N/A				CDF 2007			URTF					REPROGRAM	
			DISTR TEAM	N/A		$0			$0					$0	
		N/A	02			REPROGRAM 2007									
						$0									
Activity ID	20081019					**$0**								$0	
		TOTALS FOR APPLICANT						$4,250,000		$0	$0	$1,000,000	$0	$0	
APPLICANT NAME	**MCPLLC**	**Model City Plaza, LLC**													
Model City Plaza (SURTAX)	*New construction of multifamily rental project consisting of 141 units of affordable housing in Model City NRSA. Location: 740 N.W. 71Street.*	N/A	02	Housing	N/A	ACTION PLAN 2007	SURTAX	$2,000,000	AHAB	$0	$0	$1,000,000	$0	ACTION PLAN	
						$0			$0					$0	
		City of Miami				CAC 2007									
						$0									
		N/A				CDF 2007			URTF					REPROGRAM	
			DISTR TEAM	N/A		$0			$0					$0	
		N/A	02			REPROGRAM 2007									
						$0									
Activity ID	20081016					**$0**								$0	
		TOTALS FOR APPLICANT						$2,000,000		$0	$0	$1,000,000	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**MTSINAI**	**Mount Sinai Medical Center**													
Lowenstein Building Workforce Project	*Lowenstein Building Workforce Housing Rehabilitation Project. Lowenstein Building Workforce Hosuing Rehab Project is designed to preserve workforce housing for essntial service personnel at Mt. Sinai with focus on registered nurses.*	N/A *City of Miami Beach* *N/A* *N/A*	05 DISTR TEAM 02	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	N/A	$1,000,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081010						$0								$0	
TOTALS FOR APPLICANT								$1,000,000		$0	$0	$0	$0	$0	
APPLICANT NAME	**NANA**	**Neighbors and Neighbors Association, Inc.**													
Economic Development Technical Assistance	*Create 8 jobs by providing direct technical assistance to 300 small mom and pop businesses throughout Miami Dade County as well as provide micro loans. The emphasis will be in the 9 NRSA areas.*	N/A *N/A* *N/A* *N/A*	Multi-District 1,2,3,5,6,7,8,9,10,12 DISTR TEAM 03	Economic Development N/A	Little Haiti	ACTION PLAN 2007 $150,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$250,000	AHAB $0 URTF $0	$0	$0	$175,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 1038						$150,000								$0	
TOTALS FOR APPLICANT								$250,000		$0	$0	$175,000	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**NDCDF**	**North Dade Community Development Federal Credit Union**													
North Dade Community Marketing/ Awareness (CMA)Job-Tech-Asst.	*Economic Development technical assistance to 4 small businesses, financial education and credit repair services to 50 L/M and small business loans to 4 businesses creating 7 jobs.*	Multiple NRSAs *City of Miami Gardens* *N/A* *N/A*	Multi-District 1,2,3 DISTR TEAM 01	Economic Development N/A	N/A	ACTION PLAN 2007 $100,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$200,000	AHAB $0 URTF $0	$0	$0	$140,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	7025					$100,000								$0	
TOTALS FOR APPLICANT								$200,000		$0	$0	$140,000	$0	$0	
APPLICANT NAME	**WTLLC**	**OLCDC Westview Terrace, LLC**													
Westview Terrace Apartments (HOME)	*Acquisition, extensive rehabilitation and operations of a 337multifamily rental housing and 84 homeownership units. Located at 12501 NW 27th Avenue. All units will be affordable.*	West Little River *N/A* *N/A* *N/A*	02 DISTR TEAM 02	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$0	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20061079					$0								$0	
TOTALS FOR APPLICANT								$0		$0	$0	$0	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICIPAL EBG	DISTRICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**OLCDC**	**Opa-Locka Community Development Corporation, Inc.**													
Housing Counseling	*The Housing Counseling Program offers Homebuyer education to individuals and families with low to moderate incomes. this program includes pre-purchase, post-purchase, delinquency/default and predatory lending counseling.*	N/A N/A *City of Opa-Locka* N/A	Multi-District 1,7,13 DISTR TEAM 01	Housing N/A	N/A	ACTION PLAN 2007 $150,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$200,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	**20061078**					**$150,000**								$0	
HURT Building	*Rehabilitation of the Opa-Locka Historic HURT Building that was built in 1926. The building is in need of significant maintenance: new doors, windows, exterior walls, dome, electrical & plumbing repair. OLCDC leases 10,000 square feet to 3 tenants.*	Opa-Locka N/A *City of Opa-Locka* N/A	01 1, DISTR TEAM 01	Historic Preservation N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$377,059	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	**20061080**					**$0**								$0	
Make a Difference Center	*Provide academic enhancement to a minimum of 150 middle and high school residents of the Westview Terrace Apartments located at 12501 N.W. 27 Avenue. Includes, tutorial assistance, job readiness training.*	N/A N/A N/A N/A	02 DISTR TEAM 02	Public Service N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$200,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	**20061029**					**$0**								$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Rainbow Park Gardens (HOME CHDO)	*New construction of 12 single-family detached scattered site houses in the City of Miami Gardens. Each unit will be 1400 sqft comprising 3BD, 2BH, and will be sold to first-time homebuyers.*	N/A *City of Miami Gardens* *N/A* *N/A*	01 DISTR TEAM 01	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$1,000,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20061077					**$0**								$0	
Westview Terrace Apartments	*Pre-development and rehabilitation costs for the acquisition and rehabilitation of the Westview apartment complex consisting of 421 units located at 12501 NW 27 Avenue.*	N/A *N/A* *N/A* *4*	02 DISTR TEAM 02	Housing N/A	N/A	ACTION PLAN 2007 $850,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	RR	$0	AHAB $0 URTF $0	$0	$0	$1,000,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20040059					**$850,000**								$0	
		TOTALS FOR APPLICANT						$1,777,059		$0	$0	$1,000,000	$0	$0	

APPLICANT NAME OCLLC — **Overtown Condominium, LLC**

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Construction of Housing	*Set aside $1,000,000 Surtax funds for first time homebuyer assistance in connection with 27 new construction affordable townhouses to families with income up to 80% area median income.*	N/A *City of Miami* *N/A* *N/A*	03 DISTR TEAM 03	Housing Overtown (Neighborhood)	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$1,000,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20071053					**$0**								$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATE GORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Overtown Condominium (HOME)	*New construction of 27 townhouse units, of which all units will be sold to individuals and families at or below 80% AMI. Development locations are in Overtown (City of Miami), Commission District 3; 1900 NW 2 Ct, 236/244 NW 16 St and 1624/34/46 NW 1 Ct.*	N/A N/A N/A	03 DISTR TEAM 03	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$1,000,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20051230						$0								$0	
Overtown Condominium (SURTAX)	*New construction of 27 townhouse units, of which all units will be sold to individuals and families at or below 80% AMI. Development locations are in Overtown (City of Miami), Commission District 3; 1900 NW 2 Ct, 236/244 NW 16 St and 1624/34/46 NW 1 Ct.*	N/A N/A N/A	03 DISTR TEAM 03	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$0	AHAB $0 URTF $0	$0	$0	$780,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081089						$0								$0	
TOTALS FOR APPLICANT								$2,000,000		$0	$0	$780,000	$0	$0	

APPLICANT NAME: PSE — **Partners for Self-Employment, Inc./dba Micro-Business, USA**

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATE GORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Matched Savings Fund	*Provide financial literacy & $2 match for $1 deposit into MSF Saving Account for 80 Low Income residents of Miami-Dade to be used for first time home ownership or expansion of business.*	Multiple NRSAs City of Miami N/A N/A	County wide 1,2,3,4, 5,6,7,8, 9,10,11 DISTR TEAM 03	Economic Development Central Business District &	Homestead	ACTION PLAN 2007 $70,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$160,000	AHAB $0 URTF $0	$0	$0	$112,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 7010						$70,000								$0	
TOTALS FOR APPLICANT								$160,000		$0	$0	$112,000	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATE GORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**PDIX**	**Peninsula Housing Development Inc. IX**													
Princeton Manor Apartments (HOME CHDO)	*Pre-development costs which includes prepration of conditional commitment documents for U.S. HUD Section 202 grant to construct new 91 units of affordable housing for the elderly. Location 33700 Redland Rd (SW 336 St. & 187 Ave), FLorida City, FL.*	N/A N/A N/A N/A	09 DISTR TEAM 02	Housing	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME CHDO	$75,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	**20081018**					**$0**								$0	
Princeton Manor Apartments (HOME)	*New construction of 91 units of Section 202 affordable housing for the elderly. Location: 33700 Redland Rd. (S.W. 33i6 ST. & 187 Ave.), Florida City, Florida.*	N/A N/A N/A N/A	09 DISTR TEAM 02	Housing	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$500,000	AHAB $0 URTF $0	$0	$0	$500,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	**20081017**					**$0**								$0	
		TOTALS FOR APPLICANT						$575,000		$0	$0	$500,000	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATE GORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**RHBP**	**R. Holmes Business and Property Service/Our Homes, Inc.**													
Technical Assistance	*Application Non-Responsive: Applicant has not complied with FY 2008 Request For Application (RFA) submittal guidelines.*	N/A N/A N/A N/A	03 DISTR TEAM 03	Economic Development	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$70,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081040						$0								$0	
TOTALS FOR APPLICANT								$70,000		$0	$0	$0	$0	$0	
APPLICANT NAME	**ROGINV**	**R.O.G. Investments, Inc.**													
Scattered Sites Housing (HOME)	*New construction of 7 single family homes for sale to low-to-moderate income individuals on scattered sites throughout Commission Districts 2,3, & 4.*	N/A City of Miami N/A N/A	Multi-District 2, 3, 4 DISTR TEAM 01	Housing	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$600,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081073						$0								$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Scattered Sites Housing (SURTAX)	*New construction of 7 single family homes for sale to low-to-moderate income individuals on scattered sites throughout Commission Districts 2,3, & 4.*	N/A N/A N/A N/A	Multi-District 2,3,4 DISTR TEAM 01	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$560,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081076					$0								$0	
TOTALS FOR APPLICANT								$1,160,000		$0	$0	$0	$0	$0	

APPLICANT NAME RAC **Roots and Culture, Inc.**

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Homeless Homeownership Counseling	*Application Non-Responsive: Applicant has not complied with FY 2008 Request For Application (RFA) submittal guidelines.*	N/A N/A N/A	03 DISTR TEAM 03	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$500,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081072					$0								$0	
TOTALS FOR APPLICANT								$500,000		$0	$0	$0	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**SDACR**	**South Dade Air Conditioning And Refrigeration, Inc**													
South Dade Air Conditioning Job Creation Program	*South Dade Air Conditioning Job Creation Program. Recruit and screen over 50 LMI persons in Districts 8&9 TUA and NRSA of Goulds, Perine & Leisure City/Naranja/Princeton. Technical assistance & job assignment/placement of over 5 full time persons.*	Leisure City/Naranja/Princeton N/A N/A N/A	09 8,9 DISTR TEAM 09	Economic Development Homestead (Neighborhood)	Princeton	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$350,000	AHAB $0 URTF $0	$0	$0	$175,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081004					**$0**								$0	
TOTALS FOR APPLICANT								$350,000		$0	$0	$175,000	$0	$0	
APPLICANT NAME	**SDCDLLC**	**South Dade Community Development, L.L.C.**													
Affordable / Workforce Housing	*New construction of a 99 unit affordable workforce housing complex for sale to low-to-moderate income individuals at 11293 SW 216 Street.*	Goulds N/A N/A N/A	09 DISTR TEAM 09	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$1,000,000	AHAB $0 URTF $0	$0	$0	$1,000,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081080					**$0**								$0	
TOTALS FOR APPLICANT								$1,000,000		$0	$0	$1,000,000	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**PRCC**	**South Florida Puerto Rican Chamber of Commerce, Inc.**													
MICROLOAN/TECHNIICAL ASSISTANCE PROGRAM	*Microloan/Technical Assistance Program provides small business loans to qualified L/M small businesses for business growth and expansion with a goal of job creation/retention of 4 jobs.*	N/A *City of Miami* *N/A* *N/A*	03 County wide DISTR TEAM 05	Economic Development Civic Center/Allapattah (Neighbo	N/A	ACTION PLAN 2007 $60,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$125,000	AHAB $0 URTF $0	$0	$0	$87,500	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20044000					**$60,000**								$0	
TOTALS FOR APPLICANT								$125,000		$0	$0	$87,500	$0	$0	
APPLICANT NAME	**MUM**	**South Florida Urban Ministries, Inc. F/K/A Miami Urban Ministries of United Methodist Church,**													
ASSETS Miami - Self-employment training and support	*Micro-Enterprise development resulting in the creation of 7 full-time jobs. ASSETS Miami will provide low income entrepreneurs with business training, mentorship and technical assistance to establish or expand a micro-enterprise.*	Perrine *N/A* *N/A* *N/A*	Multi-District 2, 5, 6, 7, 9, 12 DISTR TEAM 09	Economic Development N/A	Perrine	ACTION PLAN 2007 $93,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$175,000	AHAB $0 URTF $0	$0	$0	$122,500	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	1032					**$93,000**								$0	

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Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATE GORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
SFLUM Community Center	*Purchase and renovate a former church facility into thr SFLUM Community Center*	West Little River *N/A* *N/A* *N/A*	02 5,6,7,9, 12 DISTR TEAM 02	Capital Improve ment N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$500,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081042						$0								$0	
TOTALS FOR APPLICANT								$675,000		$0	$0	$122,500	$0	$0	

APPLICANT NAME SCLAD — Spinal Cord Living-Assistance Development, Inc.

