

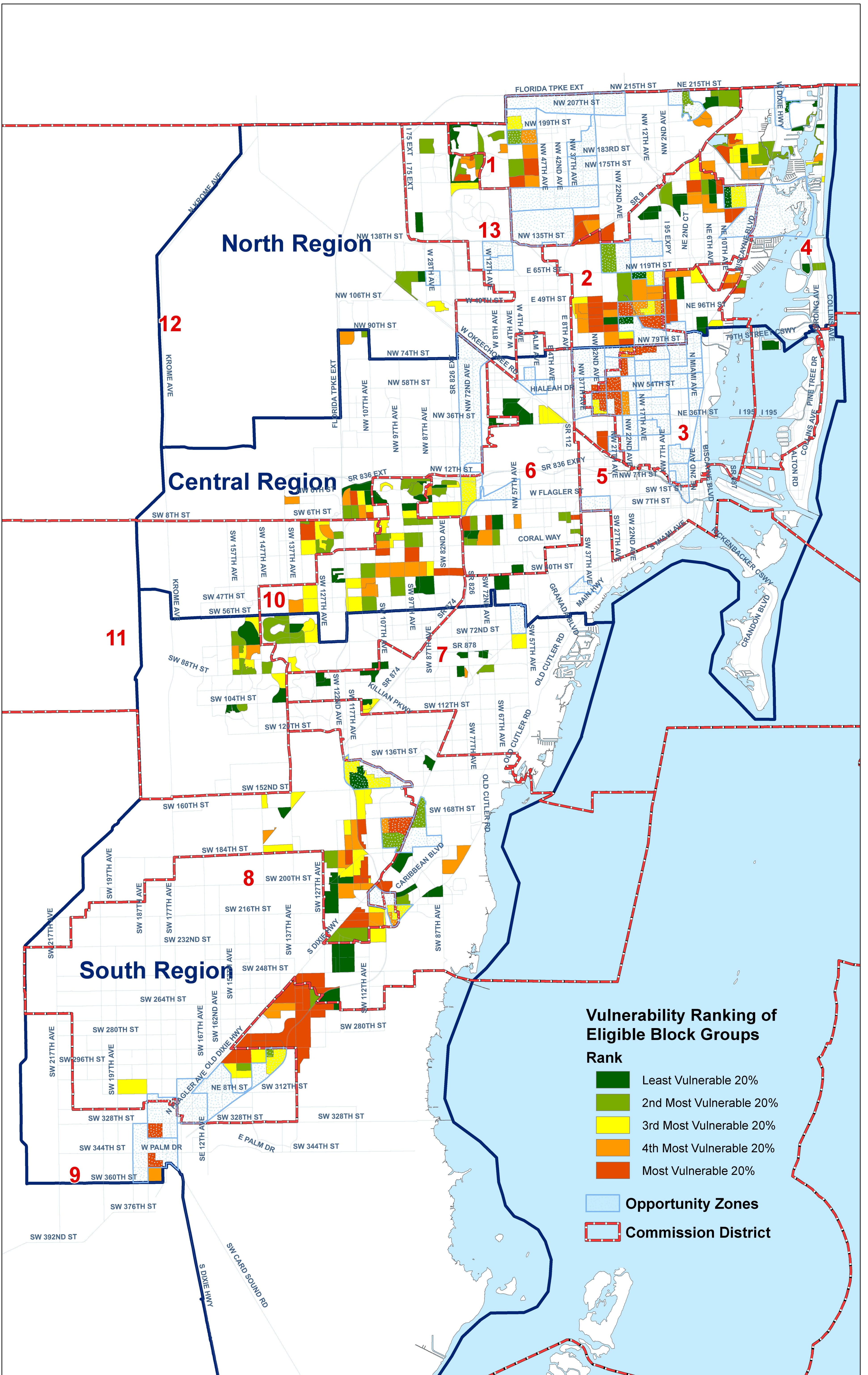
## RFA ATTACHMENTS

**RFA ATTACHMENTS ARE AVAILABLE ON THE PHCD WEBSITE at:**  
<http://www.miamidade.gov/housing/>

Attachment Title	Attachment Number
Eligible Block Groups/Vulnerable Areas Map	1.
Sea Level Rise/Flooding Vulnerability Map	2.
Targeted Urban Area Maps	3.
Contractual Job Agreement	4.
Miami-Dade County FY 2020-2024 Consolidated Plan	5.
CDBG Program Information	6.
Performance Measurement Outcome System	7.
Lead Hazard Requirements Information	8.
HUD Calculations of Annual and Adjusted Income	9.
HUD Eligibility Matrix Codes	10.
Miami-Dade County Income Limits (HUD)	11.
Construction Cost Breakdown/Scope of Work	12.
Budget Samples and Forms/Sources & Uses Statement	13.
Sample of Scope of Services, Action Steps	14.
Glossary	15.
Entitlement Jurisdictions and Participating Municipalities	16.
Resolution No. R-630-13 - Due Diligence Checklist/Affidavit	17.
Resolution No. R-697-13 - Secured Loan Requirement	18.
Environmental Review Request Form	19.
Responsible Contractor Affidavit	20.
Loan Security Instrument	21.
Public Service Checklist	22.
Technical Assistance Checklist	23.
Job Creation Checklist	24.
Water and Sewer Department Letter of Availability	25.

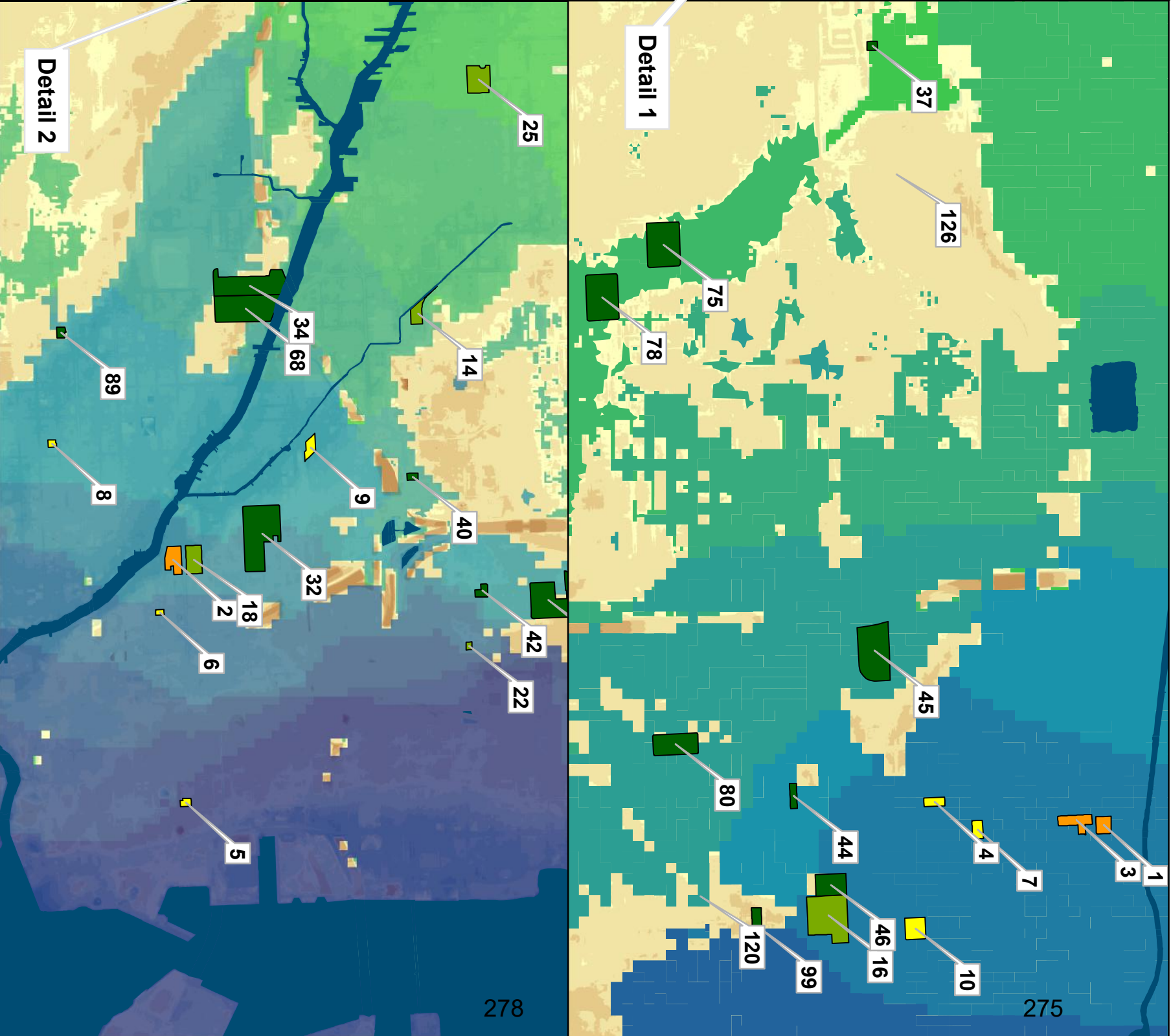
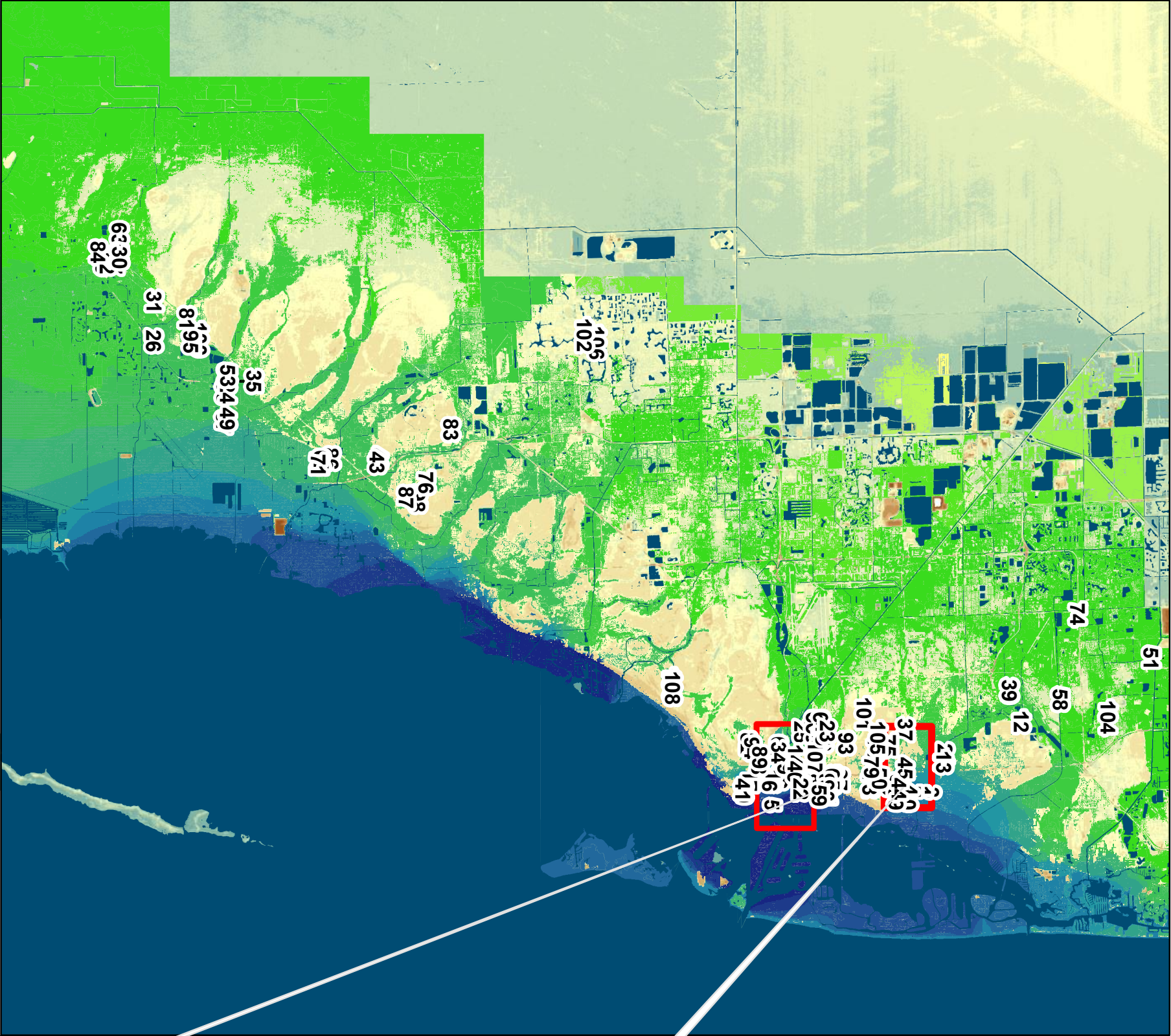
# **Attachment # 1**

## **Eligible Block Groups/ Vulnerable Areas Map**



# **Attachment# 2**

## **Sea Level Rise Flooding Vulnerability Map**



**Legend**

Open Water VC Score

Vertical Datum:  
NAVD88

0.01 - 5.0	feet
5.1 - 10.0	Less than -20
10.1 - 15.0	6.01 - 8
15.1 - 20.0	8.01 - 10
20.1 - 25.0	10.01 - 15
	15.01 - 20

0 - 2	feet
2.01 - 4	20.01 - 30
4.01 - 6	30.01 - 50
6.01 - 8	50.01 - 80
8.01 - 10	80.01 - 100
10.01 - 15	100.01 - 150
15.01 - 20	

0.0 - 1.0	feet
1.1 - 2.0	3.1 - 4.0
2.1 - 3.0	4.1 - 5.0
	5.1 - 6.0
	6.1 - 7.0
	7.1 - 8.0
	8.1 - 9.0
	9.1 - 10.0
	10.1 - 11.0
	11.1 - 12.0
	12.1 - 13.0
	13.1 - 14.0
	14.1 - 15.0
	15.1 - 16.0
	16.1 - 17.0
	17.1 - 18.0