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATE GORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
SCLAD Plaza	*SCLAD Plaza is a four (4) story affordable housing development of 18 adaptable/accessible units to accommodate an integrated low income residential population with special needs inclusive of wheelchairs.*	N/A *City of Hialeah* *N/A* *N/A*	06 DISTR TEAM 06	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$500,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081064						$0								$0	
TOTALS FOR APPLICANT								$500,000		$0	$0	$0	$0	$0	

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Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATE GORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**STJOHN**	**St. John Community Development Corporation, Inc.**													
St. John Courts II (HOME CHDO)	*St. John Courts II (HOME CHDO) new construction of 24 homes (of which 11 will be City -County assisted units) on 1919 - 1931 NW 21 Ct.in Overtown, City of Miami, Commission District 3. All housing units restricted to to incomes of 50% or less of AMI.*	N/A *City of Miami* *N/A* *N/A*	03 DISTR TEAM 01	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME CHDO	$1,000,000	AHAB $0 URTF $0	$0	$0	$1,000,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	**20081053**					**$0**								$0	
St. John Village Apartments	*For the development of 61 rental units affordable to low and very-low families located at 2055 NW 3rd Avenue,Overtown.*	N/A *City of Miami* *N/A* *N/A*	03 DISTR TEAM 03	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$1,000,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	**20061045**					**$0**								$0	
St. John Village Homes II	*New construction of 11 townhomes, 11 will be City-County assisted, located at NW 16 St and NW 1 Ct in Overtown (City of Miami) in District 3. The 2 and 3 bedroom units will be affordable to low income households in the neighborhood.*	N/A *City of Miami* *N/A* *N/A*	03 DISTR TEAM 03	Housing N/A	N/A	ACTION PLAN 2007 $500,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME CHDO SET-ASIDE	$1,000,000	AHAB $0 URTF $0	$0	$0	$170,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	**20061044**					**$500,000**								$0	

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Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICIPALITY EBG	DISTRICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
St. John Village Homes II (HOME CHDO)	*Develop a 10 unit new construction townhomes development in Overtown. The 2 and 3 bedrooms will be affordable to low income households in the neighborhood.*	N/A *City of Miami* *N/A* *N/A*	03 DISTR TEAM 03	Housing N/A	N/A	ACTION PLAN 2007 $100,000 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME CHDO	$0	AHAB $0 URTF $0	$0	$0	$321,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20071087						$100,000								$0	
TOTALS FOR APPLICANT								$3,000,000		$0	$0	$1,491,000	$0	$0	

APPLICANT NAME STEVCAR **StevCar Enterprise, Inc.**

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICIPALITY EBG	DISTRICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Technical Assistance	*Technical assistance through job development workshops and job placement services to 185 low-to-moderate income persons in Liberty City and Model City. Location: 6118 NW 7th Avenue #105*	N/A *City of Miami* *N/A* *N/A*	County wide DISTR TEAM 03	Economic Development Liberty City (Neighborhood)	Liberty City	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$250,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081041						$0								$0	
TOTALS FOR APPLICANT								$250,000		$0	$0	$0	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**SWEETG**	**Sweeting Group, LTD, The**													
West Perrine Fortified Infill Homes	*New Construction of 5 single family homes (4 located in the West Perrine area and 1 located in the City of Miami) as Fortified Infill Homes. The homes wil be affordable for families with incomes of 80% of the AMI.*	Perrine N/A N/A N/A	09 DISTR TEAM 09	Housing	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$740,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081022				N/A		$0								$0	
TOTALS FOR APPLICANT								$740,000		$0	$0	$0	$0	$0	
APPLICANT NAME	**TEDC**	**Tacolcy Economic Development Corporation, Inc.**													
Edison Car Care Center Renovation	*To provide infrastructure repairs and facade enhancement to the Edison Car Care Center located at 5991 NW 7th Ave. The repairs include the water line and drainage,water/sewer connections and roof repairs.*	N/A City of Miami N/A N/A	03 DISTR TEAM 03	Capital Improvement	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$195,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20044026				N/A		$0								$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Edison Towers Substantial Rehab	*Rehabilitation of 120 multi-family affordable rental housing units at 5821 NW 7 Ave. in Miami. Rehabilitation includes: ext. waterproofing, water damage & balcony repairs, replace HVAC units, replacement of cabinets, windows, vanities & security systems*	N/A *City of Miami* *N/A* *N/A*	03 DISTR TEAM 03	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$750,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20051228						$0								$0	
TOTALS FOR APPLICANT								$945,000		$0	$0	$0	$0	$0	

APPLICANT NAME CAPREST **The Capri Restaurant, Inc.**

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Restaurant and Catering Expansion	*Restaurant and Catering Expansion. purchase new equipment and expand catering busines to attract new business for restaurant and create jobs.*	N/A *N/A* *N/A* *N/A*	09 DISTR TEAM 09	Economic Development Homestead/FL City (Developa	FL City	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$157,287	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081005						$0								$0	
TOTALS FOR APPLICANT								$157,287		$0	$0	$0	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICIPALITY EBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**TVLLC**	**Towne Villas, LLC**													
Towne Villas	*Develop 37 affordable homeownership units (11 units will be City - County assisted) in a 60 units new construction condominium comprised of 1, 2 and 3 bedroom-units at 255 NW 20 TERR-2055 NW 3 AVE. Miami, FL 33136. Families incomes 50% or less of AMI.*	N/A *City of Miami* *N/A* *N/A*	03 DISTR TEAM 03	Housing East/West Corridor	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$100,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20071054					$0								$0	
TOTALS FOR APPLICANT								$100,000		$0	$0	$0	$0	$0	
APPLICANT NAME	**TPVC**	**Tuscany Place Village Corp**													
Tuscany Place Condominium	*New construction of 200 condo units for low-to moderate income residents in the Naranja community.*	Leisure City/Naranja/Princeton *N/A* *N/A* *N/A*	09 DISTR TEAM 09	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$5,000,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081054					$0								$0	
TOTALS FOR APPLICANT								$5,000,000		$0	$0	$0	$0	$0	

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Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATE GORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**UDGIII**	**UDG III, LLC**													
Lake Vue Villas Condominium Phase II	*To provide homebuyer assistance through purchase price buy-downs to families of low and moderate income residents in the Opa Locka NRSA. Lake Vue Villas Condom*	Opa-Locka *N/A* *City of Opa-Locka* *N/A*	01 DISTR TEAM 01	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$1,000,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081060					**$0**								$0	
		TOTALS FOR APPLICANT						$1,000,000		$0	$0	$0	$0	$0	
APPLICANT NAME	**UDGV**	**UDGV, LLC**													
Rental Housing (HODAG)	*Develop an affordable rental building containing 70-units in the Overtown neighborhood of the City of Miami.*	N/A *City of Miami* *N/A* *N/A*	03 DISTR TEAM 03	Housing Overtown (Neighborhood)	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HODAG	$1,000,000	AHAB $0 URTF $0	$0	$0	$1,000,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081061					**$0**								$0	
		TOTALS FOR APPLICANT						$1,000,000		$0	$0	$1,000,000	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**UDGVI**	**UDGVI, LLC**													
Jazz Village Condominium Phase II	*Purchase buy-down of the condominium units to count toward CWHIP requirement of local government matching funds.*	N/A *City of Miami* *N/A* *N/A*	03 DISTR TEAM 03	Housing Overtown (Neighborhood)	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$1,000,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081062					**$0**								$0	
TOTALS FOR APPLICANT								$1,000,000		$0	$0	$0	$0	$0	
APPLICANT NAME	**UBLLC**	**Urban Builders, LLC**													
Latin Square (CDBG)	*CDBG funds cannot be used for new construction.*	N/A *City of Miami* *N/A* *N/A*	05 DISTR TEAM 05	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$6,232,365	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081055					**$0**								$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATE GORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
Latin Square (SURTAX)	*New construction of a 70-unit elderly affordable housing facility with retail space on the ground floor. The development will be located in the Little Havana neighborhood of the City of Miami.*	N/A *City of Miami* *N/A* *N/A*	05 DISTR TEAM 05	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$9,348,547	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081056						**$0**								$0	
Silverton at Wynwood - Elderly Housing (CDBG)	*Silverton at Wynwood - Elderly Housing (CDBG). Located 300 NW 36 Street, Miami, FL 33127.*	N/A *N/A* *N/A* *N/A*	03 DISTR TEAM 09	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$10,370,391	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081024						**$0**								$0	
Silverton at Wynwood - Elderly Housing (SURTAX)	*Silverton at Wynwood - Elderly Housing (SURTAX). Located at 300 Nw 36 Street, Miami, FL 33127.*	N/A *N/A* *N/A* *N/A*	03 DISTR TEAM 09	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$15,555,585	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081023						**$0**								$0	
	TOTALS FOR APPLICANT							$41,506,888		$0	$0	$0	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	UJCC	**Urban Jubilee Centennial Corporation, The**													
Carrie P. Meek Manor Project (HOME)	*Carrie P. Meek Manor Project (HOME)*	N/A N/A N/A N/A	03 DISTR TEAM 09	Housing	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$0	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081025					**$0**								$0	
Carrie P. Meek Manor Project (SHIP)	*Carrie P. Meek Manor Project (SHIP)*	N/A N/A N/A N/A	03 DISTR TEAM 09	Housing	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SHIP	$0	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081027					**$0**								$0	
Carrie P. Meek Manor Project (SURTAX)	*Carrie P. Meek Manor Project. Located at 330-336 NW 19 Street. 71 units Mid-Rise with Elevator*	N/A N/A N/A N/A	03 DISTR TEAM 09	Housing	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$1,678,601	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081026					**$0**								$0	
		TOTALS FOR APPLICANT						$1,678,601		$0	$0	$0	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**URBAN**	**Urban League of Greater Miami, Inc**													
Sugar Hill Apartments (SURTAX)	*Funding for the completion of a 130 unit rental complex called Sugar Hill Apartments located at NW 71 st and NW 14 Ave*	N/A N/A N/A N/A	02 DISTR TEAM 02	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$500,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20081020						$0								$0	
TOTALS FOR APPLICANT								$500,000		$0	$0	$0	$0	$0	
APPLICANT NAME	**VPALTD**	**Valencia Pointe Associates, Ltd.**													
Valencia Pointe - Affordable Rental Housing	*Development of 148 rental units - multi family affordable housing at 2542 NW 79th Street in the Model City NRSA. The project will be composed of 48-1BR units, 64-2BR units and 36-3BR units.*	N/A N/A N/A N/A	02 DISTR TEAM 02	Housing Northside/Poincia na (Developa	N/A	ACTION PLAN 2007 $1,083,333 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SURTAX	$2,000,000	AHAB $0 URTF $0	$0	$0	$2,000,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID 20051352						$1,083,333								$0	
TOTALS FOR APPLICANT								$2,000,000		$0	$0	$2,000,000	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICIPALITY EBG	DISTRICT	CATEGORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**VPARKG**	**Venice Park Gardens, Inc.**													
Venice Park Condominium	*Venice Park Condominium moderate rehabilitation of 60 units/1 building of affordable housing. Location at 1895 Venice Park Drive, North Miami, FL.*	N/A *City of North Miami* *N/A* *N/A*	04 DISTR TEAM 02	Housing Central Business District &	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	SHIP	$1,000,000	AHAB $0 URTF $0	$0	$0	$1,000,000	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081063					**$0**								$0	
TOTALS FOR APPLICANT								$1,000,000		$0	$0	$1,000,000	$0	$0	
APPLICANT NAME	**VETS**	**Veteran's Employment Transition Services, Inc., The**													
Job Training & Placement Services Pilot Program	*Pilot program designed to establish a professional and organized approach to job creation to attain full employment for Public Housing residents in Districts II and III by creating 252 jobs.*	Model City *N/A* *N/A* *N/A*	Multi-District 2,3 DISTR TEAM 01	Economic Development Liberty City (Neighborhood)	Liberty City	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$360,000	AHAB $0 URTF $0	$0	$0	$62,800	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	20081046					**$0**								$0	
TOTALS FOR APPLICANT								$360,000		$0	$0	$62,800	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATE GORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**VCALTD**	**Villa Capri Associates, LTD**													
Villa Capri	*New construction of a 204 unit rental apartment complex for low-to-moderate income individuals at 14500 SW 280 Street.*	Leisure City/Naranja/Princeton	09	Housing	N/A	ACTION PLAN 2007	SURTAX	$4,250,000	AHAB	$0	$0	$0	$0	ACTION PLAN	
		N/A				$0			$0					$0	
						CAC 2007									
		N/A				$0			URTF					REPROGRAM	
			DISTR TEAM	N/A		CDF 2007									
		N/A	09			$0			$0					$0	
						REPROGRAM 2007									
						$0									
Activity ID	20081074					**$0**								$0	
		TOTALS FOR APPLICANT						$4,250,000		$0	$0	$0	$0	$0	
APPLICANT NAME	**WSILLC**	**Wagner Square I, LLC**													
New Construction	*Develop 56-units of affordable/workforce condo housing in the Allapattah/Civic Center Neighborhood.*	N/A	03	Housing	N/A	ACTION PLAN 2007	SURTAX	$1,690,000	AHAB	$0	$0	$0	$0	ACTION PLAN	
						$0			$0					$0	
		City of Miami				CAC 2007									
						$0			URTF					REPROGRAM	
		N/A	DISTR TEAM	N/A		CDF 2007									
						$0			$0					$0	
		N/A	03			REPROGRAM 2007									
						$0									
Activity ID	20081065					**$0**								$0	
		TOTALS FOR APPLICANT						$1,690,000		$0	$0	$0	$0	$0	

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Exhibit1 - FY 2008 Funding Recommendations by Applicant

MIAMI-DADE COUNTY

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNIC EBG	DIST RICT	CATE GORY/ EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
APPLICANT NAME	**WLC**	**World Literacy Crusade of Florida, Inc.**													
Mama Hattie's House (CDBG)	*Application Non-Responsive: Applicant has not complied with FY 2008 Request For Application (RFA) submittal guidelines for the new construction of a facility to provide residential and counseling services for 20 girls. Location: TBD*	N/A N/A N/A N/A	03 DISTR TEAM 03	Capital Improvement N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	CDBG	$500,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	**20051061**					**$0**								$0	
Mama Hattie's House (HOME)	*New construction of a three story facility that will provide residential and counseling services for 20 girls. Location: Pending*	N/A N/A N/A N/A	County wide DISTR TEAM 02	Housing N/A	N/A	ACTION PLAN 2007 $0 CAC 2007 $0 CDF 2007 $0 REPROGRAM 2007 $0	HOME	$500,000	AHAB $0 URTF $0	$0	$0	$0	$0	ACTION PLAN $0 REPROGRAM $0	
Activity ID	**20061028**					**$0**								$0	
		TOTALS FOR APPLICANT						$1,000,000		$0	$0	$0	$0	$0	

Exhibit1 - FY 2008 Funding Recommendations by Applicant

ACTIVITY TITLE	ACTIVITY DESCRIPTION	AREA CITY/MUNICEBG	DISTRICT	CATEGORY/EMP ZONE	TUA	FY2007 BCC ALLOCATION	FUNDING SOURCE	FY2008 REQUESTED	FY2008 AHAB/URTF Recom.	FY2008 CAC Recom.	FY2008 CDF Recom.	FY2008 Staff Recom.	FY2008 Mgr. Recom.	FY2008 BCC ALLOCATION	FY2008 TOTAL AMOUNT
GRAND TOTALS								$162,701,229	AHAB $0 URTF $0	$0	$0	$43,110,160	$0	$0	

SECTION VII
CERTIFICATIONS

<u>To be completed by OCED</u>

SECTION VIII
MONITORING

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The contracts officers of the Office of Community and Economic Development will use on-site monitoring to gauge the compliance of the sub-recipients with US HUD requirements and local regulations as those community based organizations carry out the activities of the Consolidated Plan. Monitoring will also identify specific compliance deficiencies and corrections as well as provide guidance to the sub-recipients.

The monitoring surveys will achieve the following:

- Determine the accuracy of the information identified in the progress reports regarding the performance of the funded activities and the agency's compliance with the national program objectives.
- Follow up on unresolved problems identified throughout the review of progress reports and the performance of technical assistance visits.
- Determine the sub recipient's compliance for those activities without sufficient information to make national objective determinations.
- Determine the reasonableness of decisions made by the implementing agencies for those activities that require high levels of judgments made by the sub-recipients.
- Determine the sub-recipient's ability to ensure that activities are carried out while meeting compliance requirements.
- Verify the accuracy of the sub-recipient's records.
- Identify the apparent causes of problems and recommendations to correct them.

The Office of Community and Economic Development will conduct monitoring surveys on its sub-recipients on an annual basis. It will also provide technical assistance visits to the sub-recipients on an as needed basis. These activities will assess the continuing capacity of the community based organization to carry out the funded project in a timely and efficient manner. Some independent risk assessment surveys should be conducted. These surveys should be random and require signatures and documentation verifying the information provided.

The monitoring plan is described in Chapter 3 of the Office of Community and Economic Development's Contract Compliance Manual, which is reproduced below:

Recommendation: An Independent Risk Manager be utilized for random and high risk survey/ inspections.

MONITORING REVIEW OBJECTIVES.

- ❑ Monitoring program progress requires an assessment of whether the sub-recipient is carrying out its program in a timely manner. This assessment will be an important element in determining whether the sub-recipient has a continuing capacity to carry out the program in a timely manner.

DEVELOPMENT OF AN ANNUAL MONITORING STRATEGY.

- ❑ At the beginning of the fiscal year, The Community Development Division (CDD) Director shall develop a monitoring strategy consistent with the Management Plan which covers all Grant programs and technical areas to be monitored during the year.

The purpose of this strategy is to establish a framework for determining the appropriate level of monitoring attention for each OCED sub-recipient consistent with available resources.

USE OF RISK ANALYSIS.

- ❑ Risk analysis is a method which can be used to establish priorities for monitoring and to determine where resources can be best utilized. Risk analysis can determine which sub-recipients should be monitored, the program areas to be covered, and the depth of the review. The selection process should ensure that those sub-recipients and activities which represent the greatest vulnerability to fraud, waste, and mismanagement are monitored within the resources available. In developing a monitoring strategy, the Community Development Division (CDD) Director shall identify the specific indicators which compose elements of their ranking system implementing risk analysis. An Independent Risk Manager should be consulted in the Risk analysis and for input regarding random surveys/inspections of high level of verification.

SELECTION OF SUB-RECIPIENTS TO BE MONITORED.

- ❑ Consistent with OCED objectives, sub-recipients should be selected for monitoring within each program and technical area using indicators grouped under four general risk factors of program complexity, sub-recipient capacity, recent problems, and past monitoring. The following examples are illustrative of selection criteria which may be used for each risk factor.

A. Program complexity.

1) Large grant or loan guarantee amount; (recommended amount of $250,000.00)
2) Large number of projects;
3) Economic development activities;
4) Projects undertaken by sub-recipients;
5) Large amount of multi-family rehab;
6) A high percentage of grant funds to CDBG rehab loans and grants.

B. Sub-recipient capacity.

1) Staff turnover;
2) Inexperienced staff;
3) Past difficulty in carrying out program;
4) Lack of progress;
5) Low productivity;
6) No previous CDBG, HOME, ESG experience.

C. Recent problems.

1) Inaccurate or incomplete performance reports;

2) Audit findings or no audit;
3) Investigations or citizens complaints;
4) Failure to meet schedules;
5) Contract condition;
6) Issues remaining from previous performance review;
7) Issues noted in the independent auditors report

D. Past monitoring.

1) Recurring findings;
2) Inability to clear findings adequately;
3) Need to review actions taken to clear previous findings;
4) Not monitored last year.

SELECTION OF PROGRAM AREAS TO REVIEW.

- ❑ The Community Development Division (CDD) Director shall conduct an analysis to identify the specific program areas for review and the depth of review. In some cases, the risk factors which were used for selection of that sub-recipient for monitoring may also pinpoint areas which need to be reviewed. For example, a sub-recipient that has recurring monitoring findings in financial management should again be reviewed in that specific area. For high risk activities and general review, some inspections should be conducted by independent Risk Manager, free from interference, but with consultation of OCED Director

HIGH RISK ACTIVITIES.

- ❑ Certain types of activities by their very nature are considered high risk as indicated below and should be selected as appropriate for monitoring in the applicable program areas:

E. For economic development projects, particularly those assisting for-profit businesses or having job creation/retention features or involving floats, it is clearly appropriate to review eligibility including the necessary or appropriate determination, and national objectives.

F. All rehabilitation activities: those projects involving lump sum drawdowns should be reviewed for compliance with the lump sum regulations in effect at the time the agreement was signed.

G. Activities generating significant amounts of program income should be reviewed in the area of financial management to determine that all income is being recorded and also that income is being used for eligible activities.

These activities require a higher level of verification of information submitted.

INTENSITY OF REVIEW.

- ❑ The intensity of the review may be dictated by the degree of involvement of the sub-recipient in high-risk activities, past monitoring history, or past performance. Sub-recipients with large complicated programs or large numbers of high-risk activities may warrant in-depth monitoring. Sub-recipients that have not been monitored in-depth in the recent past or whose capacity has been weakened due to staff turnover, may also be scheduled for more intensive reviews. Intensive/in-depth reviews may require extra days on-site and detailed review of one or more program areas. These reviews may also require more than one visit to the sub-recipient. Where the Community Development Division (CDD) Director feels comfortable the sub-recipient has corrected past deficiencies, has an acceptable level of performance, or has minor involvement in high-risk activities, a limited review may be appropriate. Additionally, projects in excess of $250,000.00 should come under review of the Risk Manager. **The Independent Risk Manager is consulted to help determine the intensity and also randomness of some reviews.**

IMPLEMENTATION.

- ❑ In implementing risk analysis, the Community Development Division (CDD) Director may give factors various weights or count as deemed appropriate. Sub-recipients or projects may be classified as high, medium, or low risk or be ranked on a point system.

H. Each program will be analyzed separately. Rank order or batch sub-recipients by program and determine which sub-recipients fall within the staff and resources available for monitoring.

I. The monitoring review should concentrate on those factors for which the sub-recipient or the activity received its risk rating. The higher the level of risk, the more appropriate an in-depth review. The quality of monitoring should not be sacrificed in order to monitor greater numbers of sub-recipients or more program areas.

J. Contacts Officers should retain written documentation on their system of risk analysis. Sub-recipient/projects not selected for on-site monitoring shall be reviewed in-house through examination of drawdown data, performance report's, etc.

TIMING OF MONITORING VISITS.

- ❑ In developing the annual monitoring strategy, the following factors should also be given consideration:

K. The scope of services and the progress report should be a primary sources of information for selecting activities to be monitored on-site for entitlements and other sub-recipients requesting refunding. Where issues have been raised, a monitoring visit should closely follow the scope of services and progress report so that OCED can identify and advise the sub-recipient of problem situations before they develop into more serious issues.

L. To the extent possible, the conduct of monitoring visits in the early stages of a sub-recipient's program year will also assist the sub-recipient in identifying ineligible activities while in the incipient stage.

M. Where performance issues are in question and the Annual In-House Review has not taken place as yet, additional on-site monitoring is mandatory. This will facilitate the consideration of a sub-recipient's performance using the latest available data.

THE ANNUAL SCHEDULE OF ON-SITE VISITS.

- ❑ As part of the annual monitoring strategy, the Community Development Division (CDD) Director shall prepare and distribute a schedule of on-site monitoring visits for the fiscal year. This schedule shall cover all programs for which OCED has monitoring responsibility based on the criteria for selection of sub-recipients in this Handbook and other OCED guidance. The annual schedule will identify the specific sub-recipients to be monitored on-site for each program and technical area during each quarter, the program areas to be monitored, and the specific sub-recipients to receive and in-depth review. It shall not include the schedule of in-depth review, which conducted between OCED personnel and the Risk Manager. It shall also include the schedule of in-depth environmental reviews developed by the Environmental staff and coordinated with the Planning Section.

PRE-VISIT PREPARATION.

- ❑ Review of Available Data. The Contracts Officer should review data available within the office in preparation for the visit. The data should be used to observe progress or changes in sub-recipient activity and to identify problems, potential problems, program status and accomplishments. Among the sources of information available for the in-house review are:

  1) Scope of Services
  2) Progress Report
  3) OCED sub-recipient files, including all correspondence to, from, or concerning the sub-recipient;
  4) Consolidated Annual Performance Evaluation (CAPER);
  5) Consultation with Miami Dade Housing Agency (MDHA) where applicable.
  6) Sub-recipient monitoring file including review checklists, monitoring letters and letters closing monitoring findings;
  7) Annual In-House Review files;
  8) Audit reports and sub-recipient responses to audit findings; and
  9) Project Expenditure Report – A62.

N. Sub-recipient Monitoring Strategy.

1) It is suggested that the Contracts Officer preparing for an intensive on-site monitoring visit develop a sub-recipient monitoring strategy which establishes the framework for conducting the visit. Input for the strategy should also be provided by the Contract Monitoring Supervisor. It may be useful as well when monitoring sub-recipients to prepare a summary of some of the items listed below. The strategy should include the following:

   (a) The specific monitoring schedule for all priority and technical monitoring of the sub-recipient and the staff who will be involved;

   (b) The specific issues that will be the focus of monitoring;

   (c) The sample of specific activities and files to be reviewed;

   (d) The technical areas to be monitored; and

   (e) The staff and time estimated to be assigned to the sub-recipient.