**MIAMI-DADE COUNTY**  
**OFFICE OF RESILIENCE**

RAPID ACTION PLAN: PUBLIC HOUSING  
AND COMMUNITY DEVELOPMENT DEPT

DEVELOP VULNERABLE TO STORM SURGE INUNDATION





ASSETS VULNERABLE TO SEA LEVEL RISE AND STORM SURGE

Ranking	Folio	Name	Elderly/ Disable Housing	Address	VC Score
1	3031120740220	Kline Nunn	Yes	8300 N MIAMI AVE	16.08
2	0101070101110	Jack Orr Plaza	Yes	455 NW 6 AVE	15.87
3	3031120380060	Little River Plaza	Yes	8255 NW MIAMI CT	15.48
4	0131120480330	Gwen Cherry 20	Yes	73 NW 76 ST	15.00
5	0101070901030	Harry Cain	Yes	180 NE 5 ST	15.00
6	0101080901080	Parkside I & II	Yes	333 NW 4 AVE	15.00
7	0131120480300	Emmer Turnkey	Yes	7820 N MIAMI AVE	14.58
8	01413800031290	Riverside	Yes	950 SW 1 ST	14.33
9	0131350192100	Helen Sawyer ALF	Yes	1150 SW 11 ST RD	13.87
10	0131120410010	Peters Plaza	Yes	191 NE 75 ST	12.84
11	3031020000250	Palm Towers	Yes	950 NW 95 ST	10.53
12	0821220110791	Opa Locka Elderly	Yes	2329 NW 136 ST	10.00
13	3031020000340	Palm Court	Yes	860 NW 95 ST	10.00
14	0131350560010	Singer Court	Yes	1310 NW 16 ST	9.46
15	013127070010	Scattered Site 11 - D	Yes	1919 NW 29 ST	8.78
16	0131120970010	New Haven Gdns/Site 05	No	7150 NE 2 AVE	7.59
17	0102030601020	Myers Senior Center	No	450 SW 5 ST	7.57
18	0101060901010	Culmer Gardens	No	554 NW 5 AVE	7.18
19	1678240290270	Florida City Gardens	Yes	900 NW 6 AVE	7.13
20	0102060901010	Joe Moretti	Yes	900 SW 2 AVE	7.05
21	30310203000010	Twin Lakes	Yes	1221 NW 95 ST	6.82
22	0131360290110	Phyllis Wheatley	Yes	1746 NW 2 AVE	6.67
23	0131270780010	Scattered Site 9 - D	Yes	3169 NW 21 AVE	6.61
24	3069350120020	Moody Gardens	Yes	26804 SW 135 AVE	5.86
25	0131340800010	Gwen Cherry 16	No	2000 NW 19 TER	5.73
26	3078090260270	Homeownership (010)	No	15280 SW 307 RD	5.50
27	0131270680010	Donn Gardens	Yes	2891 NW 19 AVE	5.34
28	0131270790010	Three Round Towers	Yes	2920 NW 18 AVE	5.18
29	0131270690010	Abe Aronovitz	Yes	1840 NW 28 ST	5.07
30	1078130430150	VV. Homestead Gardens	Yes	331 SW 4 CT	5.00
31	1078080000340	Homestead East	Yes	16500 SW 306 ST	4.90
32	0101010102030	Cullmer Place	No	800 NW 5 AVE	4.81
33	3069350120010	Moody Village	No	26900 SW 135 AVE	4.76
34	0131350210160	Robert King High	Yes	1389 NW 7 ST	4.72
35	3069270000500	Naranja	No	13924 SW 280 ST	4.55
36	0131270810010	Dante Fasceall	Yes	2936 NW 17 AVE	4.49
37	3031100280330	North Park - Scott Carver Phase 2A & B	Yes	7475 NW 20 AVE	4.33
38	3069340130010	Heritage Village II	No	26905 SW 142 AVE	4.25
39	0821280190010	Ingram Terrace	No	3150 NW 131 ST	4.19
40	0131350190340	Green Turkey	Yes	1500 NW 7 CT	4.13
41	0102060901090	Medvin Apts.	Yes	945 SW 3 AVE	4.06
42	0131360730050	Town Park	No	400 NW 19 ST	3.88
43	3060060260300	Southridge I	No	19105 SW 112 PL	3.50
44	0131130390010	Gwen Cherry 06	No	90 NW 71 ST	3.40
45	0131120000730	Victory Homes	No	530 NW 75 ST	3.35
46	0131120040010	Gwen Cherry 22	Yes	7101 NE MIAMI CT	3.30
47	3060180200170	Southridge II	No	11211 SW 221 ST	3.23
48	3060060300030	Pine Island II	No	11334 SW 190 ST B	3.24
49	3069350110010	Buena Vista Homes	No	26882 SW 127 AVE	3.01
50	0131130410020	FHA Homes Dade Co. - C	No	514 NW 60 ST	3.00
51	3411320110390	Gateway Apts	No	3922 NW 207 ST. RD	3.00
52	16782402000930	Heritage Village I (010)	No	155 NW 14 ST	3.00
53	3069340120010	Homestead Village	No	26801 SW 142 AVE	3.00
54	1078130450080		No	SW 5 ST & SW 5 AVE	3.00

Ranking	Folio	Name	Elderly/ Disable Housing	Address	VC Score
55	1078130490190	Homestead Village	No	SW 5 ST & SW 5 AVE	3.00
56	1078130490200	Homestead Village	No	SW 5 ST & SW 5 AVE	3.00
57	1078130510210	Milton Manor	No	111 SW 7 ST	3.00
58	3421160031900	Vista Verde	No	15745 NW 27 PL	3.00
59	0131250291170	Wynwood Homes - C	No	34 NW 26 ST	3.00
60	0131250280380	Wynwood	No	2938 NW 1 AVE	2.94
61	0131250280020	Wynwood	No	22 NW 31 ST	2.92
62	3060180200030	Goulds	No	11205 -1315 SW 220 TER	2.88
63	1078140001110	Homestead Gardens	No	1501 SW 6 ST	2.88
64	0131270710010	Elizabeth Verrick II	No	2828 NW 23 AVE	2.86
65	0131250210311	Wynwood	No	535 NW 33 ST	2.83
66	0131270150220	Gwen Cherry 15	No	2301 NW 23 CT	2.67
67	3069350100010	Pine Island I	No	27101 SW 128 AVE	2.59
68	0131350470010	Haley Sofge Towers	Yes	800 NW 13 AVE	2.50
69	0131270400590	Gwen Cherry 14	No	1906 NW 24 ST	2.46
70	3060180200010	Goulds	No	11210 SW 221 ST	2.35
71	3060180200470	Goulds	No	22125 SW 112 CT	2.33
72	01311300860010	Edison Plaza (Elderly)	Yes	205 NW 55 ST	2.28
73	0131130480060	Edison Park (Family)	No	250 NW 58 ST	2.25
74	3021070210010	Palmetto Gardens	Yes	16850 NW 55 AVE	2.22
75	0131140090010	Liberty Square	No	1415 NW 63 ST	2.10
76	3050320410180	Richmond Homes	No	16911 SW 105 AVE	1.77
77	3079040150010	Biscayne Plaza	Yes	15201 SW 288 ST	1.74
78	0131140020010	Liberty Square	No	1200 NW 62 LN	1.73
79	0131140300120	Little River Terrace	No	793 NW 55 TER	1.50
80	01311300860010	Edison Courts	No	6326 NW 2 PL	1.30
81	3079050160010	Wayside	No	29060 SW 160 AVE	1.14
82	0141030730010	Little Havana	Yes	1759 SW 5 ST	0.84
83	3059250000035	Southern Anchor	No	7515 SW 152 AVE	0.75
84	1678240290010	Florida City Family	No	641 NW 7 ST	0.75
85	0131250630020	Rainbow Village	No	2000 NW 3 AVE	0.73
86	3060070160010	Arthur Mays Village	No	11351 SW 216 ST	0.66
87	3050320040600	Perrine Villas	Yes	10000 W JESSAMINE ST	0.60
88	0131250240510	Wynwood	No	401 NW 33 ST	0.58
89	0141020060790	Little Havana Homes	No	1275 SW 1 ST	0.55
90	0131250280320	Wynwood	No	137 NW 30 ST	0.52
91	3050320350010	Perrine Gardens	Yes	17305 SW 102 AVE	0.42
92	0131250241580	Wynwood Elderly	Yes	301 NW 30 ST	0.42
93	0131230372020	Manor Park	No	1601 NW 42 ST	0.38
94	0141020064730	Falk Turkey	Yes	455 SW 16 AVE	0.29
95	3079040190010	Leisure Villas	No	28701 SW 153 AVE	0.28
96	0131250200131	In Cities - Wynwood	No	579 NW 34 ST	0.25
97	0131250210330	Wynwood	No	512 NW 33 ST	0.25
98	3050320440010	Perrine Rainbow	No	7515 SW 152 AVE	0.24
99	0131130090470	Lemon City	Yes	6860 NE 2 AVE	0.23
100	3079040000190	Modello (3 buildings)	No	15302 SW 282 ST	0.20
101	3031220580010	Ward Towers (2200)	Yes	2200 NW 54 ST	0.14
102	3049330060030	Park Lake Apts	No	8201 SW 152 AVE CIR	0.14
103	0141200450010	Stirrup Plaza Family	No	3707 PERCIVAL AVE	0.12
104	3421100010300	Miami Gardens	No	18175 NW 22 AVE	0.10
105	3031150040340	Annie Coleman	No	1728 NW 60 ST	0.10
106	3049330080050	Lakeside Towers	No	7515 SW 152 AVE	0.05
107	0131260392820	Gwen Cherry 13	No	2400 NW 12 AVE	0.03
108	0141210070610	Coconut Grove	No	3666 DAY AVE	0.02

Ranking	Folio	Name	Elderly/ Disable Housing	Address	VC Score
109	0131260390080	Allipattah Homes	No	1233 NW 35 ST	0.00
110	3031150250300	Annie Coleman	No	2200 NW 57 ST	0.00
111	3031220210510	Annie Coleman	No	2265 NW 50 ST	0.00
112	0131350180310	Claude Pepper	Yes	750 NW 18 TER	0.00
113	0141210070890	Coconut Grove	No	3625 OAK AVE	0.00
114	0131220400040	Collins Park	Yes	3625 NW 20 AVE	0.00
115	0141210050030	Gibson Plaza	No	3181 DOUGLAS RD	0.00
116	3060180010490	Goulds	No	22025 SW 115 CT	0.00
117	3060070000100	Goulds Plaza	Yes	12700 SW 8 ST	0.00
118	3049020000062	Gran Via	No	3110 PLAZA ST	0.00
119	0141210021340	Grove Homes	No	6610 NE 1 AVE	0.00
120	0131130190010	Gwen Cherry 07	No	3301 NW 11 CT	0.00
121	0131260040010	Gwen Cherry 08	No	2840 NW 10 AVE	0.00
122	0131260361770	Gwen Cherry 12	No	2840 NW 10 AVE	0.00
123	3031150450010	Joliette	Yes	6321 NW 25 AVE	0.00
124	0141030740010	Jose Marti Plaza	Yes	154 SW 17 AVE	0.00
125	0131140431851	Liberty Homes	No	5804 NW 12 AVE	0.00
126	3031110180010	Model Cities - C	No	1605 NW 75 ST	0.00
127	3040160020010	New Project	Yes	8915- 8917 SW 40TH ST	0.00
128	0131140340111	Orchard Villa Homes	No	1441 NW 55 ST	0.00
129	0131260510300	Santa Clara Homes	No	1001 NW 27 ST	0.00
130	3031150390160	Scattered Sites - A	No	2505 NW 61 ST	0.00
131	3031100630010	Scattered Sites - B (Demo)	No	2200 NW 74 ST	0.00
132	3031100810041	Scott Carver	No	7403 NW 23 CT	0.00
133	3031100810051	Scott Carver	No	7403 NW 23 CT	0.00
134	3031100810060	Scott Carver	No	7403 NW 23 CT	0.00
135	3031100810070	Scott Carver	No	7403 NW 23 CT	0.00
136	0141090480010	Smathers Plaza	Yes	940 SW 29 CT	0.00
137	0940250630010	South Miami Gardens	No	5949 SW 68 ST	0.00
138	0940250630040	South Miami Plaza	Yes	6701 SW 62 AVE	0.00
139	0141210060030	Stirrup Plaza Elderly Units	Yes	3150 MUNDY ST	0.00
140	3421170060480	Venetian Gardens	No	16210 NW 37 PL	0.00
141	3031220580011	Ward Towers (5301)	Yes	5301 NW 23 AVE	0.00
142	0131250240390	Wynwood	No	300 NW 34 ST	0.00

ASSETS NOT VULNERABLE TO SEA LEVEL RISE AND STORM SURGE

MIAMI-DADE COUNTY  
OFFICE OF RESILIENCE

RAPID ACTION PLAN: PUBLIC HOUSING  
AND COMMUNITY DEVELOPMENT DEPT  
VULNERABILITY RANKING



DATE: APRIL 2018

MIAMI-DADE COUNTY OFFICE OF RESILIENCE RAPID ACTION PLAN  
ASSETS VULNERABILITY EVALUATION  
VULNERABILITY x CRITICALITY SCORE ORDER

PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

#	Department	Folio	Name	Elderly Housing	Address	SLR Depth (ft)			Storm Surge Inundation Depth (ft) <sup>1</sup>			% of Property Exposed to SLR		% of Property Exposed to Storm Surge <sup>1</sup>		Vulnerability Score	Ranking Based on Vulnerability Score	Criticality	Vulnerability x Criticality	Ranking Based on Vulnerability Score	Year Built	Host Property Value 2016 (As Per Folio)
						Min	Max	Mean	Min	Max	Mean	% Exposed between 0.01 ft and 2 ft	% Exposed >= 2 ft	% Exposed between 0.01 ft and 2 ft	% Exposed between 2 ft and 5 ft							
1	PHCD	3031120740220	Kline Num	Yes	8300 N MIAMI AVE	0.00	1.00	0.09	5.87	9.28	7.48	21.6%	0.0%	0.0%	0.0%	3.22	1	5	16.08	1	1972	\$1,233,965.00
2	PHCD	0701070101110	Jack Orr Plaza	Yes	455 NW 6 AVE	0.00	0.83	0.07	4.62	9.63	7.62	21.4%	0.0%	3.9%	96.1%	3.17	2	5	18.87	2	1973	\$16,014,468.00
3	PHCD	3031120380060	Little River Plaza	Yes	8252 NW MIAMI CT	0.00	0.82	0.03	5.43	9.23	6.97	9.7%	0.0%	0.0%	100.0%	3.10	5	15.48	3	1975	\$3,556,862.00	
4	PHCD	0701070101110	Guven Cherry 20	Yes	73 NW 76 ST	0.00	0.00	0.00	5.62	7.05	6.45	0.0%	0.0%	0.0%	100.0%	3.00	4	15.00	4	1972	\$3,553,785.00	
5	PHCD	0701070901030	Henry Gain	Yes	180 NE 5 ST	0.00	0.00	0.00	5.17	6.28	5.52	0.0%	0.0%	0.0%	100.0%	3.00	5	15.00	5	1970	\$673,111.00	
6	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	5.00	6.04	5.32	0.0%	0.0%	0.0%	100.0%	3.00	6	15.00	6	1983	\$7,945,182.00	
7	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	4.84	6.04	5.63	0.0%	0.0%	0.0%	100.0%	2.92	7	15.00	7	1970	\$1,569,110.00	
8	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	4.30	6.32	5.50	0.0%	0.0%	0.0%	86.7%	2.87	5	14.33	8	1981	\$4,076,690.00	
9	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	2.39	6.06	5.61	11.8%	0.0%	3.4%	65.6%	2.77	9	13.87	9	1975	\$5,491,661.00	
10	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	3.50	7.16	5.30	4.6%	0.0%	4.7%	52.8%	2.53	11	13.64	10	1971	\$3,788,555.00	
11	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	3.50	7.16	5.30	4.6%	0.0%	4.7%	52.8%	2.53	11	13.64	10	1971	\$3,788,555.00	
12	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	2.85	3.42	3.15	0.0%	0.0%	29.6%	13.2%	2.11	14	10.53	14	1972	\$3,961,023.00	
13	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	2.85	3.42	3.15	0.0%	0.0%	29.6%	13.2%	2.11	14	10.53	14	1972	\$3,961,023.00	
14	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	2.96	3.99	3.29	0.0%	0.0%	100.0%	0.0%	2.00	16	10.00	16	1988	\$80,965.00	
15	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	7.92	6.76	6.76	0.0%	0.0%	13.3%	2.5%	1.89	18	9.46	9.46	1980	\$5,414,661.00	
16	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	2.86	2.22	2.22	0.0%	0.0%	24.4%	0.0%	1.76	20	8.78	8.78	1970	\$1,157,655.00	
17	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	8.12	5.00	5.00	0.0%	0.0%	11.5%	0.0%	2.53	23	7.59	7.59	1970	\$4,884,661.00	
18	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	8.12	5.00	5.00	0.0%	0.0%	4.8%	0.0%	2.52	25	7.57	7.57	1964	\$1,664,302.00	
19	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	9.21	5.07	5.07	2.3%	0.0%	0.0%	63.1%	2.39	24	7.18	24	1984	\$3,770,051.00	
20	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	3.06	3.42	3.15	0.0%	0.0%	57.0%	86.9%	1.43	24	7.18	24	1984	\$3,770,051.00	
21	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	3.06	3.42	3.15	0.0%	0.0%	57.0%	86.9%	1.43	24	7.18	24	1984	\$3,770,051.00	
22	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	3.90	3.27	2.78	0.0%	0.0%	16.3%	0.0%	1.41	26	6.82	7.05	1961	\$4,403,560.00	
23	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	3.90	3.27	2.78	0.0%	0.0%	16.3%	0.0%	1.41	26	6.82	7.05	1961	\$4,403,560.00	
24	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	1.61	1.99	1.61	0.9%	0.0%	50.0%	0.0%	1.41	26	6.82	7.05	1961	\$4,403,560.00	
25	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	1.61	1.99	1.61	0.9%	0.0%	50.0%	0.0%	1.41	26	6.82	7.05	1961	\$4,403,560.00	
26	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	1.61	1.99	1.61	0.9%	0.0%	50.0%	0.0%	1.41	26	6.82	7.05	1961	\$4,403,560.00	
27	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	1.61	1.99	1.61	0.9%	0.0%	50.0%	0.0%	1.41	26	6.82	7.05	1961	\$4,403,560.00	
28	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	1.61	1.99	1.61	0.9%	0.0%	50.0%	0.0%	1.41	26	6.82	7.05	1961	\$4,403,560.00	
29	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	1.61	1.99	1.61	0.9%	0.0%	50.0%	0.0%	1.41	26	6.82	7.05	1961	\$4,403,560.00	
30	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	1.61	1.99	1.61	0.9%	0.0%	50.0%	0.0%	1.41	26	6.82	7.05	1961	\$4,403,560.00	
31	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	1.61	1.99	1.61	0.9%	0.0%	50.0%	0.0%	1.41	26	6.82	7.05	1961	\$4,403,560.00	
32	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	1.61	1.99	1.61	0.9%	0.0%	50.0%	0.0%	1.41	26	6.82	7.05	1961	\$4,403,560.00	
33	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	1.61	1.99	1.61	0.9%	0.0%	50.0%	0.0%	1.41	26	6.82	7.05	1961	\$4,403,560.00	
34	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	1.61	1.99	1.61	0.9%	0.0%	50.0%	0.0%	1.41	26	6.82	7.05	1961	\$4,403,560.00	
35	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	1.61	1.99	1.61	0.9%	0.0%	50.0%	0.0%	1.41	26	6.82	7.05	1961	\$4,403,560.00	
36	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	1.61	1.99	1.61	0.9%	0.0%	50.0%	0.0%	1.41	26	6.82	7.05	1961	\$4,403,560.00	
37	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	1.61	1.99	1.61	0.9%	0.0%	50.0%	0.0%	1.41	26	6.82	7.05	1961	\$4,403,560.00	
38	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	1.61	1.99	1.61	0.9%	0.0%	50.0%	0.0%	1.41	26	6.82	7.05	1961	\$4,403,560.00	
39	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	1.61	1.99	1.61	0.9%	0.0%	50.0%	0.0%	1.41	26	6.82	7.05	1961	\$4,403,560.00	
40	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	1.61	1.99	1.61	0.9%	0.0%	50.0%	0.0%	1.41	26	6.82	7.05	1961	\$4,403,560.00	
41	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	1.61	1.99	1.61	0.9%	0.0%	50.0%	0.0%	1.41	26	6.82	7.05	1961	\$4,403,560.00	
42	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	1.61	1.99	1.61	0.9%	0.0%	50.0%	0.0%	1.41	26	6.82	7.05	1961	\$4,403,560.00	
43	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	1.61	1.99	1.61	0.9%	0.0%	50.0%	0.0%	1.41	26	6.82	7.05	1961	\$4,403,560.00	
44	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	1.61	1.99	1.61	0.9%	0.0%	50.0%	0.0%	1.41	26	6.82	7.05	1961	\$4,403,560.00	
45	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	1.61	1.99	1.61	0.9%	0.0%	50.0%	0.0%	1.41	26	6.82	7.05	1961	\$4,403,560.00	
46	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	1.61	1.99	1.61	0.9%	0.0%	50.0%	0.0%	1.41	26	6.82	7.05	1961	\$4,403,560.00	
47	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	1.61	1.99	1.61	0.9%	0.0%	50.0%	0.0%	1.41	26	6.82	7.05	1961	\$4,403,560.00	
48	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	1.61	1.99	1.61	0.9%	0.0%	50.0%	0.0%	1.41	26	6.82	7.05	1961	\$4,403,560.00	
49	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	1.61	1.99	1.61	0.9%	0.0%	50.0%	0.0%	1.41	26	6.82	7.05	1961	\$4,403,560.00	
50	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	1.61	1.99	1.61	0.9%	0.0%	50.0%	0.0%							



MIAMI-DADE COUNTY OFFICE OF RESILIENCE RAPID ACTION PLAN  
ASSETS VULNERABILITY EVALUATION  
VULNERABILITY x CRITICALITY SCORE ORDER

PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

#	Department	Folio	Name	Elderly Housing	Address	SLR Depth (ft)			Storm Surge Inundation Depth (ft) <sup>1</sup>			% of Property Exposed to SLR		% of Property Exposed to Storm Surge <sup>1</sup>			Vulnerability Score	Ranking Based on Vulnerability Score	Criticality Between 1 and 5	Vulnerability x Criticality	Ranking Based on Vulnerability x Criticality Score	Year Built	Host Property Value 2016 (As Per Folio)
						Min	Max	Mean	Min	Max	Mean	% Exposed between 0.01 ft and 2 ft	% Exposed >= 2 ft	% Exposed between 0.01 ft and 2 ft	% Exposed between 2 ft and 5 ft	% Exposed >= 5 ft							
84	PHCD	1678240290010	Florida City Family	No	641 NW 7 ST	0.00	0.00	0.00	0.00	0.69	0.10	0.0%	0.0%	25.0%	0.0%	0.0%	0.24	83	3	0.75	84	1983	\$69,667.00
85	PHCD	0731250630020	Rainbow Village	No	2000 NW 3 AVE	0.00	0.00	0.00	0.00	3.07	0.16	0.0%	0.0%	19.0%	0.0%	0.0%	0.24	84	3	0.73	85	1972	\$18,500,866.00
86	PHCD	3060070160010	Arthur Mays Village	No	11351 SW 216 ST	0.00	0.00	0.00	0.00	2.51	0.17	0.0%	0.0%	20.2%	0.0%	0.0%	0.22	85	3	0.66	86	1974	\$12,760,144.00
87	PHCD	3050320040600	Perrine Malls	Yes	10000 W JESSAMINE ST	0.00	0.00	0.00	0.00	0.97	0.05	0.0%	0.0%	11.9%	0.0%	0.0%	0.12	86	5	0.60	87	1983	\$896,634.00
88	PHCD	0131250240510	Wynwood	No	401 NW 33 ST	0.00	0.00	0.00	0.00	0.54	0.04	0.0%	0.0%	19.5%	0.0%	0.0%	0.19	86	3	0.58	88	1981	\$227,174.00
89	PHCD	0141020060790	Little Havana Homes	No	1275 SW 1 ST	0.00	0.00	0.00	0.00	3.26	0.22	0.0%	0.0%	6.1%	0.0%	0.0%	0.18	87	3	0.55	89	1985	\$2,660,996.00
90	PHCD	0131250280320	Wynwood	No	1375 NW 30 ST	0.00	0.00	0.00	0.00	0.40	0.02	0.0%	0.0%	17.4%	0.0%	0.0%	0.17	88	3	0.52	90	1981	\$4,720,070.00
91	PHCD	3050320030010	Perrine Gardens	Yes	17305 SW 102 AVE	0.00	0.00	0.00	0.00	0.57	0.01	0.0%	0.0%	8.3%	0.0%	0.0%	0.08	88	5	0.42	93	1975	\$6,672,019.00
92	PHCD	0731250241580	Wynwood Elderly	Yes	301 NW 30 ST	0.00	0.00	0.00	0.00	0.09	0.01	0.0%	0.0%	8.3%	0.0%	0.0%	0.08	88	5	0.42	95	1985	\$1,871,200.00
93	PHCD	0131230372020	Manor Park	No	1601 NW 42 ST	0.00	0.00	0.00	0.00	0.50	0.06	0.0%	0.0%	12.5%	0.0%	0.0%	0.13	90	3	0.38	93	1985	\$1,056,482.00
94	PHCD	0141020064730	Falk Turnkey	Yes	455 NW 16 AVE	0.00	0.00	0.00	0.00	0.38	0.01	0.0%	0.0%	5.7%	0.0%	0.0%	0.06	99	5	0.29	94	1968	\$1,907,287.00
95	PHCD	3079040190010	Leisure Villas	No	28701 SW 163 AVE	0.00	0.00	0.00	0.00	0.38	0.01	0.0%	0.0%	9.2%	0.0%	0.0%	0.09	92	3	0.28	96	1994	\$1,100,000.00
96	PHCD	0131250200131	In Cities - Wynwood	No	979 NW 34 ST	0.00	0.00	0.00	0.00	0.23	0.02	0.0%	0.0%	8.3%	0.0%	0.0%	0.08	94	3	0.25	96	1970	\$1,100,000.00
97	PHCD	0731250270330	Wynwood	No	572 NW 33 ST	0.00	0.00	0.00	0.00	0.69	0.02	0.0%	0.0%	8.2%	0.0%	0.0%	0.08	96	3	0.24	97	1981	\$2,484,407.00
98	PHCD	3050320440010	Perrine Rainbow	No	7515 SW 152 AVE	0.00	0.00	0.00	0.00	0.71	0.27	0.0%	0.0%	7.9%	0.0%	0.0%	0.08	97	3	0.24	98	1981	\$4,287,318.00
99	PHCD	0131300904700	Lennon City	Yes	6660 NE 2 AVE	0.00	0.00	0.00	0.00	1.88	0.05	0.0%	0.0%	4.6%	0.0%	0.0%	0.05	100	5	0.23	99	1974	\$2,468,613.00
100	PHCD	3079040000190	Modello (3 buildings)	No	15302 SW 282 ST	0.00	0.00	0.00	0.00	0.60	0.01	0.0%	0.0%	6.8%	0.0%	0.0%	0.07	98	3	0.20	100	1974	\$2,146,600.00
101	PHCD	3031220580010	Ward Towers (220)	Yes	2200 NW 54 ST	0.00	0.00	0.00	0.00	0.08	0.00	0.0%	0.0%	2.8%	0.0%	0.0%	0.03	98	5	0.14	101	1975	\$7,018,213.00
102	PHCD	3049330060030	Park Lake Apts	No	8201 NW 152 AVE CIR	0.00	0.00	0.00	0.00	0.04	0.00	0.0%	0.0%	4.6%	0.0%	0.0%	0.05	105	3	0.14	102	1988	\$3,983,208.00
103	PHCD	0741200450010	Strupp Plaza Family	No	3707 PERCIVAL AVE	0.00	0.00	0.00	0.00	0.53	0.01	0.0%	0.0%	4.1%	0.0%	0.0%	0.05	101	3	0.14	102	1988	\$3,983,208.00
104	PHCD	3421100010300	Miami Gardens	No	18175 NW 22 AVE	0.00	0.00	0.00	0.00	0.47	0.01	0.0%	0.0%	3.5%	0.0%	0.0%	0.04	103	3	0.12	103	1939	\$2,198,029.00
105	PHCD	0131500403400	Aunie Coleman	No	1728 NW 60 ST	0.00	0.00	0.00	0.00	0.03	0.00	0.0%	0.0%	3.4%	0.0%	0.0%	0.03	104	3	0.10	104	1966	\$2,486,561.00
106	PHCD	3049330080050	Lakeside Towers	No	7515 NW 152 AVE	0.00	0.00	0.00	0.00	1.37	0.00	0.0%	0.0%	0.4%	0.0%	0.0%	0.02	106	3	0.05	106	1988	\$28,138,341.00
107	PHCD	0131260382820	Gwen Cherry 13	No	2200 NW 12 AVE	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.8%	0.0%	0.0%	0.01	107	3	0.03	107	1970	\$1,844,565.00
108	PHCD	0741210070610	Coccolat Grove	No	3686 DAY AVE	0.00	0.00	0.00	0.00	0.04	0.00	0.0%	0.0%	0.8%	0.0%	0.0%	0.01	108	3	0.02	108	1981-1982	\$4,364,994.00
109	PHCD	0131260390080	Alapattani Homes	No	2200 NW 35 ST	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	109	3	0.00	109	1985	\$2,317,700.00
110	PHCD	3031502505300	Aunie Coleman	No	2200 NW 57 ST	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	110	3	0.00	110	1985	\$8,381,883.00
111	PHCD	3031220210510	Aunie Coleman	No	2265 NW 50 ST	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	111	3	0.00	110	2014	\$8,381,883.00
112	PHCD	0131350180310	Gaude Pepper	Yes	750 NW 18 TER	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	112	5	0.00	111	1970	\$4,148,133.00
113	PHCD	0741210070890	Coccolat Grove	No	3685 OAK AVE	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	113	3	0.00	112	1970	\$691,286.00
114	PHCD	0131220400040	Collins Park	Yes	3625 NW 20 AVE	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	114	3	0.00	113	1981-1982	\$2,047,928.00
115	PHCD	0741210050030	Gisbon Plaza	No	3181 DOUGLAS RD	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	114	3	0.00	114	1969	\$10,170,428.00
116	PHCD	3060180010490	Goulds	No	22025 SW 115 CT	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	115	3	0.00	115	1982	\$6,210,955.00
117	PHCD	3060070000100	Goulds Plaza	Yes	22025 SW 115 CT	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	116	3	0.00	116	1980	\$1,188,385.00
118	PHCD	3049020000062	Guan Via	No	12700 SW 8 ST	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	118	3	0.00	117	2014	\$6,506,000.00
119	PHCD	0741210021340	Grove Homes	No	3116 PLAZA ST	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	119	3	0.00	118	1985	\$75,968.00
120	PHCD	0131130190010	Gwen Cherry 07	No	6810 NE 1 AVE	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	120	3	0.00	119	1982	\$75,968.00
121	PHCD	0731260400010	Gwen Cherry 08	No	3301 NW 11 CT	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	121	3	0.00	120	2014	\$5,660,000.00
122	PHCD	0731260361770	Gwen Cherry 12	No	2840 NW 10 AVE	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	122	3	0.00	121	1979	\$2,250,015.00
123	PHCD	3031504050010	Joliette	Yes	6321 NW 25 AVE	0.00	0.00	0.00	0.00	0.10	0.00	0.0%	0.0%	0.4%	0.0%	0.0%	0.00	123	5	0.00	122	1962	\$384,728.00
124	PHCD	0741030740010	Jose Mari Plaza	Yes	154 SW 17 AVE	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	124	5	0.00	124	1970	\$2,499,525.00
125	PHCD	0131140431951	Liberty Homes	No	5804 NW 12 AVE	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	125	3	0.00	125	1965	\$346,628.00
126	PHCD	3031101800100	Model Homes - C	No	8003 NW 73 ST	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	126	3	0.00	126	1974	\$4,730,941.00
127	PHCD	3040160020010	New Project	Yes	8915-8917 SW 40TH ST	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	127	5	0.00	127	1974	\$23,040.00
128	PHCD	0731140340111	Orchard Villa Homes	No	1441 NW 55 ST	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	128	3	0.00	128	1965	\$2,759,813.00
129	PHCD	0731260510300	Santa Clara Homes	No	1001 NW 27 ST	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	129	3	0.00	129	1979	\$225,015.00
130	PHCD	3031503901600	Scattered Sides - A	No	2505 NW 61 ST	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	130	3	0.00	130	1979	\$89,417.00
131	PHCD	303																					



MIAMI-DADE COUNTY OFFICE OF RESILIENCE RAPID ACTION PLAN  
ASSETS VULNERABILITY EVALUATION  
VULNERABILITY x CRITICALITY SCORE  
ALPHABETICAL ORDER

PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

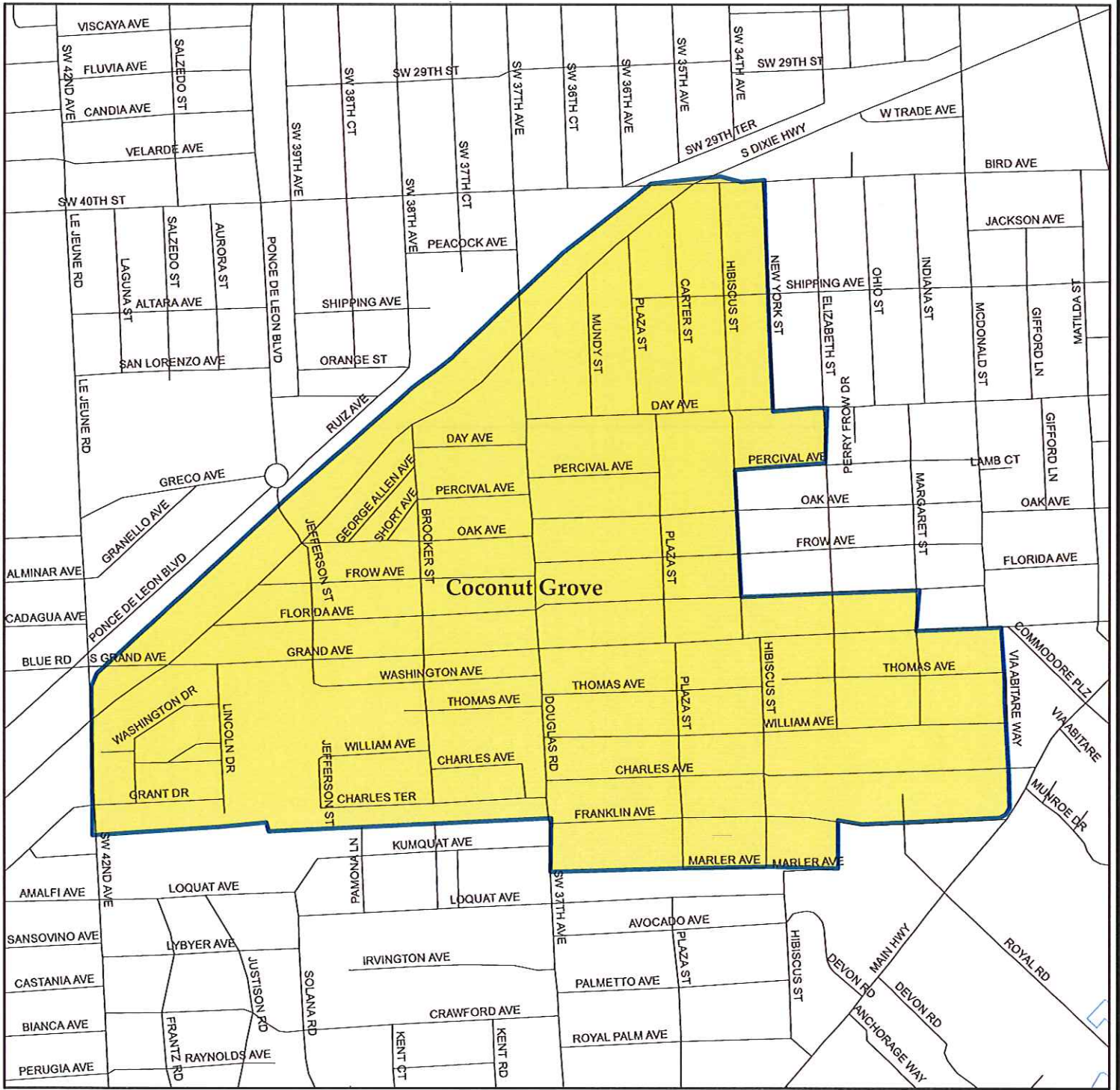
#	Department	Folio	Name	Elderly Housing	Address	SLR Depth (ft)			Storm Surge Inundation Depth (ft) <sup>1</sup>			% of Property Exposed to SLR		% of Property Exposed to Storm Surge <sup>1</sup>		Vulnerability Score	Ranking Based on Vulnerability Score	Criticality	Vulnerability x Criticality	Ranking Based on Vulnerability x Criticality Score	Year Built	Host Property Value 2016 (As Per Folio)		
						Min	Max	Mean	Min	Max	Mean	% Exposed between 0.01 ft and 2 ft	% Exposed >= 2 ft	% Exposed between 0.01 ft and 2 ft	% Exposed between 2 ft and 5 ft								% Exposed >= 5 ft	
85	PHCD	0131120970010	New Haven Gdns/Site 05	No	7150 NE 2 AVE	0.00	0.00	0.00	0.00	7.92	5.34	0.00	0.00	0.00	11.5%	12.3%	22.4%	2.53	10	3	7.59	16	1970	\$4,684,661.00
86	PHCD	3040160020010	New Project	Yes	8915- 8917 SW 40TH ST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.00	127	5	0.00	127	1970	\$23,940.00
87	PHCD	3031100280030	North Park - Scott Carver Phase 2A & B	Yes	7725 NW 20 AVE	0.00	0.00	0.00	0.00	3.42	1.11	0.00	0.00	0.00	80.0%	3.3%	0.0%	0.87	63	5	4.33	37	1985	\$140,000.00
88	PHCD	082120110791	Opa Locka Elderly	Yes	2325 NW 136 ST	0.00	0.00	0.00	2.85	3.02	3.15	0.00	0.00	0.00	0.0%	100.0%	0.0%	2.00	15	5	10.00	12	1985	\$197,426.00
89	PHCD	01311200340111	Orchard Villa Homes	No	1441 NW 55 ST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.00	128	3	0.00	128	1985	\$2,759,133.00
90	PHCD	3031020000340	Palm Court	Yes	880 NW 95 ST	0.00	0.00	0.00	0.00	3.59	3.29	0.00	0.00	0.00	0.0%	100.0%	0.0%	2.00	16	5	10.00	13	1985	\$60,966.00
91	PHCD	3031020000250	Palm Towers	Yes	950 NW 95 ST	0.00	1.04	0.03	0.35	6.09	3.93	0.00	0.00	0.00	4.6%	29.6%	13.2%	2.11	14	5	10.53	11	1972	\$3,361,023.00
92	PHCD	3021070210010	Palmetto Gardens	Yes	16850 NW 35 AVE	0.00	0.00	0.00	0.00	1.31	0.28	0.00	0.00	0.00	4.4%	0.0%	0.0%	0.44	78	5	2.22	74	1983	\$3,383,208.00
93	PHCD	3049330000030	Park Lake Apts	No	8201 SW 152 AVE CIR	0.00	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	100.0%	0.05	101	3	0.14	102	1988	\$3,883,208.00
94	PHCD	0101080901080	Parkside I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	5.00	6.04	5.52	0.00	0.00	0.00	0.0%	0.0%	0.0%	3.00	6	5	15.00	6	1983	\$7,945,183.00
95	PHCD	3050320350010	Parkside Gardens	Yes	17305 SW 102 AVE	0.00	0.00	0.00	0.00	0.71	0.27	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.08	93	5	0.42	91	1975	\$6,672,019.00
96	PHCD	30503200440010	Perrine Rainbow	No	10000 W JESSAMINE ST	0.00	0.00	0.00	0.00	0.00	0.05	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.12	97	5	0.60	87	1983	\$895,934.00
97	PHCD	3050320040060	Perrine Villas	Yes	191 NE 75 ST	0.00	0.00	0.00	3.50	7.16	5.30	0.00	0.00	0.00	0.0%	0.0%	52.9%	2.53	11	5	12.64	10	1971	\$3,786,555.00
98	PHCD	0131120410010	Phyllis Wheatley	Yes	17481 NW 2 AVE	0.00	0.00	0.00	0.00	0.00	0.58	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.86	64	3	2.59	67	1980	\$1,666,163.00
99	PHCD	3069350100010	Pine Island I	No	27101 SW 128 AVE	0.00	0.00	0.00	0.00	1.82	1.97	0.00	0.00	0.00	0.0%	0.0%	0.0%	1.33	29	5	6.67	22	1984	\$1,666,163.00
100	PHCD	3069350100010	Pine Island II	No	26882 SW 127 AVE	0.00	0.00	0.00	0.00	2.22	2.22	0.00	0.00	0.00	0.0%	0.0%	0.0%	1.76	20	5	8.78	15	1970	\$2,226,920.00
101	PHCD	0131250630020	Rainbow Village	No	2000 NW 3 AVE	0.00	0.00	0.00	0.00	3.07	0.95	0.00	0.00	0.00	0.0%	0.0%	0.0%	1.32	30	5	6.61	23	1970	\$453,050.00
102	PHCD	0131250630020	Rainbow Village	No	18911 SW 105 AVE	0.00	0.00	0.00	0.00	1.85	0.41	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.59	84	3	0.73	85	1972	\$18,350,866.00
103	PHCD	3050320410180	Richmond Homes	No	950 SW 1 ST	0.00	0.00	0.00	0.00	6.32	5.50	0.00	0.00	0.00	0.0%	0.0%	0.0%	2.87	73	5	1.77	76	1980	\$1,025,158.00
104	PHCD	0141380031290	Robert King High	Yes	1388 NW 7 ST	0.00	0.00	0.05	4.30	9.57	1.66	0.00	0.00	0.00	2.7%	23.1%	12.6%	2.87	8	5	14.33	8	1981	\$4,076,990.00
105	PHCD	013150210160	Scott Carver	No	1001 NW 27 ST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.94	129	5	0.00	129	1970	\$29,728,930.00
106	PHCD	0131260510300	Santa Clara Homes	No	1011 NW 29 ST	0.00	0.00	0.00	0.00	2.86	2.22	0.00	0.00	0.00	0.0%	0.0%	0.0%	1.00	20	5	8.78	15	1970	\$1,157,655.00
107	PHCD	013127070010	Scattered Site 9 - D	Yes	3169 NW 21 AVE	0.00	0.00	0.00	1.39	2.19	1.87	0.00	0.00	0.00	0.0%	0.0%	0.0%	1.32	30	5	6.61	23	1970	\$453,050.00
108	PHCD	013127070010	Scattered Site 9 - D	Yes	2505 NW 61 ST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.00	130	3	0.00	130	1979	\$89,417.00
109	PHCD	3031100630010	Scattered Sites - A	No	2200 NW 74 ST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.00	131	3	0.00	131	1985	\$421,996.00
110	PHCD	3031100630010	Scattered Sites - B (Demo)	No	7403 NW 23 CT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.00	132	3	0.00	132	1976	\$757,192.00
111	PHCD	3031100810041	Scott Carver	No	7403 NW 23 CT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.00	133	3	0.00	133	1976	\$757,192.00
112	PHCD	3031100810051	Scott Carver	No	7403 NW 23 CT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.00	134	3	0.00	134	1978	\$16,004,130.00
113	PHCD	3031100810060	Scott Carver	No	7403 NW 23 CT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.00	135	3	0.00	135	1975	\$2,726,920.00
114	PHCD	3031100810070	Scott Carver	No	7403 NW 23 CT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.00	136	5	9.46	14	1980	\$5,414,631.00
115	PHCD	0141090480010	Singer Plaza	Yes	1310 NW 16 ST	0.00	0.00	0.00	0.75	6.76	2.96	0.00	0.00	0.00	0.0%	0.0%	0.0%	1.89	18	5	9.46	14	1984	\$5,414,631.00
116	PHCD	0141090480010	Smathers Plaza	Yes	940 SW 29 CT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.00	136	5	0.00	136	1984	\$4,071,809.00
117	PHCD	0940250630010	South Miami Gardens	No	5948 SW 68 ST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.00	137	3	0.00	137	1985	\$1,434,000.00
118	PHCD	0940250630040	South Miami Plaza	Yes	6701 SW 152 AVE	0.00	0.00	0.00	0.00	0.00	0.49	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.25	82	5	0.00	83	1985	\$97,703.00
119	PHCD	3059250000035	Southern Anchor	No	7515 SW 162 AVE	0.00	0.00	0.00	0.00	1.74	0.49	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.00	82	3	0.75	83	1985	\$2,169,750.00
120	PHCD	3060060260300	Southside I	No	19105 SW 112 PL	0.00	0.00	0.00	0.67	2.38	1.42	0.00	0.00	0.00	0.0%	0.0%	0.0%	1.17	33	3	3.50	43	1980	\$81,543.00
121	PHCD	3060060260300	Southside II	No	1334 SW 190 ST B	0.00	0.00	0.00	0.49	2.06	1.18	0.00	0.00	0.00	0.0%	0.0%	0.0%	1.08	37	3	3.23	48	1982	\$60,176.00
122	PHCD	0141210060330	Strrup Plaza Elderly Units	Yes	3150 MUNDY ST	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.00	139	3	0.00	139	1976	\$2,665,176.00
123	PHCD	0141200450010	Strrup Plaza Family	No	3707 PERCIVAL AVE	0.00	0.00	0.00	0.00	0.53	0.21	0.00	0.00	0.00	0.0%	0.0%	0.0%	1.04	102	3	0.12	103	1939	\$3,198,029.00
124	PHCD	0131270790010	Three Round Towers	Yes	2920 NW 18 AVE	0.00	0.00	0.00	0.04	2.61	1.21	0.00	0.00	0.00	0.0%	0.0%	0.0%	1.29	39	5	5.18	28	1970	\$21,151,797.00
125	PHCD	0131360730050	Town Park	No	400 NW 19 ST	0.00	0.00	0.00	0.65	3.10	1.76	0.00	0.00	0.00	0.0%	0.0%	0.0%	1.29	31	3	3.88	42	1983	\$971,538.00
126	PHCD	3031020300010	Twin Lakes	Yes	1221 NW 95 ST	0.00	3.72	0.13	0.00	3.90	1.61	0.00	0.00	0.00	0.9%	47.4%	0.0%	1.36	28	5	6.82	21	1971	\$1,761,498.00
127	PHCD	3421120060480	Venetian Gardens	No	16210 NW 37 PL	0.00	0.00	0.00	0.00	2.62	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.00	140	3	0.00	140	1941	\$1,921,027.00
128	PHCD	0131120000730	Victoria Homes	No	530 NW 75 ST	0.00	0.00	0.00	0.00	2.62	1.31	0.00	0.00	0.00	0.0%	0.0%	0.0%	1.12	35	3	3.35	45	1981	\$6,006,895.00
129	PHCD	3421160031900	Visita Verde	No	15745 NW 27 PL	0.00	0.00	0.00	0.62	1.60	1.06	0.00	0.00	0.00	0.0%	0.0%	0.0%	1.00	50	3	3.00	58	2003	\$20,948.00</