O. Notification to Sub-recipient. Sub-recipients should be given adequate notice in advance of the monitoring visit. It is recommended that written notification be provided sub-recipients at least one to two weeks prior to the date of the planned on-site monitoring. High Risk Projects will not be given notice and those selected for Random Inspection until the day before. As a sub- recipient, they should be noticed that they are subject to random unannounced audits as a condition of being a sub-recipient. The sub-recipient should be advised of the areas to be monitored, the names of the OCED participants, the dates of the visit, who on the sub-recipient's staff should be available, and which files or information will be reviewed. Just prior to any planned visit, the specific dates and times for meetings and interviews should be arranged with the sub-recipient.

CONDUCTING A MONITORING VISIT.

- ❑ When conducting a monitoring visit, the following steps should be followed:

P. Meet with appropriate Management Staff Personnel and explain the visit's purpose and schedule;

Q. Review as necessary and appropriate material generated by the sub-recipient which provides more detailed information or information on project descriptions, budget, status, eligibility, national objectives, etc.

R. Review pertinent sub-recipient files, where appropriate, for required documentation and verify the accuracy of information provided OCED, particularly in the Progress Report;

S. Interview members of the sub-recipient's staff, to discuss the sub-recipient's performance;

T. Visit project sites for a sample of activities being monitored. Based on the examination of the sub-recipient's files and interviews with sub-recipient staff, the need for visits to other project sites may be indicated; and

U. Hold an exit conference or other form of consultation with the appropriate to present preliminary conclusions resulting from the visit to ensure that the conclusions are based on accurate information.

MONITORING REPORTS.

- ❑ After consultation with Management Personnel, a monitoring report shall be sent to the Board of Directors reporting the results of the monitoring visit. When the monitoring visit is a team visit, a single monitoring report should be sent. It should be supported by facts stated in the report. Those concurring on monitoring reports should ensure themselves that all finding have been correctly identified and, as such, are based on applicable law or regulation.

V. Draft Monitoring Report. If the review has been extensive or there are findings or concerns of a serious nature, it may be useful to provide the sub-recipient with a draft monitoring report for verification of the information presented, but it is not required. If a draft monitoring report is provided to the sub-recipient, the sub-recipient should be given a specific deadline for reply so that the final monitoring report can be issued in a timely manner.

W. Content of Monitoring Report. The monitoring report to the sub-recipient must include:

2) Activity Title, Funding Year, Funding Source (e.g., FY 2006 CDBG);

3) OCED staff who monitored and date (s) of the visit (s);

4) Scope of monitoring including all areas; monitored (e.g., rehabilitation, national objectives), and activities monitored if less than the total program was monitored;

5) Monitored conclusions (both positive and negative), for each program area monitored and for the program as a whole, supported by the facts considered in reaching the conclusions;

Note: Whenever negative conclusions are identified in a monitoring report, they should be clearly labeled as either a "finding" or as a "concern" in accordance with the definitions of these terms provided in Contract Monitoring Handbook. Also when appropriate and feasible, findings should be quantified in dollar terms.

- Specific steps the sub-recipient can take on a voluntary basis to resolve each finding and concern and where appropriate, an indication that findings were resolved on-site;
- Due date of corrective action for each finding;
- The opportunity to contest any finding; and
- If appropriate, an offer of technical assistance or an indication that technical assistance was provided on-site.

X. Tone of Monitoring Report. It is important that the tone of the monitoring report be positive and recognizes those areas in which the sub-recipient is doing a good job or has

shown significant improvement as well as areas of deficiency. Deficient performance should also be placed in perspective to the maximum extent possible. The disclosure of major findings and concerns should be accompanied with recommendations or offers of technical assistance directed toward correcting the deficient performance.

Y. Findings and Concerns. The monitoring report should particularly highlight any findings and concerns which are likely to result in significant negative consequences if not corrected. It may be appropriate to summarize the major conclusions, both positive and negative, in the body of the report and provide the specific details of the review in an attachment.

Z. Corrective Actions.

6) For those negative monitoring conclusions which are findings, the Contracts Officers should advise the sub-recipient of steps the sub-recipient can take to resolve the findings. For those negative conclusions, which are concerns, the Contracts Officer should recommend actions and offer technical assistance. The level of attention given to performance problems should reflect the seriousness of the problem, whether or not corrective action can be required.

7) Corrective actions should be designed to, first, prevent a continuance of the deficiency; second, mitigate any adverse effects or consequences of the deficiency to the extent possible under the circumstances; and third, prevent a recurrence of the same or similar deficiency. Keep in mind that there may be a number of acceptable solutions to resolving a deficiency, and the sub-recipient should be allowed to respond to each problem with any reasonable solution of its choice.

AA. Required Concurrences.

8) Monitoring staff shall obtain the concurrence of the appropriate Miami-Dade County Department if the monitoring report addressed a technical area.

9) The Community Development Division (CDD) Director shall request the concurrence of appropriate Miami-Dade County division directors or staff outside of OCED when personnel from those divisions or staffs participated in the monitoring visit or their program area was monitored by OCED staff. The reasons for any non-concurrence shall be discussed with the OCED Director and agreement reached prior to dispatch of the report.

10) When the Contracts Officer prepares monitoring reports to sub-recipients, the concurrence of the Office of the County Attorney shall be requested in the following circumstances:

(f) When serious corrective action is required;

(g) When potential litigation is indicated; and

(h) When litigation has begun.

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BB. Timing. Follow-up should occur as early as possible, particularly if there are major findings. In no case should the time between the last day of the visit and the date of the report exceed 14 calendar days.

CC. Documentation. On-site monitoring should be well documented. The monitoring report should be supported by any working papers, including any checklist, used in the monitoring visit. All correspondence and working papers relating to monitoring visits and conclusions must be in CDD's sub-recipient file.

FOLLOW-UP ACTION.

DD. In the event that the sub-recipient fails to meet a target date for corrective action, a telephone call is appropriate and shall be documented.

EE. If the sub-recipient has not responded within 30 calendar days after the date the sub-recipient was advised to take corrective action, a letter shall be sent requesting the status of the corrective action and warning the sub-recipient of the possible consequences of failure to comply under applicable regulations.

FF. When the sub-recipient's response has been received, the corrective action proposed or taken shall be reviewed by appropriate staff. The reviews should be completed within 15 calendar days. If the reviews indicate that the action was less than satisfactory, a letter shall be sent to the sub-recipient which specifies needed additional action and the due date. The letter shall have the concurrence of the director of the Office of Community and Economic Development (OCED).

GG. A new due date may be established subject to good faith efforts by the sub-recipient to resolve the finding. A follow-up visit may be necessary to verify corrective action or to provide technical assistance when the sub-recipient has been unable to resolve or correct the finding.

CLOSING MONITORING FINDINGS.

- ❑ When the CDD files indicate the sub-recipient has provided satisfactory corrective action, a letter shall be sent to the sub-recipient's Board of Directors stating that the finding (s) is (are) closed.

SECTION IX

CITIZEN COMMENTS TO CONSOLIDATED PLAN

To be completed after the public comment period

APPENDIX

PUBLIC INPUT

GOULDS CAA/OCED
COMMUNITY ADVISORY COMMITTEE
6/13/07 7:00PM

Attendees: see sign in sheet, Steve Gonot, PMGA and Sandra Raymond, OCED were in attendance.

Chairman Demps recognized Ms. Raymond OCED, who gave an update for the County. Steve Gonot gave the update on the Consolidated Plan for FY08-FY12 and the process that the County is utilizing. With good community participation, the following is a summary of items brought up at the meeting:

Affordable housing- given a high priority need, the community of locals can't even rent. Home purchasing is not happening for the locals and therefore there is no real affordable housing. Rents are $800-900 for substandard housing units. Public Housing needs self help services for the residents.

Streetscape is of median priority. Need improvement for parking. Land is not an issue therefore should be easy to solve.

Information is not getting to the public to keep them in the process.

The average income is $18,500. Therefore affordable housing and economic development are the most pressing needs.

Job opportunities- high priority, with emphasis on local hiring. There concern that RE Taxes has negative effect on businesses. More business development is needed. More oversight should be given to developers to assure that statements/promises made by agreement are followed through with.

Public services in the areas of parks, senior services, teens, ex-offenders should be given added emphasis.

A new charrette should be done with an expanded area than the last one completed in 2003.

Submitted by
Steve Gonot
6/15/07

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NORTH MIAMI BEACH
6/27/07

Present for the meeting Steve Gonot, PMGA, Roberto Datorre, Miami Beach CDC, Richard Collazo, CAA, and Maria, OCED. The meeting began at approximately 7:10pm.

Issues discussed are as follows:

Discussion about the process in putting together the Miami-Dade Consolidated Plan for FY08-FY12 and the role of PMGA as a consultant for the County was communicated to the group.

The group prioritized the needs of the community. The number one need was for affordable housing. It was expressed the program of purchasing buildings and restoring them for use as section 8 housing has been effective and should continue. The issue of affordable housing needed to address family units and home ownership. Rentals for singles was not an issue.

Economic Development was the second priority . Service worker jobs were not generating the income necessary for home ownership.

Transportation was also a concern. The need for community buses so that workers can get to the jobs had been important in the past, but was discontinued. That project should be looked at again to see if that can be restarted.

GOB's for streetscape and façade improvements have proved effective and should continue. Additionally, better coordination between different government agencies and between county departments is needed due to perceived duplication of effort by the different groups. Better coordination would produce a bigger bang for the buck.

The meeting concluded at approximately 7:45pm.

Submitted by Steve Gonot

MINUTES FROM THE NARANJA COMMUNITY MEETING
6/11/07 - 6:30PM

Present: Ken Forbes- Chairperson, Martha Bush, Anna Mae Fox, Board member Edgecomb?, Sonia Colon OCED, Phil Gonot, Steve Gonot

Chairperson Forbes led the discussion concerning the Naranja community needs as addressed in the charrette done previously, the progress, and any changes. Chairperson Forbes was very insightful, having been a participant in the three area charrettes of Princeton, Leisure City, and Naranja.

The priority of the group was to address the quality of life for the community. Concerns were: it took eleven years for the CRA to be established after Hurricane Andrew when it was promised to improve economic activity right after the hurricane. Residents displaced by the hurricane can't come back because only substandard housing is affordable to locals. Some ended up in trailers or substandard housing. The end result is that benefits that are produced are not helping the original locals, but new residents. The hurricane caused jobs to be lost, businesses never coming back and the closure of the air force base.

Housing was main priority. Miami=Dade has some 14 acres available around sw 280 st. Affordable housing should address locals in the area, not attract new residents. Three communities are in desperate need of assistance, condo #5, Sea Pine, and Water Side which still have hurricane damage from 1992.

New concerns addressed a new Neighborhood Center with facilities for kids and after school programs. Section3 HUD program was on paper only. Job Creation should have set asides or local tie in. Addtionally there should be help with bonding and insurance requirements to assist local minority hiring.

Lastly the group wanted to see Industrial development to help job creation and Land Banking to address locals with houses that they could afford.

PMGA concluded there discussion at 7:30 and the rest of the agenda continued

Submitted by Steve Gonot

SOUTH MIAMI NOTES

Public Input was as follows:

- Murray park (pool) funding city/co
- Economic development #1 priority
- Affordable housing local comm.
- Rents $400/600 low end
- $900/1000
- Affordable for local residents
- Madison Square Dev.
- Forgivable grant
- Economic Development
    - Job training
    - Job placement
- Tech assistance
- Mom/pop grants
- Grants Package
- Micro Business Development
- Give back clause for business development
- Business assistance
- Madison square mix-use
- 50/50 affordable/market
- Safe guards
- Section 3 teeth
- Monitoring/County and Federal
- Affordable housing
- Residence asst
- Real affordability for locals
- Affordable financing
- Gentrification issue
- Land trust
- South Miami Gardens 58 units
- 7 ¾ acres co. property
- Conversion – change to 168 units
- Public/private
- Coordination w/ public

MINUTES FROM THE WEST PERRINE CAA
DATE: JUNE 20, 2007
Consolidated Plan Meetings (PMGA)

Meeting called to order 720 PM by chair.

Representatives from PMG Associates, Inc. and OCED explained the needs for tonight's meeting for the community input fro the Consolidated Plan. The following are the notes from that interaction.

- The Development of the future should be put into the people." Dollars to make people succeed. Show young children and teens that you can be successful outside of Perrine by example.

- Mentoring project, talks by community leaders.
- Programs for all just not the "at risk" or bad kids/teens
- Seminars for all on what it takes to succeed/how to's

Need to go back and look at previous reports and be accountable with what has been accomplished and not accomplished. Where we are going.

Set up true monitoring programs for all the programs.

Have the promised resources been funneled to the people and the community.

Regarding Zoning; Along US1

This will increase density.

The business people are against the change.

If a parcel is vacant for 6 months then you lose the current zoning.

Must meet new height and density requirements.

Homestead Ave. becoming mixed use will promote crime with the forced parking behind the buildings.