# **Attachment# 3**

## **Targeted Urban Areas Map**

# COCONUT GROVE TARGETED URBAN AREA

MIAMI- DADE COUNTY, FLORIDA



TARGETED URBAN AREA

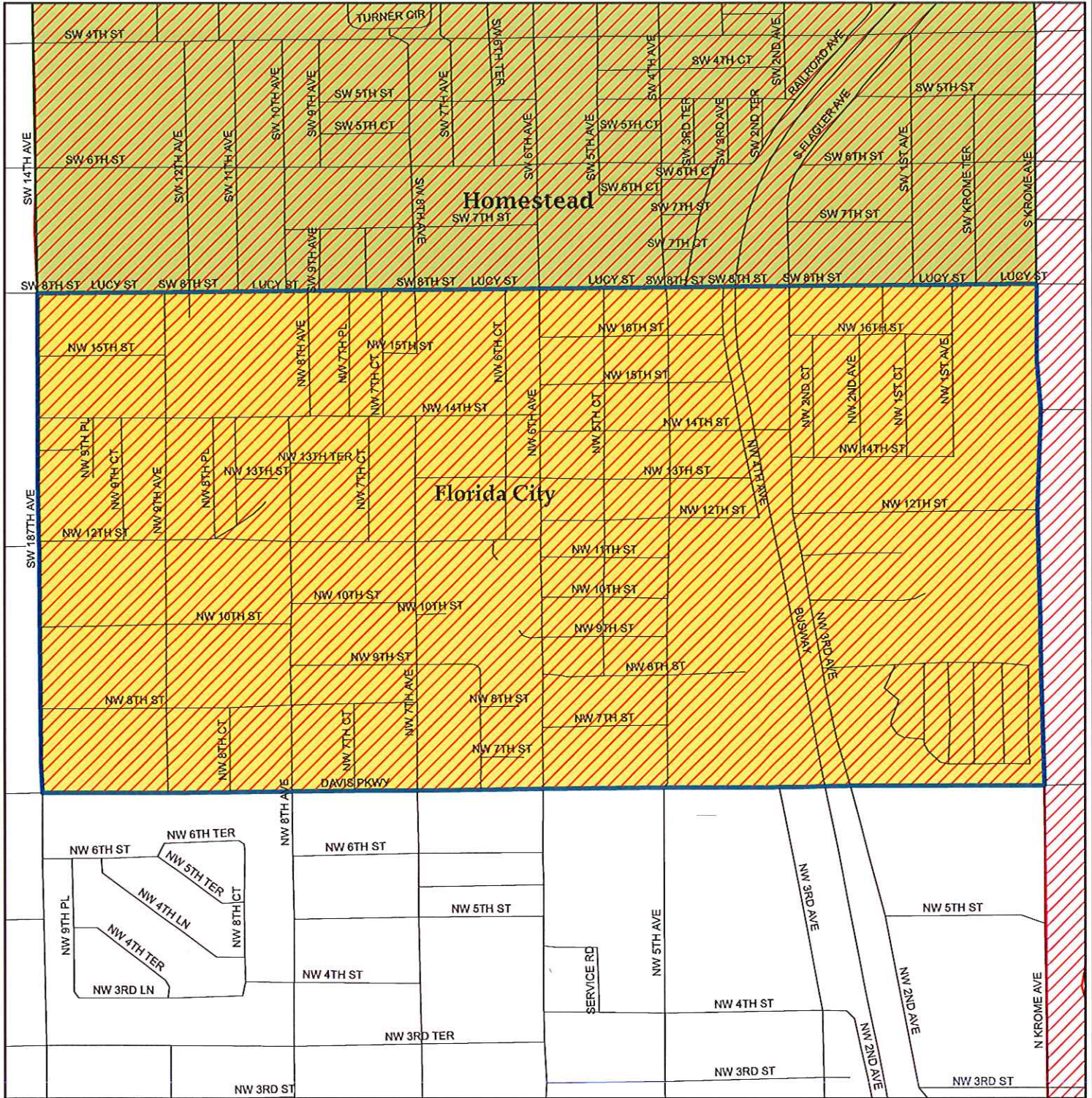


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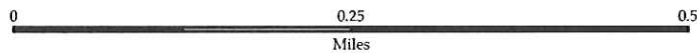


# FLORIDA CITY TARGETED URBAN AREA & EMPOWERMENT ZONE

MIAMI-DADE COUNTY, FLORIDA



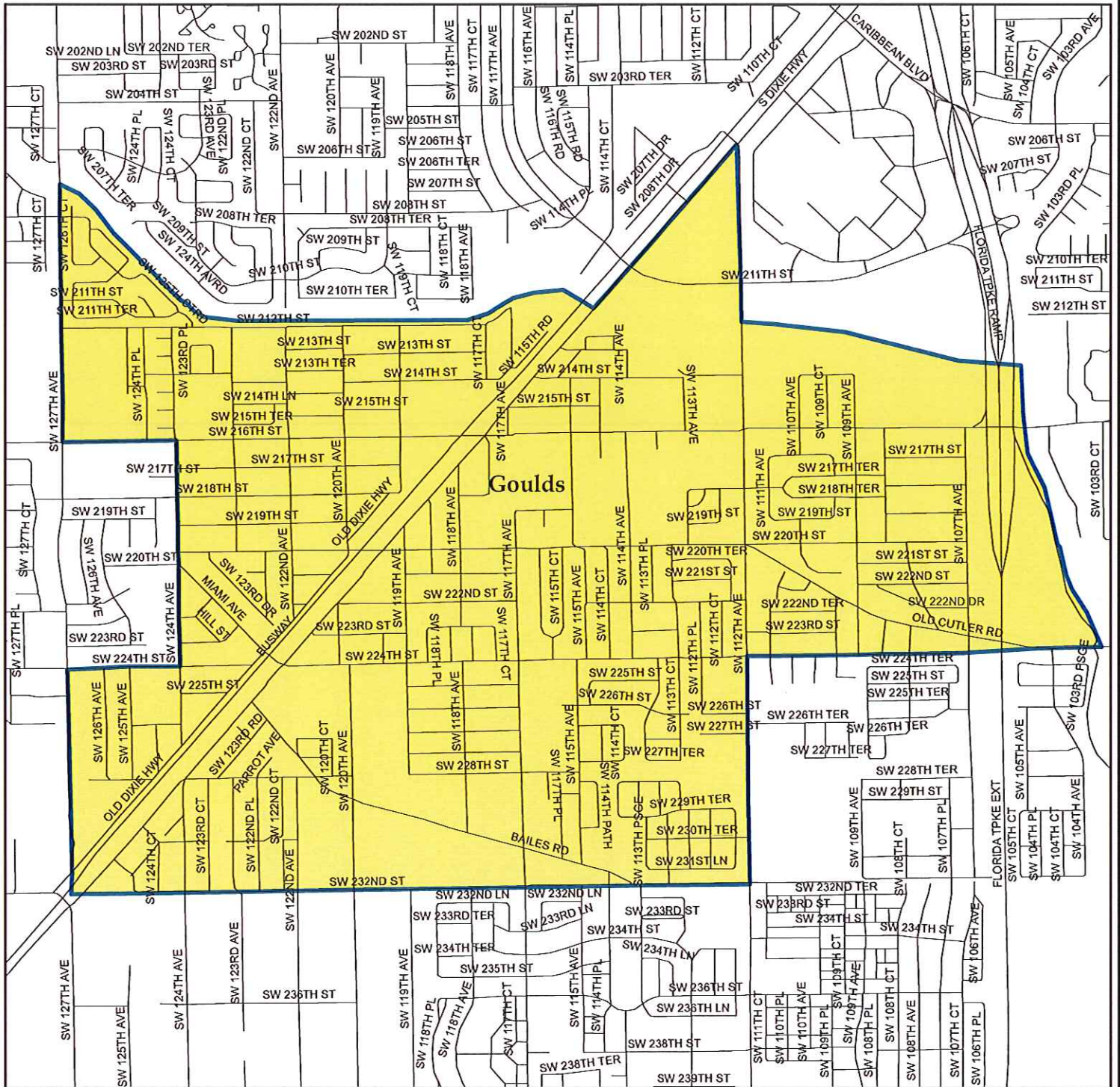
- TARGETED URBAN AREA
- EMPOWERMENT ZONE



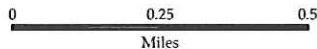
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# GOULDS TARGETED URBAN AREA

MIAMI-DADE COUNTY, FLORIDA



TARGETED URBAN AREA



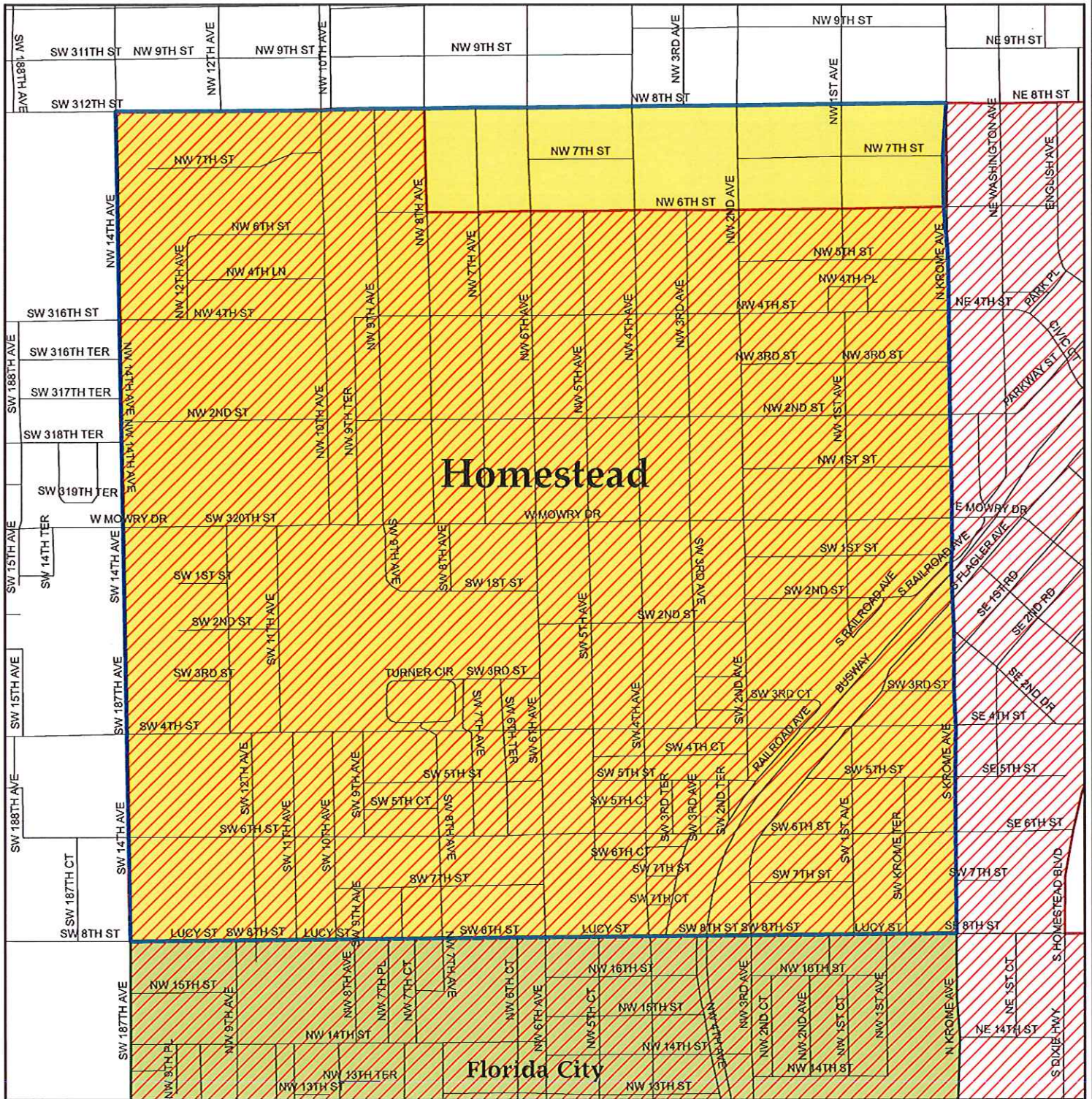
*Delivering Excellence Every Day*



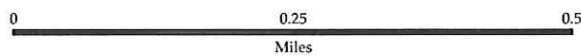
# HOMESTEAD

## TARGETED URBAN AREA & EMPOWERMENT ZONE

MIAMI- DADE COUNTY, FLORIDA



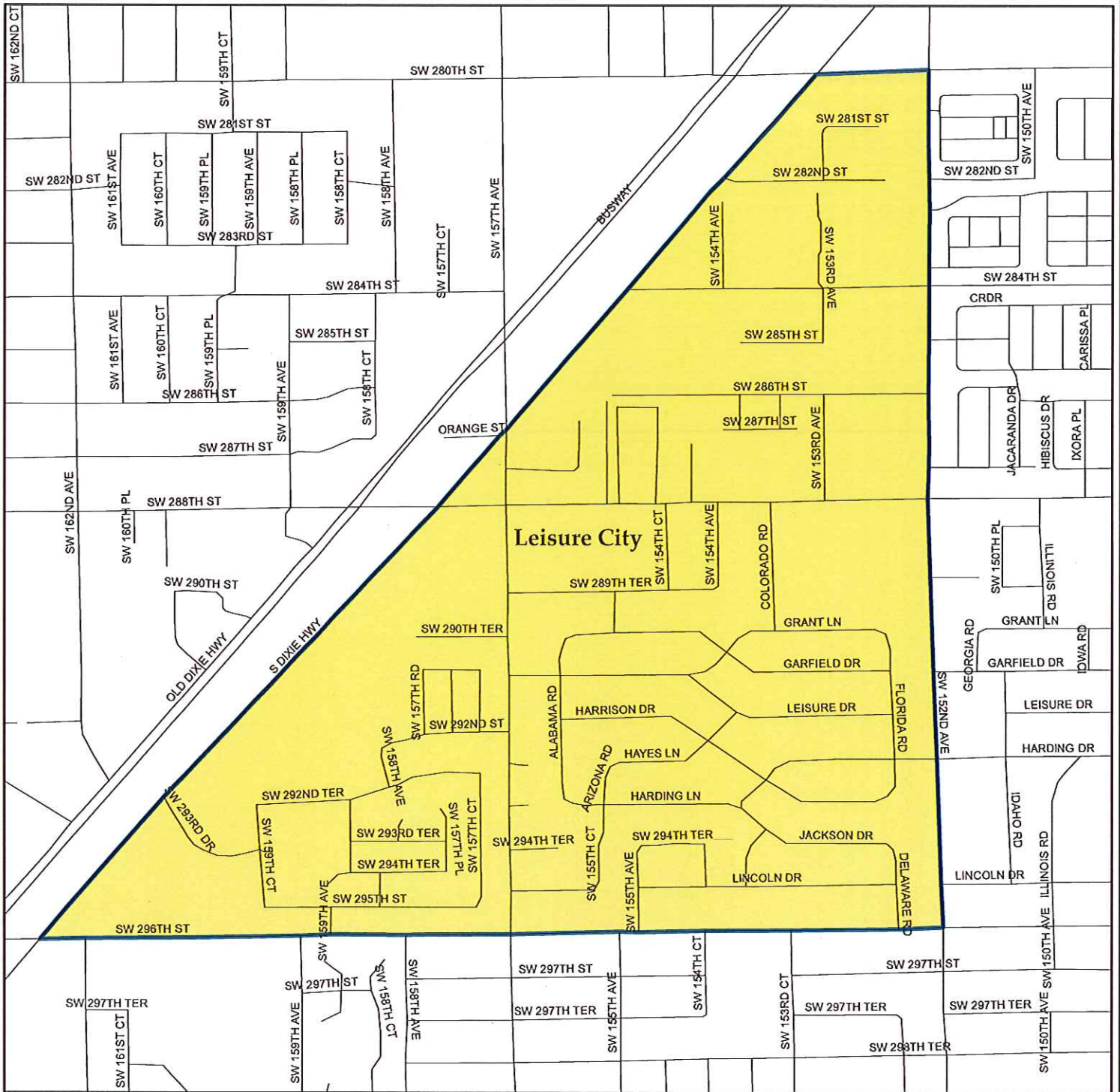
- TARGETED URBAN AREA
- EMPOWERMENT ZONE



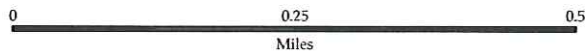
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# LEISURE CITY TARGETED URBAN AREA

MIAMI-DADE COUNTY, FLORIDA



TARGETED URBAN AREA

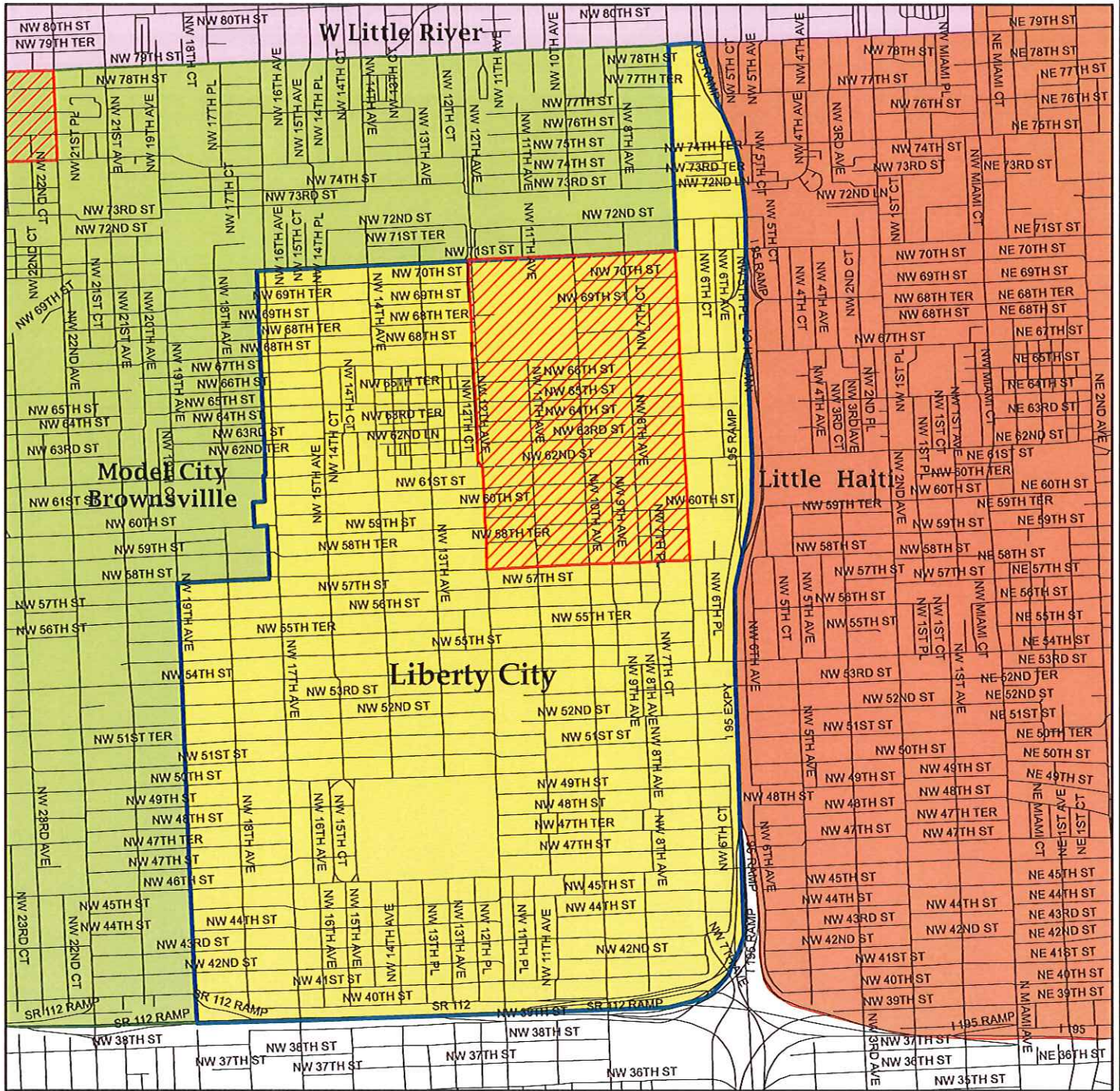


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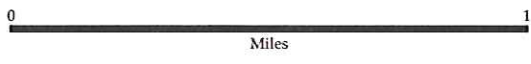
# LIBERTY CITY

## TARGETED URBAN AREA & EMPOWERMENT ZONE

MIAMI-DADE COUNTY, FLORIDA



- TARGETED URBAN AREA
- EMPOWERMENT ZONE

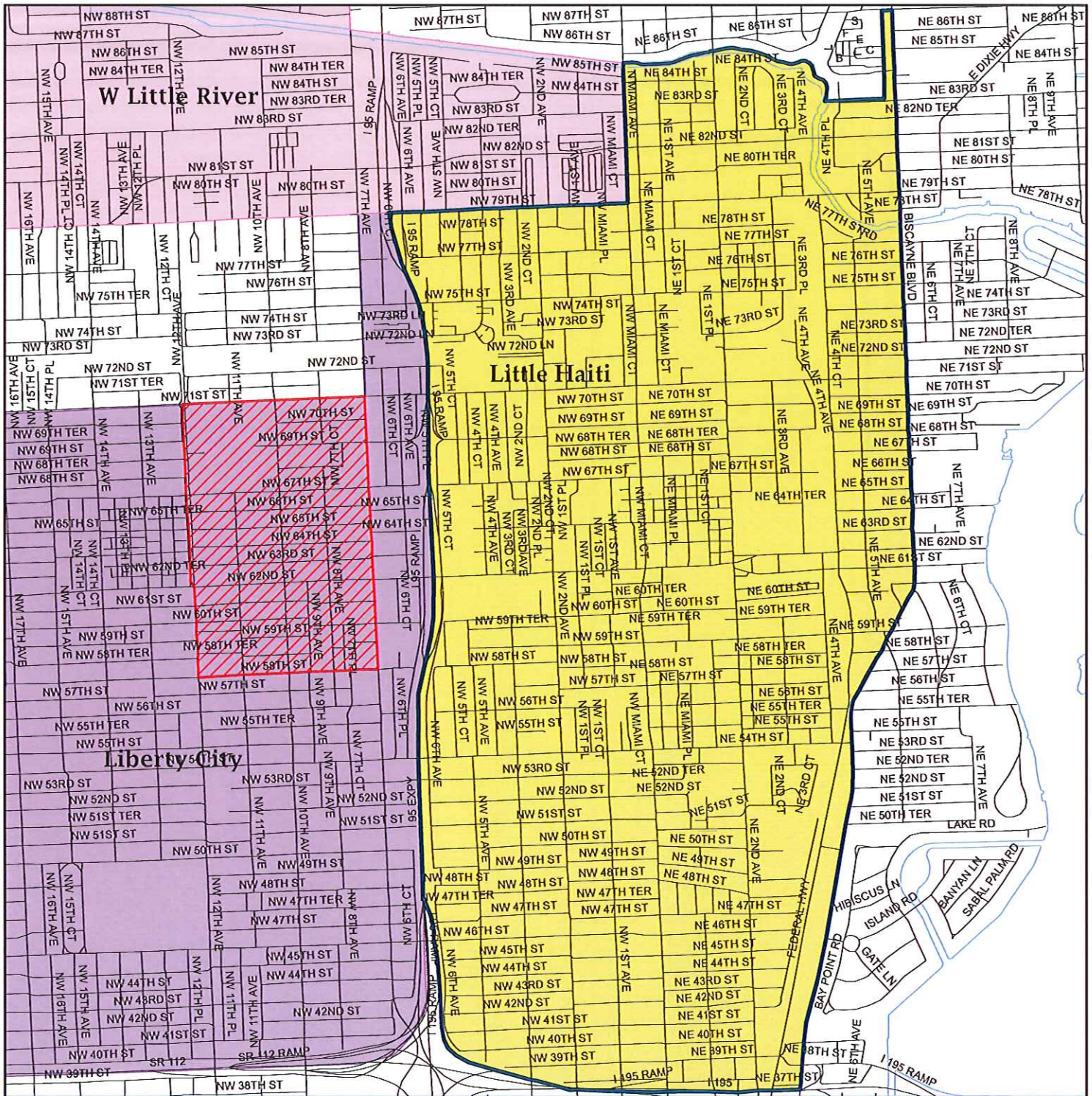


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# LITTLE HAITI

## TARGETED URBAN AREA & EMPOWERMENT ZONE

MIAMI-DADE COUNTY, FLORIDA



TARGETED URBAN AREA

EMPOWERMENT ZONE



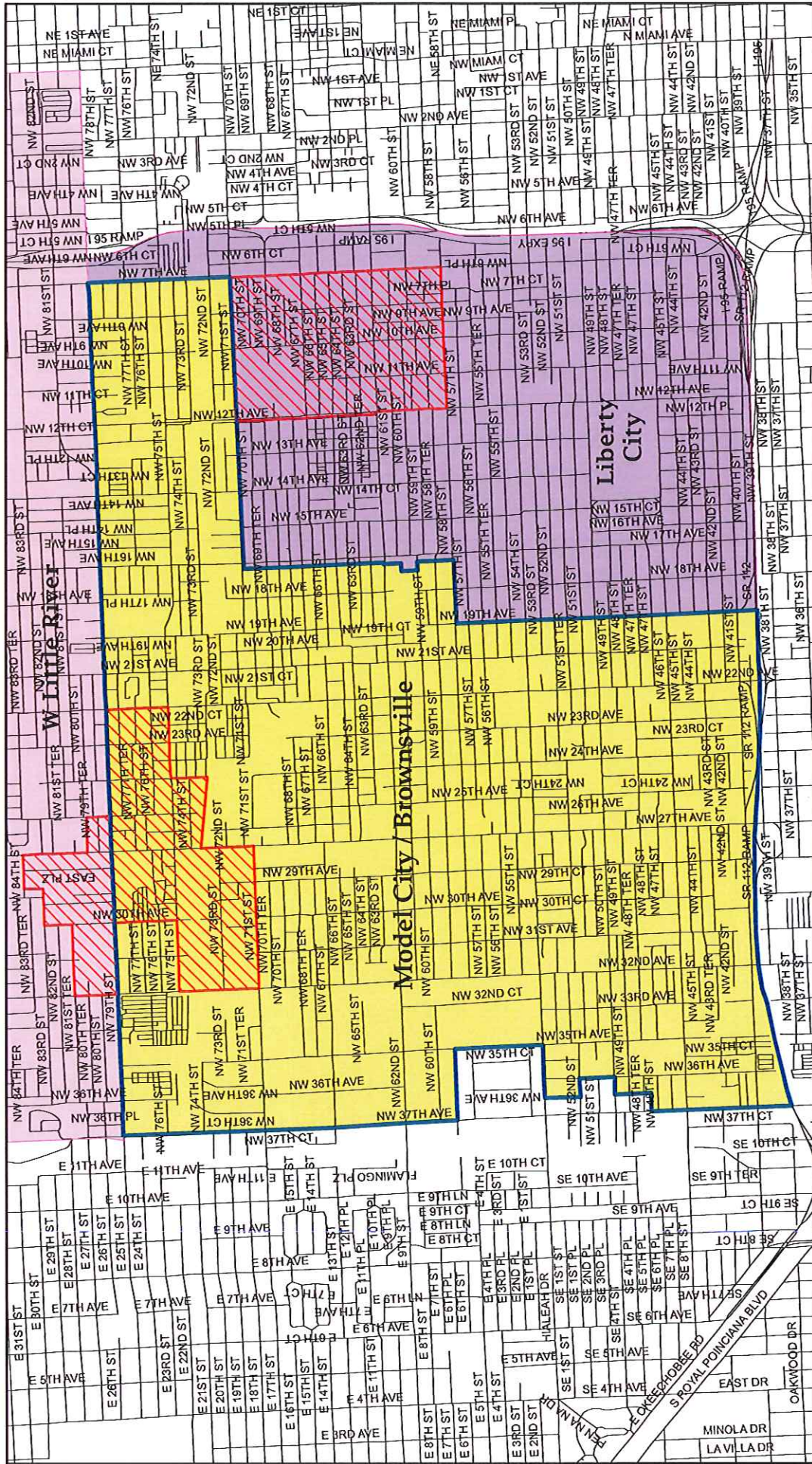
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DEPARTMENT OF PLANNING & ZONING  
PLANNING RESEARCH SECTION