Projects:

Projects that were "final" – are harder to get money for. The community/agency must have matching funds to get the money, like $25k/$25k

RFA-Should all be computerized, not just some should be computerized

Need more than 30 days to respond. Need more technical assistance up front.

176 St. Need to re-evaluate this project. Don't take the parking away

Water and Sewer – Need the County to come here and explain what can and can't be done. People/developers can't develop the land they have.

Drainage – 104 and 168 St. – look at map, need help with drainage

Public Policy – The public policy that exists now makes it harder to do anything. Makes obtaining $$ harder. The committee needs to have the proposed changes in front of them before the meetings not at the meetings.

Need to change CBO

Zoning - Don't have us bring buildings to the front of the street, especially on US 1.

West Perrine Park – need that pool finished as soon as possible.

Pubic Housing – is a high priority, along with affordable housing. Also need to discuss and get Emergency Housing.

Ben S. Park – is a high priority and also need to develop the surround areas.

Street furniture and lights – this has been consistently a high priority.

Again affordable housing is extremely high priority.

Need to address the problems with CDBG monies. Private people need to build and also non-profits.

Start an emergency committee of businesses and residents to work together on the problems of the area.

Need better communication from the county to the businesses and residents esp. regarding zoning.

Should go back to the 6 sector plan 108-176. Work on the area block a time

MODEL CITY CAC
CONSOLIDATED PLAN SUB-COMMITTEE
June 6, 2007

The sub-committee of the Model City CAC regarding the Consolidated Plan met to discuss the issues that impact the development of the Consolidated Plan to insure that the concerns of the community were considered. This meeting offered the sub-committee an opportunity to provide detailed information and express all concerns.

The sub-committee was chaired by Ronald Sands and included members of the CAC as well as members of the general public. A total of approximately 40 attendees participated. A sign-in sheet is available.

Zafar Ahmed from OCED gave an overview of the program and answered questions regarding the regulations that apply to annual HUD funding. The issue of Public Service funds was an important issue from the sub-committee. Mr. Ahmed explained the regulations from HUD and the effect of exceeding the Public service allotment in previous years. Due to the fact that Miami-Dade County had exceeded the 15% allotment for Public Service funding over the past two years, the funds from HUD had to be repaid, coming from the General Fund. The County Commission has decided to eliminate the Public Service funds for the next two years to compensate for the previous years' overpayment.

General points:

- Insure that the Plan covers all of Model City
- Geographic data is required especially for all vacant properties
- Graphics depicting the projects is required
- Exemption clause for Public Service efforts should be written into the Plan
- Establish a portion of the Plan to change policies regarding Public Service
- Consolidated Plan is not just about housing, but also about Economic Opportunity – jobs.
- Need CAPER Report

Several topics were discussed by the sub-committee including:

Decent Housing: (Roy Hardemon) Mr. Hardemon noted several locations where existing Affordable Housing stock has been eliminated over the years. This housing must be replaced. Sites include:

- Alana Manor, 41 Street and 32 Avenue, in the Brownsville CDC
- 53 Street and 23 Avenue (Blackpoint) by Urban League
- 51 Street and 24 Avenue, 1 acre site originally by New Century
- 18 Avenue NW 62 Street
- 79 Street 24 Avenue East Coast Railroad Building Poinciana Project

Other housing issues:

- The sub-committee needs the list of land available before they can develop a full list of projects

- Need a list o fall incomplete projects from prior Action Plans
- Need to incorporate the City of Miami consolidated Plan
- Collaborative efforts must be provided on the front end of the process
- The Consolidated Plan should include a procurement process designed for Model City

Suitable Living Environment: (Patrick Owens, Mr. Kirkpatrick)

- Noted how strong the Model City Charrette is since it is referenced so many times.
- Excerpts from the Charrette refer to how special the Charrette is to OCED.
- The Charrette states that resources of OCED are directed toward Model City.
- The strategies in the Charrette should have a central role
- Housing issues are established in the Charrette and should be followed
- Improve safety and livable community
- Eliminate blight
- Provide access to services
- Reduce isolation of the residents
- Address homelessness
- Create jobs
- Poinciana Industrial site should be a part of the Plan, likely a 2-year time frame to create jobs

Expanded Economic Opportunities: (Ronald Sands, Ken Knight)

- Jobs and housing go hand-in-hand
- Local professionals have put a lot of time into the Consolidated Plan, they should have a place in the Plan
- Need activity for expanded economy
- Any projects in Model City go to employment
- Process driven from community
- Everything comes to a local Economic Plan
- Emphasis should be given to local businesses
- Model City has been working to economic development for some time
- Plan says that local people should be used
- Best interests of the community is economic development
- Monitoring of the Plan should come from the community (MLKEDC)
- Attach real dollars to projects and local groups to do monitoring
- Its time to produce a real Model City
- Local business such as Curley's Place feed local people
- There have been no monitoring reports on jobs generated from the Enterprise Zone
- Write a new model for CDBG

Consolidated Plan Consultant: (PMG Associates, Inc.)

- Gave an overview of the program
- Distributed survey forms to the participants
- Described the review process of the Plan including public comment period
- Committed to the following:
    - Prepare synopsis of the meeting prior to next sub-committee (June 13, 2007)
    - Share hard copy of the GIS mapping of the Model City area

OPA-LOCKA COMMUNITY MEETING NOTES

Need for more public Facilities
- Multi-purpose Center

Need for Public Services
- Job Training
- Senior Programs
- Youth Programs
- Child Care

Need to maintain and preserve the historic buildings i.e.: City Hall (short-term priority)

Infrastructure (Highest Priority)
- Repave streets and resurface all over the community
- Drainage
- Water and sewer concerns
- Street Lighting

Economic Development
- Air Park – CDC – Industrial Park
- 27th Avenue Corridor
- TOD at Metro-rail Station
- CDC Incubator Program

Old Properties
- Boarded up structures
- Look at those that are houses for future use of rehabbed housing.

358

WEST LITTLE RIVER
COMMUNITY MEETING
6/21/07

The community meeting for West Little River met on Thurs. at 7:00 (see sign–in sheet)
The following are items discussed at the meeting:

The number 1 priority is a Community Center. The name is to be The Senior Citizen Disabled and Recreation Facility. This has been planned by the community since 1983.
The County has known about this community desire for some time , but little action is taken.

The other items for discussion was the improvement of the North Dade Shopping Center and Traffic Calming measures for the community. These items have been promised for some time.
The community had spent a lot of time on the Charrette, yet little has been accomplished since.

The area of Affordable Housing is an issue. The community wants home ownership not rental assistance. Home ownership helps the community, renters can be transient.

Pennacle Trace Park area needs improvement.

The County should have land acquisition. Improvements to include the Library in the Civic District and 87th Street –entrance to the park should be done.

The group stressed repeatedly that the community had done the prioritization thru the Charrette and they still support that effort. The #1 issue Community Center facility for seniors and recreation is long over due.

Submitted by Steve Gonot.

359

AFFORDABLE HOUSING CONSOLIDATED PLAN
COMMUNITY INPUT SURVEY

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1) **How significant is the "Affordable Housing" issue in you neighborhood?**

✓ Very Significant ___ Moderate

___ Significant ___ Not Significant

2) **Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?**

✓ Developers ✓ County ✓ Federal Government

✓ State Government ___ Community Groups ___ City

___ No one ✓ Combination (list each group)

3) **What are common rents in your neighborhood?** $ 600 per month

3a) **Can the people who live in your neighborhood afford these rents?**

✓ Yes ___ No

4) **What are common sales prices for housing in your neighborhood?** $ 250,000

4a) **Can the people who live in your neighborhood afford these prices?**

___ Yes ✓ No

5) **What ideas do you have to address the housing issues in your neighborhood and in the County?**

Neighborhood Joint public & private partnerships to develop homes. I would suggest a Trust solely for addressing the housing crisis.

County Give financial incentatives to developers who have built homes for low & very low income people.

360

6) Are there any specific projects that you believe should be included in any housing program for Miami-Dade County?

If so, please enter in the following table with the project, location and priority listing from: **Very High; High and Moderate**

PROJECT	LOCATION	PRIORITY

If you need additional information, call Kathy Gonot at (786) 258-1697

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___ Very Significant ___ Moderate

___ Significant ✓ Not Significant AFFORDABLE TO WHO??

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

___ Developers ___ County ✓ Federal Government

✓ State Government ___ Community Groups ___ City

___ No one ✓ Combination (list each group)
SYSTEM WHICH CLASSIFIES MEDIAN INCOME

3) What are common rents in your neighborhood? $ ___ per month
$1,000 PER MONTH - PER 1,000 SQUARE FEET

3a) Can the people who live in your neighborhood afford these rents?

___ Yes ___ No NOT WITHOUT CREATING MORE PERSONAL PROBLEMS (ECONOMICALLY)

4) What are common sales prices for housing in your neighborhood? $ ___
$100K PER 1,000 SQUARE FEET

4a) Can the people who live in your neighborhood afford these prices?

___ Yes ___ No BANKS REFINANCE THEM SO THEY CAN FORECLOSE, AND SELL ON SECONDARY MARKET

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood LEARN HOW TO FILE ELECTED OFFICIALS

County FILE COUNTY MANAGER — IMMEDIATELY !!

6) Are there any specific projects that you believe should be included in any housing program for Miami-Dade County? 2320 NW 62ND ST. MIAMI FL.

If so, please enter in the following table with the project, location and priority listing from: **Very High; High and Moderate**

PROJECT	LOCATION	PRIORITY
MIXED USE	2320 NW 62 ST	VERY HIGH

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____ Very Significant ✓ Moderate

____ Significant ___ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

___ Developers ✓ County ___ Federal Government

___ State Government ___ Community Groups ___ City

___ No one ____ Combination (list each group)

3) What are common rents in your neighborhood? $ 700.00 per month

3a) Can the people who live in your neighborhood afford these rents?

✓ Yes ___ No

4) What are common sales prices for housing in your neighborhood? $ 400,000

4a) Can the people who live in your neighborhood afford these prices?

___ Yes ✓ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood Bajar los taxes de las propiedades así como bajar los precios de los seguros

County _____

364

6) Are there any specific projects that you believe should be included in any housing program for Miami-Dade County?

If so, please enter in the following table with the project, location and priority listing from: **Very High; High and Moderate**

PROJECT	LOCATION	PRIORITY
Community Centers		
Mas luces en las calles	Adrose	Very High

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____ Very Significant X Moderate

____ Significant ___ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

___ Developers ___ County ___ Federal Government

___ State Government ___ Community Groups ___ City

___ No one X Combination (list each group)

3) What are common rents in your neighborhood? $ 800.00 per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes X No

4) What are common sales prices for housing in your neighborhood? $ 250,000

4a) Can the people who live in your neighborhood afford these prices?

___ Yes X No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood _____

_____

County _____

_____

366

6) Are there any specific projects that you believe should be included in any housing program for Miami-Dade County?

If so, please enter in the following table with the project, location and priority listing from: **Very High; High and Moderate**

PROJECT	LOCATION	PRIORITY
CENTRO COMUNITARIO	MELROES	No. 1

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____ Significant ___ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

___ Developers ___ County X Federal Government

___ State Government ___ Community Groups ___ City

___ No one ____ Combination (list each group)

3) What are common rents in your neighborhood? $ 600 per month

3a) Can the people who live in your neighborhood afford these rents?

X Yes ___ No

4) What are common sales prices for housing in your neighborhood? $ 3,000

4a) Can the people who live in your neighborhood afford these prices?

X Yes ___ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood _____

_____

County _____

_____

6) Are there any specific projects that you believe should be included in any housing program for Miami-Dade County?

If so, please enter in the following table with the project, location and priority listing from: **Very High; High and Moderate**

PROJECT	LOCATION	PRIORITY
Centro Cordova	Monroe	

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X Very Significant ___ Moderate

___ Significant ___ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

X Developers X County X Federal Government

X State Government X Community Groups X City

___ No one X Combination (list each group)

3) What are common rents in your neighborhood? $ 900 per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes X No

4) What are common sales prices for housing in your neighborhood? $ 300 K +

4a) Can the people who live in your neighborhood afford these prices?

___ Yes X No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood BUILD AFFORDABLE MULTI-FAMILY HOUSING CONDOS/TOWNHOMES/DUPLEXES ETC.

County SAME AS ABOVE

370

6) Are there any specific projects that you believe should be included in any housing program for Miami-Dade County?

If so, please enter in the following table with the project, location and priority listing from: **Very High; High and Moderate**

PROJECT	LOCATION	PRIORITY

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___ Very Significant X Moderate

___ Significant ___ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

___ Developers ___ County ___ Federal Government

___ State Government ___ Community Groups ___ City

___ No one X Combination (list each group) County, Developers

3) What are common rents in your neighborhood? $ 800.00 per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes ✓ No

4) What are common sales prices for housing in your neighborhood? $ 380,000.

4a) Can the people who live in your neighborhood afford these prices?

___ Yes ✓ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood new Affordable Housing Programs

County Same.

372

6) Are there any specific projects that you believe should be included in any housing program for Miami-Dade County?

If so, please enter in the following table with the project, location and priority listing from: **Very High; High and Moderate**

PROJECT	LOCATION	PRIORITY
Community Center	next to Melrose Elementary	High

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✓ Very Significant ___ Moderate

___ Significant ___ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

___ Developers ___ County ___ Federal Government

✓ State Government ___ Community Groups ___ City

___ No one ___ Combination (list each group)

3) What are common rents in your neighborhood? $ 400 ± per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes ✓ No

4) What are common sales prices for housing in your neighborhood? $ 250,000 ±

4a) Can the people who live in your neighborhood afford these prices?

___ Yes ✓ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood Build Housing for the Poor !

County build Housing for the Poor !

374

6) Are there any specific projects that you believe should be included in any housing program for Miami-Dade County?

If so, please enter in the following table with the project, location and priority listing from: **Very High; High and Moderate**

PROJECT	LOCATION	PRIORITY
Community Center	by the Palmetto Expressway	High

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____ Very Significant X Moderate

____ Significant ___ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

___ Developers X County ___ Federal Government

___ State Government ___ Community Groups ___ City

___ No one ____ Combination (list each group)

3) What are common rents in your neighborhood? $_____ per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes ___ No

4) What are common sales prices for housing in your neighborhood? $ 40000.00

4a) Can the people who live in your neighborhood afford these prices?

___ Yes ___ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood _____

_____

County _____

_____

6) Are there any specific projects that you believe should be included in any housing program for Miami-Dade County?

If so, please enter in the following table with the project, location and priority listing from: **Very High; High and Moderate**

PROJECT	LOCATION	PRIORITY
San Lucas		X
Mar Polucan		

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____ Very Significant ___X___ Moderate

____ Significant ___ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

___ Developers ___X___ County ___ Federal Government

___ State Government ___ Community Groups ___ City

___ No one ____ Combination (list each group)

3) What are common rents in your neighborhood? $ 700 per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes ___X___ No

4) What are common sales prices for housing in your neighborhood? $ 30000

4a) Can the people who live in your neighborhood afford these prices?

___ Yes ___X___ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood _____

_____

County _____

_____

378

6) Are there any specific projects that you believe should be included in any housing program for Miami-Dade County?

If so, please enter in the following table with the project, location and priority listing from:
Very High; High and Moderate

PROJECT	LOCATION	PRIORITY
Centro comunitario	30 avenida entre 33 st y 34 st	X
las luces de las calles		X
Mas Policias		X

If you need additional information, call Kathy Gonot at (786) 258-1697

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____ Very Significant ____ Moderate

____ Significant ____ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

Cooky Developers ✓ County ____ Federal Government

✓ State Government ✓ Community Groups ____ City

____ No one ✓ Combination (list each group)

3) What are common rents in your neighborhood? $900 per month

3a) Can the people who live in your neighborhood afford these rents?

✓ Yes ____ No

4) What are common sales prices for housing in your neighborhood? $300,000

4a) Can the people who live in your neighborhood afford these prices?

✓ Yes ____ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood Promocion de Contricion de Riesgo & Projector

County ✓

380

6) **Are there any specific projects that you believe should be included in any housing program for Miami-Dade County?**

If so, please enter in the following table with the project, location and priority listing from: **Very High; High and Moderate**

PROJECT	LOCATION	PRIORITY
Centro Comunitario		Melrose
Estacion	de Policia	Melrose
Lighting	Poor Existing	

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✓ Very Significant ___ Moderate

___ Significant ___ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

___ Developers ___ County ___ Federal Government

___ State Government ✓ Community Groups ___ City

___ No one ___ Combination (list each group)

3) What are common rents in your neighborhood? $- 600.00 per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes ✓ No

4) What are common sales prices for housing in your neighborhood? $- 300,000.00

4a) Can the people who live in your neighborhood afford these prices?

✓ Yes ___ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood PROMOCION de VIVIENDAS - CONSTRUCCION

County

382

6) Are there any specific projects that you believe should be included in any housing program for Miami-Dade County?

If so, please enter in the following table with the project, location and priority listing from: **Very High; High and Moderate**

PROJECT	LOCATION	PRIORITY
CENTRO COMUNITARIO	-Melrose-	
ESTACION de Policia	-Melrose-	
LIBRERIA -	-Melrose-	

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X Very Significant ___ Moderate

___ Significant ___ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

✓ Developers ✓ County ✓ Federal Government

___ State Government ✓ Community Groups ✓ City

___ No one ___ Combination (list each group)

3) What are common rents in your neighborhood? $ 800.00 per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes X No

4) What are common sales prices for housing in your neighborhood? $ 375,000.00

4a) Can the people who live in your neighborhood afford these prices?

___ Yes X No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood Build Affordable Housing in Coconut Grove to Accommodate single professionals and families.

County Same as above

6) Are there any specific projects that you believe should be included in any housing program for Miami-Dade County?

If so, please enter in the following table with the project, location and priority listing from: **Very High; High and Moderate**

PROJECT	LOCATION	PRIORITY
Coconut Grove Central Station	Coconut Grove Metrorail Station - NW 27th Ave	High

If you need additional information, call Kathy Gonot at (786) 258-1697

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X Very Significant ___ Moderate

___ Significant ___ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

X Developers ___ County X Federal Government

X State Government ___ Community Groups ___ City

___ No one ___ Combination (list each group)

3) What are common rents in your neighborhood? $ 600 per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes X No

4) What are common sales prices for housing in your neighborhood? $_____

4a) Can the people who live in your neighborhood afford these prices?

___ Yes ___ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood Build Affordable houses I Coconut Grove Instead of All those Townhouses

County _____

386

6) Are there any specific projects that you believe should be included in any housing program for Miami-Dade County?

If so, please enter in the following table with the project, location and priority listing from: **Very High; High and Moderate**

PROJECT	LOCATION	PRIORITY

If you need additional information, call Kathy Gonot at (786) 258-1697

AFFORDABLE HOUSING CONSOLIDATED PLAN
COMMUNITY INPUT SURVEY

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1) How significant is the "Affordable Housing" issue in you neighborhood?

✓ Very Significant ___ Moderate

___ Significant ___ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

___ Developers ___ County ___ Federal Government

___ State Government ✓ Community Groups ___ City

___ No one ___ Combination (list each group)

3) What are common rents in your neighborhood? $ 850 per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes ✓ No

4) What are common sales prices for housing in your neighborhood? $ 250,000

4a) Can the people who live in your neighborhood afford these prices?

___ Yes ✓ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood _____

_____

County _____

_____

388

6) Are there any specific projects that you believe should be included in any housing program for Miami-Dade County?

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✓ Very Significant ___ Moderate

___ Significant ___ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

✓ Developers ✓ County ✓ Federal Government

✓ State Government ___ Community Groups ✓ City

___ No one ___ Combination (list each group)

3) What are common rents in your neighborhood? $800 → per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes ✓ No

4) What are common sales prices for housing in your neighborhood? $ over $150,000

4a) Can the people who live in your neighborhood afford these prices?

___ Yes ✓ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood NEEDS DISCUSSION @ LENGTH

County

390

6) Are there any specific projects that you believe should be included in any housing program for Miami-Dade County?

If so, please enter in the following table with the project, location and priority listing from: **Very High; High and Moderate**

PROJECT	LOCATION	PRIORITY
[redacted]	62 ND ST & 23 AVE	VERY HIGH
	58 RD ST & 34 AVE	
	4 ST & 82 ND AVE	
	41 ST & 31 AVE	
	69 TH ST & 10 TH AVE	VERY HIGH

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✓ Very Significant ___ Moderate

___ Significant ___ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

___ Developers ✓ County ___ Federal Government

___ State Government ___ Community Groups ___ City

___ No one ___ Combination (list each group)

3) What are common rents in your neighborhood? $ 350 per month

3a) Can the people who live in your neighborhood afford these rents?

✓ Yes ___ No

4) What are common sales prices for housing in your neighborhood? $ 100000

4a) Can the people who live in your neighborhood afford these prices?

✓ Yes ___ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood ✓

County _____

372

6) Are there any specific projects that you believe should be included in any housing program for Miami-Dade County?

If so, please enter in the following table with the project, location and priority listing from: **Very High; High and Moderate**

PROJECT	LOCATION	PRIORITY
Poinciana Industrial Park	79 NW 23	
46 Street Business corridor	46 St 27 Ave to 37 Ave	
Housing	93 NW 24	
"	50 NW 24	
18 Ave Business corridor	62 St NW 7 1 St 18 Ave	
Hampton House	27 Ave NW 41 St	

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AFFORDABLE HOUSING CONSOLIDATED PLAN
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1) How significant is the "Affordable Housing" issue in you neighborhood?

✓ Very Significant ___ Moderate

___ Significant ___ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

✓ Developers ___ County ✓ Federal Government

✓ State Government ✓ Community Groups ✓ City

___ No one ___ Combination (list each group)

3) What are common rents in your neighborhood? $ 700 - 900.00 per month

3a) Can the people who live in your neighborhood afford these rents?

✓ Yes ___ No

4) What are common sales prices for housing in your neighborhood? $ 200

4a) Can the people who live in your neighborhood afford these prices?

___ Yes ✓ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood _____

_____

County _____

_____

3514

6) Are there any specific projects that you believe should be included in any housing program for Miami-Dade County?

If so, please enter in the following table with the project, location and priority listing from: **Very High; High and Moderate**

PROJECT	LOCATION	PRIORITY
Mama Hatties House - Social & Residential Facility for women & Girls	Brownsville 46 Street / NW 32 Ave	H

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1) How significant is the "Affordable Housing" issue in you neighborhood?

__✓__ Very Significant ___ Moderate

____ Significant ___ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

___ Developers ___ County ___ Federal Government

___ State Government __✓__ Community Groups ___ City

___ No one ____ Combination (list each group)

3) What are common rents in your neighborhood? $ Too much per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes __✓__ No

4) What are common sales prices for housing in your neighborhood? $ 145000 +

4a) Can the people who live in your neighborhood afford these prices?

___ Yes __✓__ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood I do have a workable plan

County _____

3516

6) Are there any specific projects that you believe should be included in any housing program for Miami-Dade County? YES AREAS OF OPPORTUNITY

If so, please enter in the following table with the project, location and priority listing from: **Very High; High and Moderate**

PROJECT	LOCATION	PRIORITY

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AFFORDABLE HOUSING CONSOLIDATED PLAN
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1) How significant is the "Affordable Housing" issue in your neighborhood?

___ Very Significant ___ Moderate Ultimately Imperatively ✓

___ Significant ___ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

___ Developers ✓ County ✓ Federal Government

✓ State Government ✓ Community Groups ___ City

___ No one ___ Combination (list each group)

3) What are common rents in your neighborhood? $ too much per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes ✓ No

4) What are common sales prices for housing in your neighborhood? $ Too Much

4a) Can the people who live in your neighborhood afford these prices?

___ Yes ✓ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood No more lies.

County No more lies

398

6) Are there any specific projects that you believe should be included in any housing program for Miami-Dade County?

If so, please enter in the following table with the project, location and priority listing from: **Very High; High and Moderate**

PROJECT	LOCATION	PRIORITY
Public Assistance	All Areas	Empowerment Zone

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1) How significant is the "Affordable Housing" issue in you neighborhood?

X Very Significant ___ Moderate

___ Significant ___ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

X Developers X County X Federal Government

X State Government X Community Groups X City

___ No one ___ Combination (list each group)

All - entities

3) What are common rents in your neighborhood? $600.00 per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes X No

4) What are common sales prices for housing in your neighborhood? $?

4a) Can the people who live in your neighborhood afford these prices?

___ Yes X No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood The Developers should stop sharing the money and the programs should be better administered by the government under public minority

County Dade County has funded to protect the housing groups specially for minorities

400

6) **Are there any specific projects that you believe should be included in any housing program for Miami-Dade County?**

If so, please enter in the following table with the project, location and priority listing from:
Very High; High and Moderate

PROJECT	LOCATION	PRIORITY
Workers Ocean Dep.		10
Business Development		10
Housing Development		100
Professional Service		10
Employment programs		10
Technical Support		10
Cultural Centers		10
Social Planning		10

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401

Model City

MIAMI-DADE CONSOLIDATED PLAN
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✓ Very Significant ___ Moderate

___ Significant ___ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

___ Developers ___ County ___ Federal Government

___ State Government ___ Community Groups ___ City

___ No one ✓ Combination (list each group)

3) What are common rents in your neighborhood? $ 1900.00 per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes ✓ No

4) What are common sales prices for housing in your neighborhood? $ 250,000 ↑

4a) Can the people who live in your neighborhood afford these prices?

___ Yes ✓ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood LAND BANKING (PDR)

County LAND BANKING (PDR)

402

6) Are there any specific projects that you believe should be included in any Consolidated Plan for Miami-Dade County? Project addressing housing, economic development or capital items should be included.

If so, please enter in the following table with the project, location and priority listing from: **Very High; High and Moderate**

PROJECT	LOCATION	PRIORITY

Revised kg 6 7 2007

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MIAMI-DADE CONSOLIDATED PLAN
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1) How significant is the "Affordable Housing" issue in you neighborhood?