# MODEL CITY / BROWNSVILLE TARGETED URBAN AREA & EMPOWERMENT ZONE

MIAMI-DADE COUNTY, FLORIDA



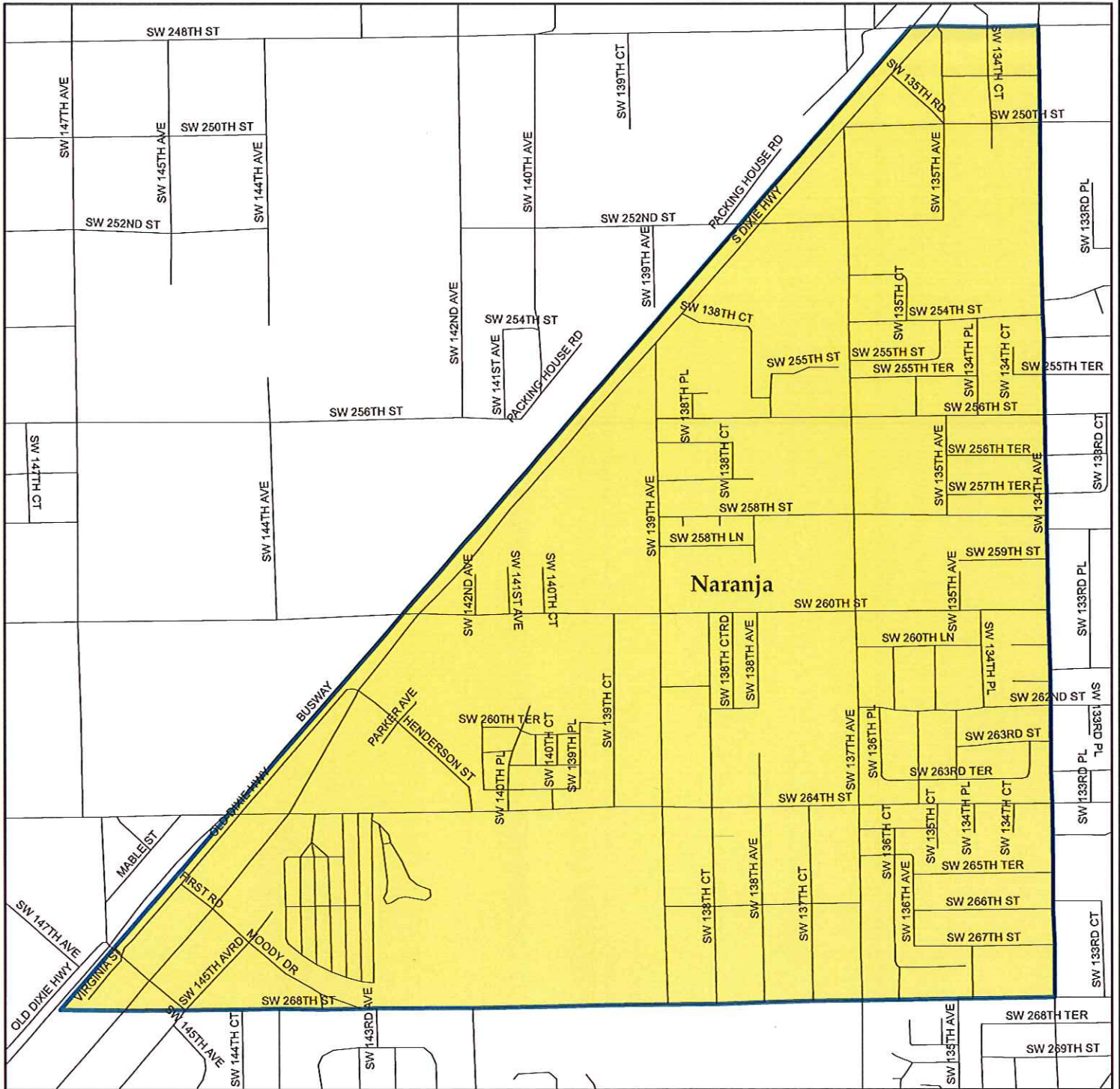
DEPARTMENT OF PLANNING & ZONING  
PLANNING RESEARCH SECTION

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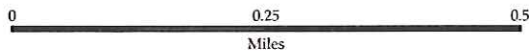
# NARANJA

## TARGETED URBAN AREA

MIAMI- DADE COUNTY, FLORIDA

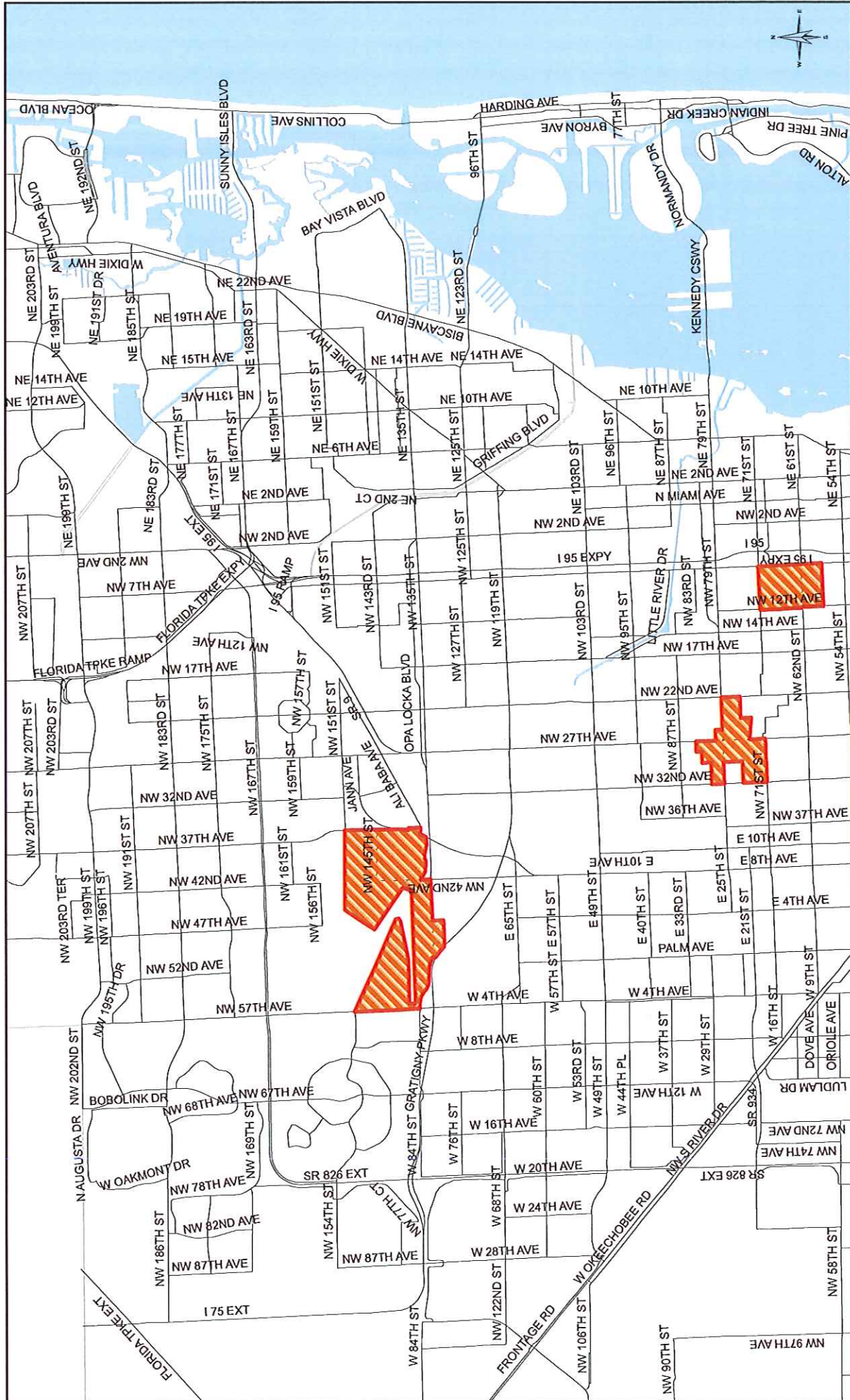


TARGETED URBAN AREA

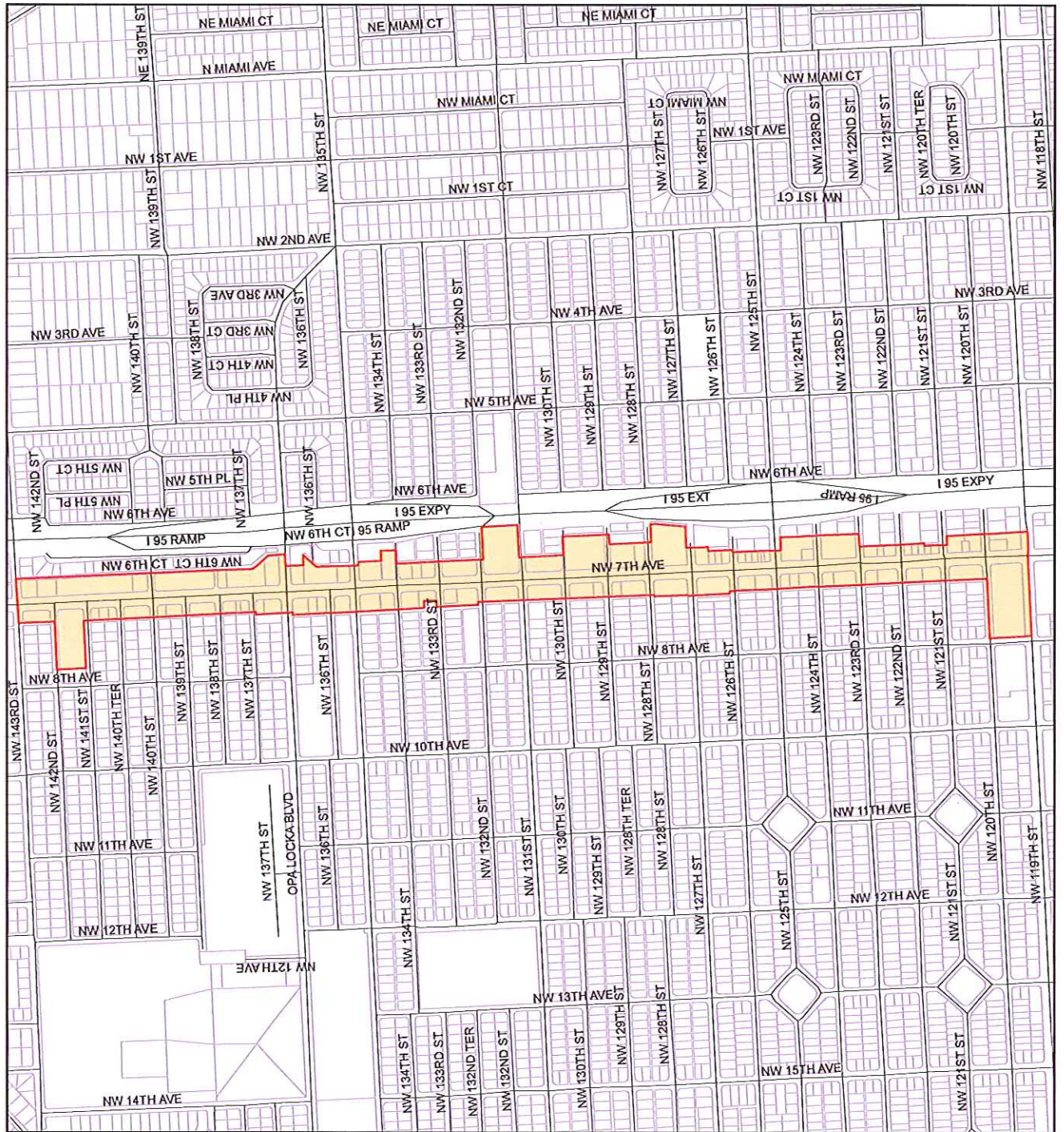


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# NORTH EMPOWERMENT ZONE TARGETED URBAN AREAS



# NORTH MIAMI 7th Avenue District Targeted Urban Area



\* Includes all Parcels Fronting NW 7th Avenue from NW 119 Street to NW 143 Street  
 Major Streets and Highways