____ Very Significant ___ Moderate

____ Significant ✓ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

___ Developers ___ County ___ Federal Government

___ State Government ___ Community Groups ___ City

___ No one ____ Combination (list each group)

3) What are common rents in your neighborhood? $1,800.00 per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes ✓ No

4) What are common sales prices for housing in your neighborhood? $ 250,000 + up

4a) Can the people who live in your neighborhood afford these prices?

___ Yes ✓ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood Property Developement Rights (LAND BANKing)

County Land Banking

yal

6) Are there any specific projects that you believe should be included in any Consolidated Plan for Miami-Dade County? Project addressing housing, economic development or capital items should be included.

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PROJECT	LOCATION	PRIORITY

Revised 3-6-7 2007

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MIAMI-DADE CONSOLIDATED PLAN
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___ Very Significant ___ Moderate

___ Significant ✓ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

✓ Developers ✓ County ✓ Federal Government

✓ State Government ___ Community Groups ___ City

___ No one ✓ Combination (list each group)

3) What are common rents in your neighborhood? $500.—1,600.00 per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes X No

4) What are common sales prices for housing in your neighborhood? $250,—300,000

4a) Can the people who live in your neighborhood afford these prices?

___ Yes X No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood Build accordable houses
Get business Involved, Banks,

County _____

406

6) Are there any specific projects that you believe should be included in any Consolidated Plan for Miami-Dade County? Project addressing housing, economic development or capital items should be included.

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Very High: High and Moderate

PROJECT	LOCATION	PRIORITY

Revised kg 6 7 2007

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___ Very Significant ___ Moderate

___ Significant ✓ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

___ Developers ___ County ___ Federal Government

___ State Government ___ Community Groups ___ City

___ No one ✓ Combination (list each group)

3) What are common rents in your neighborhood? $1,800.00 per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes ✓ No

4) What are common sales prices for housing in your neighborhood? $ 250,000 + up

4a) Can the people who live in your neighborhood afford these prices?

___ Yes ✓ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood Property Development Rights (LAND BANKing)

County LAND BANKing

408

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___ Very Significant ___ Moderate

✓ Significant ___ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

___ Developers ___ County ___ Federal Government

✓ State Government ___ Community Groups ___ City

___ No one ___ Combination (list each group)

3) What are common rents in your neighborhood? $1,500 per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes ✓ No

4) What are common sales prices for housing in your neighborhood? $400,000

4a) Can the people who live in your neighborhood afford these prices?

___ Yes ✓ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood _____

_____

County _____

_____

410

6) Are there any specific projects that you believe should be included in any Consolidated Plan for Miami-Dade County? Project addressing housing, economic development or capital items should be included.

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PROJECT	LOCATION	PRIORITY

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___ Very Significant ___ Moderate

✓ Significant ___ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

___ Developers ___ County ✓ Federal Government

✓ State Government ✓ Community Groups ___ City

___ No one ___ Combination (list each group)

3) What are common rents in your neighborhood? $ 900 ± per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes ✓ No

4) What are common sales prices for housing in your neighborhood? $ 200,000

4a) Can the people who live in your neighborhood afford these prices?

___ Yes ___ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood need more affordable house + apt

County 19

4/2-

6) Are there any specific projects that you believe should be included in any Consolidated Plan for Miami-Dade County? Project addressing housing, economic development or capital items should be included.

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✓ Very Significant ___ Moderate

___ Significant ___ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

___ Developers ___ County ___ Federal Government

___ State Government ___ Community Groups ___ City

___ No one ___ Combination (list each group)

3) What are common rents in your neighborhood? $ 830 per month

3a) Can the people who live in your neighborhood afford these rents?

✓ Yes ___ No

4) What are common sales prices for housing in your neighborhood? $_____

4a) Can the people who live in your neighborhood afford these prices?

___ Yes ___ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood _____

_____

County _____

_____

4/14

6) Are there any specific projects that you believe should be included in any Consolidated Plan for Miami-Dade County? Project addressing housing, economic development or capital items should be included.

If so, please enter in the following table with the project, location and priority listing from: **Very High; High and Moderate**

PROJECT	LOCATION	PRIORITY

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1) How significant is the "Affordable Housing" issue in you neighborhood?

✓ Very Significant ___ Moderate

___ Significant ___ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

___ Developers ✓ County ___ Federal Government

___ State Government ___ Community Groups ___ City

___ No one ___ Combination (list each group)

3) What are common rents in your neighborhood? $ 700.00 per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes ✓ No

4) What are common sales prices for housing in your neighborhood? $?

4a) Can the people who live in your neighborhood afford these prices?

___ Yes ? No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood _____

_____

County _____

_____

416

6) Are there any specific projects that you believe should be included in any Consolidated Plan for Miami-Dade County? Project addressing housing, economic development or capital items should be included.

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X Very Significant ___ Moderate

___ Significant ___ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

___ Developers ___ County ___ Federal Government

___ State Government ___ Community Groups ___ City

___ No one X Combination (list each group)

3) What are common rents in your neighborhood? $ 850 per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes ___ No

4) What are common sales prices for housing in your neighborhood? $ 200,000

4a) Can the people who live in your neighborhood afford these prices?

___ Yes X No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood More housing for single working Mothers

County Change the income amount for children

4/18

6) Are there any specific projects that you believe should be included in any Consolidated Plan for Miami-Dade County? Project addressing housing, economic development or capital items should be included.

If so, please enter in the following table with the project, location and priority listing from: **Very High; High and Moderate**

PROJECT	LOCATION	PRIORITY

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✓ Very Significant ___ Moderate

___ Significant ___ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

___ Developers ___ County ___ Federal Government

___ State Government ___ Community Groups ___ City

___ No one ___ Combination (list each group)

3) What are common rents in your neighborhood? $ 820 per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes ✓ No

4) What are common sales prices for housing in your neighborhood? $ 150,000.

4a) Can the people who live in your neighborhood afford these prices?

___ Yes ✓ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood _____

_____

County _____

_____

420

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PROJECT	LOCATION	PRIORITY

Revised kg 6 7 2007

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MIAMI-DADE CONSOLIDATED PLAN
COMMUNITY INPUT SURVEY

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1) How significant is the "Affordable Housing" issue in you neighborhood?

____ Very Significant ___ Moderate

____ Significant ___✓ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

___ Developers ___ County ___✓ Federal Government

___ State Government ___ Community Groups ___ City

___ No one ____ Combination (list each group)

3) What are common rents in your neighborhood? $ 1049 per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes ___✓ No

4) What are common sales prices for housing in your neighborhood? $ 2,000

4a) Can the people who live in your neighborhood afford these prices?

___ Yes ___✓ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood land bank (PDR)

County Land bank (PDR)

4/22-

6) Are there any specific projects that you believe should be included in any Consolidated Plan for Miami-Dade County? Project addressing housing, economic development or capital items should be included.

If so, please enter in the following table with the project, location and priority listing from: **Very High; High and Moderate**

PROJECT	LOCATION	PRIORITY

Revised kg 6 7 2007

If you need additional information, call Kathy Gonot at (786) 258-1697

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✓ Very Significant ___ Moderate

___ Significant ___ Not Significant

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___ Developers ✓ County ___ Federal Government

✓ State Government ___ Community Groups ___ City

___ No one ___ Combination (list each group)

3) What are common rents in your neighborhood? $ 750 per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes ✓ No

4) What are common sales prices for housing in your neighborhood? $ Know

4a) Can the people who live in your neighborhood afford these prices?

___ Yes ✓ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood Meet their needs Hope there is help

County We have lots of Homeless people

424

6) Are there any specific projects that you believe should be included in any Consolidated Plan for Miami-Dade County? Project addressing housing, economic development or capital items should be included.

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PROJECT	LOCATION	PRIORITY
Help Some one to get	to a nice place.	
There is a lot of people need help.		

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✓ Very Significant ___ Moderate

___ Significant ___ Not Significant

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___ Developers ✓ County ___ Federal Government

___ State Government ___ Community Groups 1 City

___ No one ___ Combination (list each group)

3) What are common rents in your neighborhood? $1200 per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes ✓ No

4) What are common sales prices for housing in your neighborhood? $300,000

4a) Can the people who live in your neighborhood afford these prices?

___ Yes ✓ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood I to have lower prices

County To take consideration for low income people

426

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If so, please enter in the following table with the project, location and priority listing from:
Very High; High and Moderate

PROJECT	LOCATION	PRIORITY
More Jobs	Homestead, Naranja Co	Very High
a locate technical school	Homestead	High
Cleaner parks	Naranja Homestead	High

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✓ Very Significant ___ Moderate

___ Significant ___ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

___ Developers ___ County ✓ Federal Government

___ State Government ___ Community Groups ___ City

___ No one ___ Combination (list each group)

3) What are common rents in your neighborhood? $ 1,000 per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes ✓ No

4) What are common sales prices for housing in your neighborhood? $ 380,000

4a) Can the people who live in your neighborhood afford these prices?

___ Yes ✓ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood I believe that we should build high rises with at least 10 apartments on all floors

County Miami-Dade

428

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____ Very Significant ✓ Moderate

____ Significant ____ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

____ Developers ✓ County ____ Federal Government

____ State Government ____ Community Groups ____ City

____ No one ____ Combination (list each group)

3) What are common rents in your neighborhood? $ 910.00 per month

3a) Can the people who live in your neighborhood afford these rents?

✓ Yes ____ No

4) What are common sales prices for housing in your neighborhood? $ 138,000

4a) Can the people who live in your neighborhood afford these prices?

✓ Yes ____ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood none

County Miami Dade county should have more affordable housing for everyone

430

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__✓__ Very Significant ___ Moderate

___ Significant ___ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

__✓__ Developers ___ County ___ Federal Government

___ State Government ___ Community Groups ___ City

___ No one ___ Combination (list each group)

3) What are common rents in your neighborhood? $ 575 per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes __✓__ No

4) What are common sales prices for housing in your neighborhood? $ 300,000

4a) Can the people who live in your neighborhood afford these prices?

___ Yes __✓__ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood Stop Crimes and Make better housing

County _____

432

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If so, please enter in the following table with the project, location and priority listing from: **Very High; High and Moderate**

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___ Significant ___ Not Significant

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✓ Developers ___ County ___ Federal Government

___ State Government ___ Community Groups ___ City

___ No one ___ Combination (list each group)

3) What are common rents in your neighborhood? $ 575 per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes ✓ No

4) What are common sales prices for housing in your neighborhood? $ 300,000

4a) Can the people who live in your neighborhood afford these prices?

___ Yes ✓ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood Stop crime and make better housing

County _____

6) Are there any specific projects that you believe should be included in any Consolidated Plan for Miami-Dade County? Project addressing housing, economic development or capital items should be included.

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____ Very Significant ✓ Moderate

____ Significant ___ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

___ Developers ___ County ✓ Federal Government

___ State Government ___ Community Groups ___ City

___ No one ____ Combination (list each group)

3) What are common rents in your neighborhood? $ 145 per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes ✓ No

4) What are common sales prices for housing in your neighborhood? $ 1,000

4a) Can the people who live in your neighborhood afford these prices?

___ Yes ✓ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood N/A

County N/A

436

6) Are there any specific projects that you believe should be included in any Consolidated Plan for Miami-Dade County? Project addressing housing, economic development or capital items should be included.

If so, please enter in the following table with the project, location and priority listing from: **Very High; High and Moderate**

PROJECT	LOCATION	PRIORITY
Homeless Shelter	Homestead	high
Law enforcement	Homestead	low
Bus transportation	Homestead	low

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X Very Significant ___ Moderate

___ Significant ___ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

___ Developers X County ___ Federal Government

___ State Government ___ Community Groups ___ City

___ No one ___ Combination (list each group)

3) What are common rents in your neighborhood? $ 700 per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes X No

4) What are common sales prices for housing in your neighborhood? $ 400000

4a) Can the people who live in your neighborhood afford these prices?

___ Yes X No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood Making housing affordable for all

County Dade

438

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X Very Significant ___ Moderate

___ Significant ___ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

___ Developers ___ County ___ Federal Government

___ State Government ___ Community Groups ___ City

___ No one X Combination (list each group)

3) What are common rents in your neighborhood? $ 2000 per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes X No

4) What are common sales prices for housing in your neighborhood? $ 175,000

4a) Can the people who live in your neighborhood afford these prices?

___ Yes X No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood _____

_____

County _____

_____

440

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___ Very Significant ___ Moderate

_✓_ Significant ___ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

_✓_ Developers ___ County ___ Federal Government

___ State Government ___ Community Groups ___ City

___ No one ___ Combination (list each group)

3) What are common rents in your neighborhood? $ 1,100 per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes _✓_ No

4) What are common sales prices for housing in your neighborhood? $ 150,000

4a) Can the people who live in your neighborhood afford these prices?

_✓_ Yes ___ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood _____

_____

County _____

_____

442

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____ Very Significant X Moderate

____ Significant ____ Not Significant

2) Who do you feel is responsible to address "Affordable Housing" conditions in your neighborhood?

X Developers X County X Federal Government

X State Government X Community Groups X City

____ No one ____ Combination (list each group)

All

3) What are common rents in your neighborhood? $900.00 per month according to size

3a) Can the people who live in your neighborhood afford these rents?

____ Yes X No

4) What are common sales prices for housing in your neighborhood? $280,000 - 475,000

4a) Can the people who live in your neighborhood afford these prices?

X Yes ____ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood more affords in low-poverty areas

County assist with 1st time owner and senior house

444

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PROJECT	LOCATION	PRIORITY
Senior Housing Affordable Housing	Malanga	Priority

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✓ Very Significant ___ Moderate

___ Significant ___ Not Significant

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___ Developers ✓ County ___ Federal Government

___ State Government ✓ Community Groups ✓ City

___ No one ✓ Combination (list each group)

3) What are common rents in your neighborhood? $ 800 per month

3a) Can the people who live in your neighborhood afford these rents?

✓ Yes ___ No

4) What are common sales prices for housing in your neighborhood? $_____

4a) Can the people who live in your neighborhood afford these prices?

___ Yes ✓ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood _____

_____

County _____

_____

4/46

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/ Very Significant ___ Moderate

___ Significant ___ Not Significant

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/ Developers ___ County ___ Federal Government

___ State Government ___ Community Groups ___ City

___ No one ___ Combination (list each group)

3) What are common rents in your neighborhood? $ 900 per month

3a) Can the people who live in your neighborhood afford these rents?

___ Yes / No

4) What are common sales prices for housing in your neighborhood? $ 350,000

4a) Can the people who live in your neighborhood afford these prices?

___ Yes / No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood TO help the lower class people to be able to afford on their own home

County TO give an opportunity with the people that even though their credit scores are low

4/18

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___ Significant ___ Not Significant

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___ Developers ✓ County ___ Federal Government

___ State Government ✓ Community Groups ✓ City

___ No one ✓ Combination (list each group)

3) What are common rents in your neighborhood? $ [illegible] per month

3a) Can the people who live in your neighborhood afford these rents?

✓ Yes ___ No

4) What are common sales prices for housing in your neighborhood? $_____

4a) Can the people who live in your neighborhood afford these prices?

___ Yes ✓ No

5) What ideas do you have to address the housing issues in your neighborhood and in the County?

Neighborhood _____

_____

County _____

_____

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GLOSSARY OF TERMS

Affordable Housing: Housing for which the occupant is paying no more than 30 percent of his or her income for gross housing costs, including utilities.

Area median income: Median family income established annually by the U.S. Department of Housing and Urban Development (HUD).

Assisted Housing: A person or household that will benefit through three major programs: public housing, Section 8, and Section 202.

CAC---Community Advisory Committees: A local committee made up of interest residents who represent the community interest and provide valuable input to the county concerning issues for the enhancement of the community.

CDBG — Community Development Block Grant: In this program HUD directly provides annual CDBGs on a formula basis to entitled communities to carry out a wide range of community development activities directed toward neighborhood revitalization, economic development, and improved community facilities and services.

CDC — Community Development Corporation: community based organizations that are committed to enhancing community well-being and facilitate or financially support revenue-generating business for the purpose of community and economic development.

Census Block Group: A census block group (BG) is a cluster of census blocks having the same first digit of their four-digit identifying numbers within a census tract.

Census Tracts: Census tracts are small, relatively permanent statistical subdivisions of a county.

Certification: a written assertion, based on supporting evidence, that must be kept available for inspection by HUD, by the Inspector General of HUD and by the public. The assertion shall be deemed to be accurate unless HUD determines otherwise, after inspecting the evidence and providing due notice and opportunity for comment.

Chronically Homeless Person: an unaccompanied homeless individual with a disabling condition who has been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years. To be considered chronically homeless, a person must have been sleeping in a place not meant for human habitation (e.g., living on the streets) and/or in an emergency shelter during that time.

Commercial/Industrial Center/District: contain a concentration of business, civic and cultural activities, creating conditions that facilitate interaction and exchange.

Consolidated Plan: A document written by a State or local government describing the housing needs of the low- and moderate-income residents, outlining strategies to meet the needs and listing all resources available to implement the strategies. This document is required to receive HUD Community Planning and Development funds.

Consortium: an organization of geographically contiguous units of general local government that are acting as a single unit of general local government for purposes of the HOME program.

Cost-burdened: the extent to which gross housing costs, including utility costs, exceed 30% of gross income, based on data available from the U.S. Census Bureau.

CPP—Citizen Participation Plan: A plan that must be developed by all PJs to describe and document efforts that will be undertaken to provide for and encourage citizens to participate in the development of the Consolidated Plan, any substantial amendments to the Consolidated Plan, and the performance report.

CWHIP—Community Workforce Housing Innovation Pilot Program: promotes the creation of public-private partnerships to finance, build and manage workforce housing and requires the coordinated efforts of all levels of government as well as private sector developers, financiers, business interests and service providers.

Disabling Condition: for the purposes of chronic homelessness, a disabling condition is a diagnosable substance use disorder, serious mental illness, development disability, or chronic physical illness or disability, including the co-occurrence of two or more of these conditions. A disabling condition limits an individual's ability to work or perform one or more activities of daily living.

Emergency Shelter: provides temporary emergency lodging for homeless individuals and/or families. It provides at a minimum the basic needs of a place to sleep, humane care, a clean environment, reasonable security, and referrals to other agencies.

ESG — Emergency Shelter Grant: A Federal grant program designed to help improve the quality of existing emergency shelters for the homeless, to make available additional shelters, to meet the costs of operating shelters, to provide essential social services to homeless individuals, and to help pre-vent homelessness.

Extremely cost-burdened: A household that spends more than 50% of their income on housing costs.

Extremely Low Income: Family whose income is between 0 and 30% of the median income for the area, as determined by HUD with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 30% of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

Homeless Family With Children: a family composed of the following types of homeless persons: at least one parent or guardian and one child under the age of 18; a pregnant woman; or a person in the process of securing legal custody of a person under the age f 18.

Homeless Person: a youth (17 years or younger) not accompanied by an adult (18 years or older) or an adult without children, who is homeless (not imprisoned or otherwise detained pursuant to an Act of Congress or State law), including the following:

1) An individual who lacks a fixed, regular and adequate nighttime residence; and

2) An individual who has a primary nighttime residence that is:
   i. A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters and transitional housing for the mentally ill);
   ii. An institution that provides a temporary residence for individuals intended to be institutionalized; or
   iii. A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings

Homeless Subpopulation: include but are not limited to the following categories of homeless persons: severely mentally ill only, alcohol/drug addicted only, severely mentally ill and alcohol/drug addicted, fleeing domestic violence, youth and persons with HIV/AIDS.

FHFC—Florida Housing Finance Corporation: goal is to increase the supply of safe, affordable housing for individuals and families with very low to moderate incomes by stimulating investment of private capital and encouraging public and private sector housing partnerships.

FY — Fiscal Year: (or **financial year** or **accounting reference date**) is a 12-month period used for calculating annual ("yearly") financial statements in businesses and other organizations.

GA — General Assistance: provides people with money and limited medical care to help take care of themselves when they do not qualify for other cash programs administered by the Department of Human Services (DHS).

Historic Preservation: is the act of maintaining and repairing existing historic materials and the retention of a property's form as it has evolved over time.

HOME—HOME Investment Partnership Program: A Federal grant program designed to help jurisdictions expand the supply of decent and affordable rental and ownership housing for low- and very low-income veterans.

HOPE VI—Hope for the Elderly Independence: Through the HOPE VI program, HUD provides grants to eligible applicants for the demolition, construction, and rehabilitation of public housing; development of replacement housing; and community and supportive services that provide public housing residents with resources to support their progress toward sufficiency. The HOPE VI program encourages PHAs to seek new partnerships with private entities to create mixed-finance and mixed-income affordable housing that is a departure from traditional public housing.

Housing affordability: The amount which a household can afford to pay for housing. For purposes of this study, it represents 30% of a household's income.

Housing Finance Authority: County agency which originates second mortgage assistance programs funded by both SHIP and Surtax funds for new homebuyers.

Housing inventory: The total number of existing housing units.

Housing Rehabilitation Program: The Housing Rehabilitation Program provides a mechanism for property owners to bring their properties into compliance with local codes and provide safe, decent housing to lower income individuals.

Housing supply: The total number of housing units available at any given time.

HRP — Homeownership Rehabilitation Program: operated by the Redevelopment Authority (RDA), provides developers with a subsidy for the rehabilitation of vacant houses to be sold to eligible homebuyers.

HTF — Housing Trust Fund: provides funding to eligible applicants to construct low-income housing, to rehabilitate vacant or under-utilized residential property (or portions of a property), or to convert vacant non-residential property to residential use for occupancy by low-income homesteaders, tenants, tenant-cooperators or condominium owners.

HUD — U. S. Department of Housing and Urban Development

Infrastructure: The basic facilities, services, and installations needed for the functioning of a community or society, such as transportation and communications systems, water and power lines, and public institutions including schools, post offices, and prisons.

Jurisdiction: a state or unit of general local government

Large Family: family of five or more persons

Lead-Based Paint Hazards: health and safety hazards caused by lead-based paint

Low Income Family: A household whose income does not exceed 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller or larger families. HUD may establish income ceilings higher or lower than 80 percent of the median for the area median on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

MDHA—Miami-Dade Housing Finance Agency: assists potential home buyers to prepare for the purchase of a home through a comprehensive home buying process training program.

Metro Dade: Miami Dade County less the entitlement cities and those in the small cities program (City of Miami, Miami Beach, Hialeah, North Miami, Miami Gardens, Homestead, and Florida City)

Middle Income Family: family whose income is between 80% and 95% of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, except that HUD may establish income ceilings higher or lower than 95% of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes.

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Moderate Income Family: Households whose incomes are between 81 percent and 95 percent of the median income for the area, as determined by HUD, with adjustments for smaller or larger families. HUD may establish income ceilings higher or lower than 95 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs, fair market rents, or unusually high or low family incomes.

Multi-Modal Center: serves as a centrally-located portal of services for those who bicycle, bus, or take the commuter rail to and from work or recreation.

NAC — Neighborhood Advisory Committee: responsible for implementing the recommendations formulated by the Neighborhood Task Force and to address new neighborhood issues as may be identified.

NRSA: Neighborhood Revitalization Strategic Area—area targeted for assistance by the Miami-Dade County Office of Community and Economic Development under the U.S. HUD Community Development Block Grant program.

OCED—Office of Community and Economic Development: administers Federal and State funding that supports the development of viable urban neighborhoods in Miami-Dade County characterized by decent housing, expansion of economic opportunities and the preservation of historic properties.

OSH — Office of Supportive Housing: designed to develop supportive housing and services that will allow homeless persons to live as independently as possible.

Overcrowded: Housing unit occupied by more than one person per room.

Permanent Supportive Housing: is affordable rental housing with support services for low-income or homeless people with severe mental illness, substance abuse, or HIV/AIDS.

PLP—Predevelopment Loan Program: helps nonprofit and community based organizations, local governments, and public housing authorities plan, finance, and develop affordable housing through individualized technical assistance and flexible below market interest financing for predevelopment activities.

Poverty Level Family: family with an income below poverty line, as defined by the office of Management and Budget and revised annually.

Predatory Lending: the practice of a lender deceptively convincing borrowers to agree to unfair and abusive loan terms, or systematically violating those terms in ways that make it difficult for the borrower to defend against.

Public Housing: is a form of housing tenure in which the property is owned by a government authority, which may be central or local.

PWA—Persons With AIDS: population affected with the AIDS virus

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SAIL—State Apartment Incentive Program: provides low-interest loans on a competitive basis to affordable housing developers each year.
SBRLF — Small Business Revolving Loan Fund: provides small business loans to people who have no credit history or access to commercial bank loans.

Section 8 Housing: Section 8, or the Housing Choice Voucher Program, is a Federal housing program which provides housing assistance to low-income renters and homeowners.

Severe Cost Burden: the extent to which gross housing costs, including utility costs, exceed 50% of gross income, based on data available from the U.S. Census Bureau.

SHARP — Senior Housing Assistance Repair Program: provides senior and disabled homeowners with small household repairs at no cost to the owners.

SHIP—State Housing Initiatives Program: designed to develop and maintain affordable housing and to implement the Local Housing Assistance Plan.

Substandard Housing: Housing units that are overcrowded, do not have heat, or lack complete kitchen or plumbing facilities.

***Supportive Housing*:** Housing, including housing units and group quarters that have a supportive environment and includes a planned service component.

TUA: Targeted Urban Area: Areas within Miami Dade County with a high low to moderate income population.

Transitional Housing: provides housing for previously homeless persons or families who indicate a willingness to participate in developing and implementing a case plan which has an eventual goal of independent living. A transitional facility may charge a rent or program fee clearly described in advance.

Unit of General Local Government: a City, town, township, county, parish, village, or other general purpose political subdivision of a State; an urban county; and a consortium of such political subdivisions recognized by HUD in accordance with the HOME program or the CDBG program

Unincorporated Areas: a region of land that is not a part of any municipality.

Workforce: is the labor pool in employment.

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