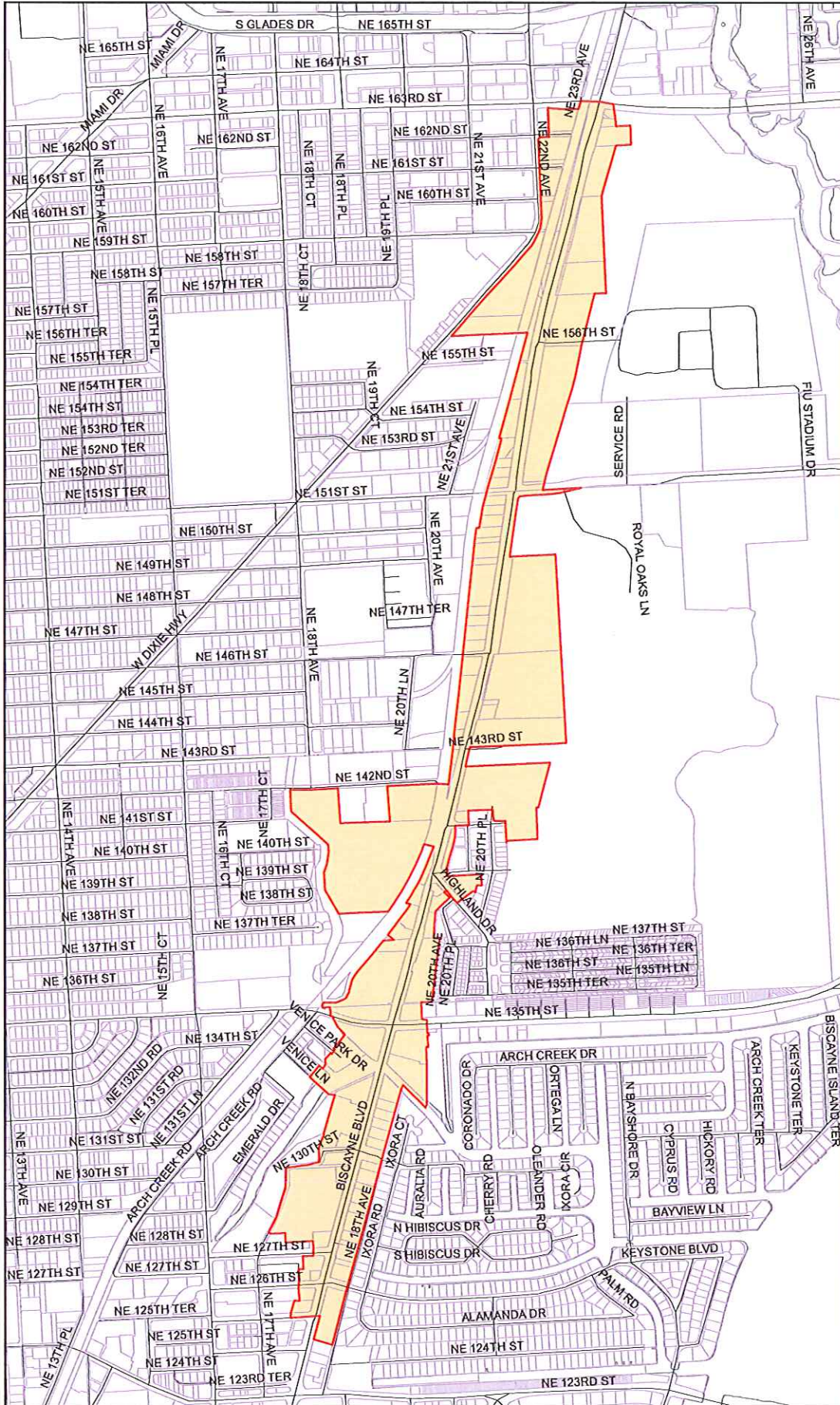


MIAMI-DADE COUNTY, FLORIDA  
 DEPARTMENT OF PLANNING & ZONING  
 RESEARCH SECTION

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# NORTH MIAMI BISCAZYNE BOULEVARD DISTRICT TARGETED URBAN AREA



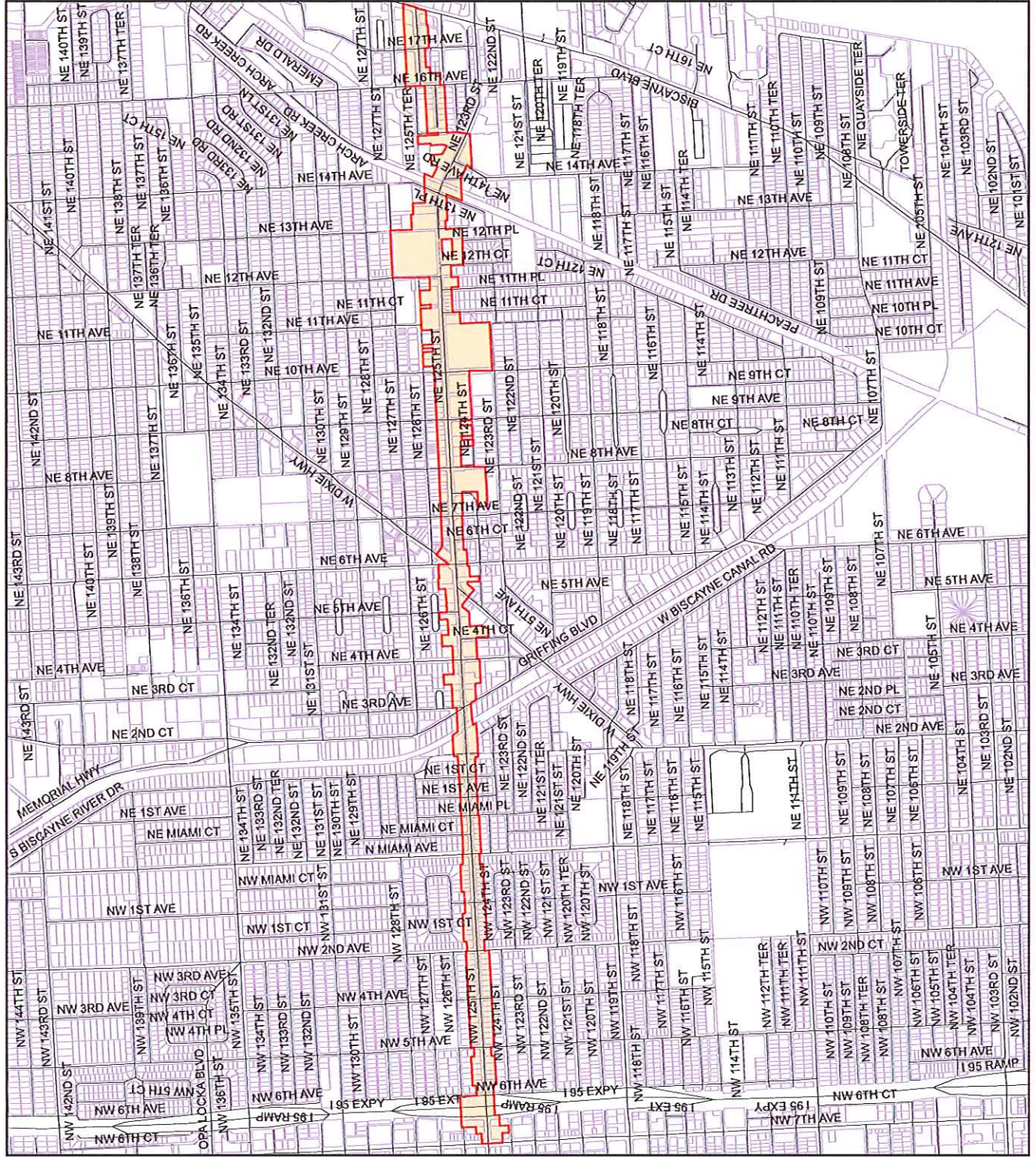
\*Includes all Parcels Fronting  
 Biscayne Boulevard from NE 125 Street  
 to NE 163 Street  
 Major Streets and Highways



MIAMI-DADE COUNTY, FLORIDA  
 DEPARTMENT OF PLANNING & ZONING  
 RESEARCH SECTION

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# NORTH MIAMI DOWNTOWN DISTRICT TARGETED URBAN AREA



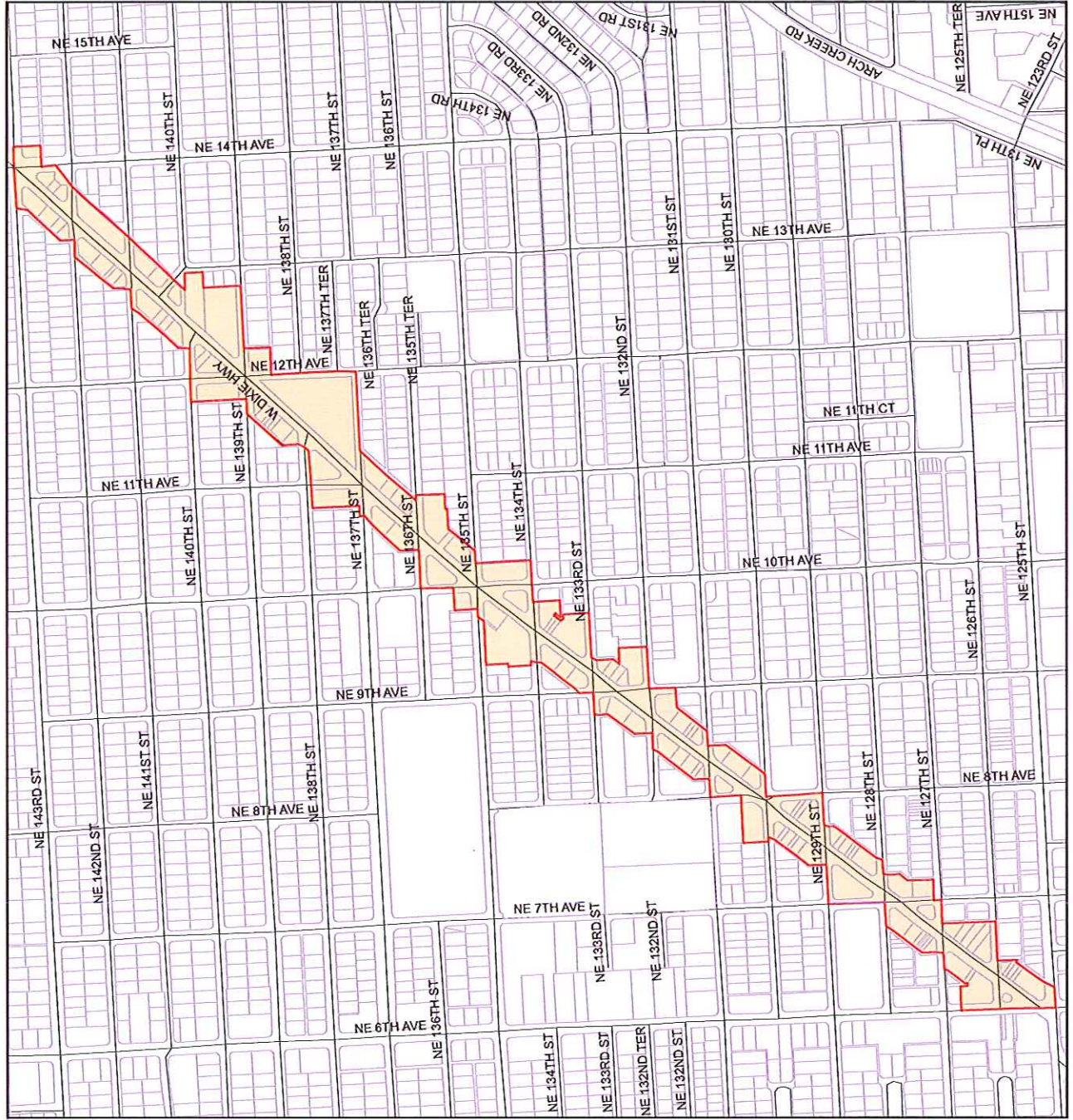
\* Includes all Parcels Fronting NE 125 Street from NW 7 Avenue to Biscayne Boulevard  
Major Streets and Highways



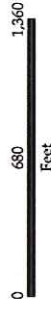
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DEPARTMENT OF PLANNING & ZONING  
RESEARCH SECTION

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# NORTH MIAMI WEST DIXIE HIGHWAY DISTRICT TARGETED URBAN AREA



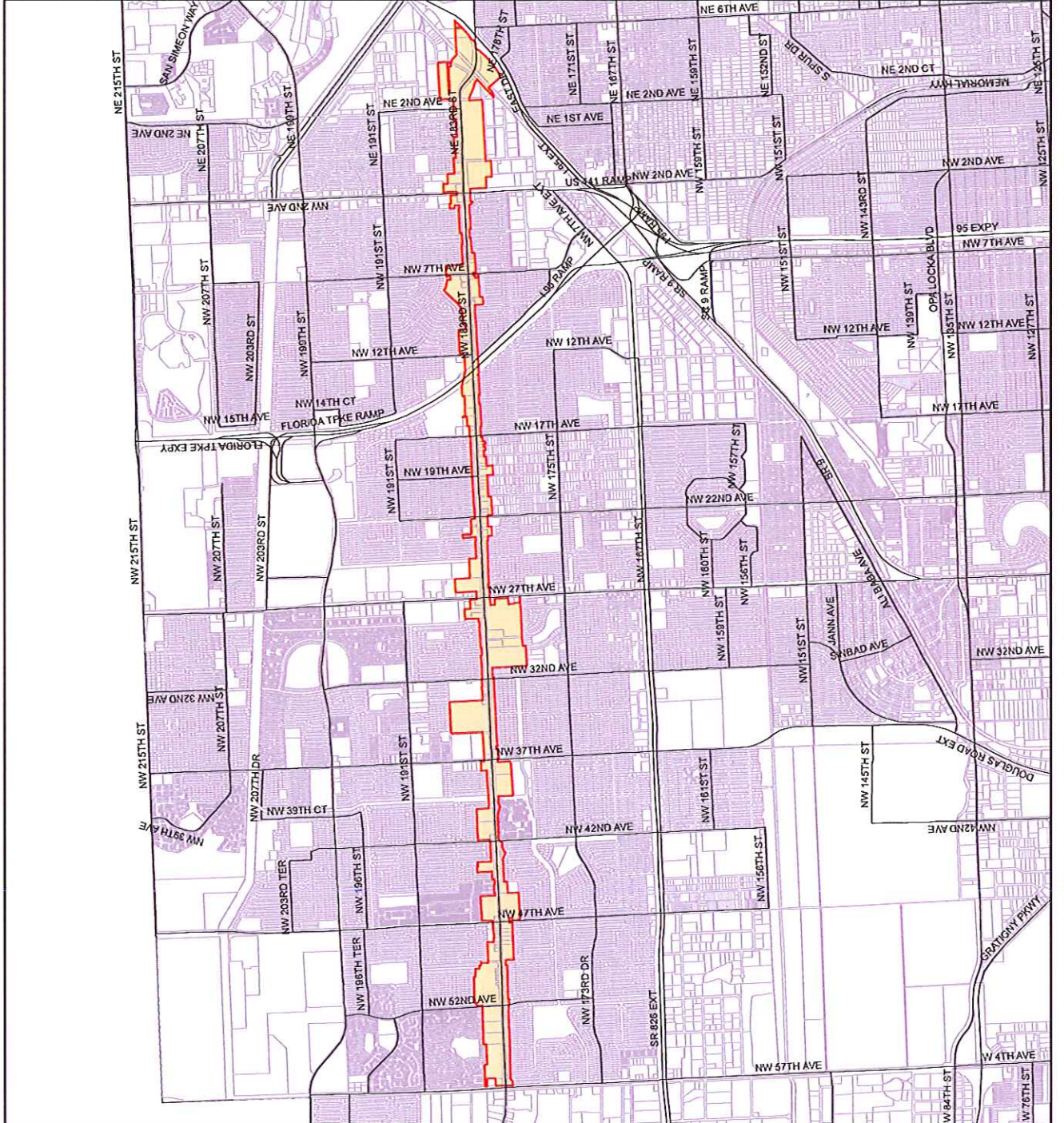
\*Includes all Parcels Fronting West Dixie HWY from NE 6 Avenue 125 Street to NE 14 Avenue 143 street  
Major Streets and Highways



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DEPARTMENT OF PLANNING & ZONING  
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# NORTHWEST 183rd STREET CORRIDOR TARGETED URBAN AREA



\* Includes all Parcels Fronting NW 183 Street.  
from NW 57 Avenue to NE 6th Avenue  
Major Streets and Highways

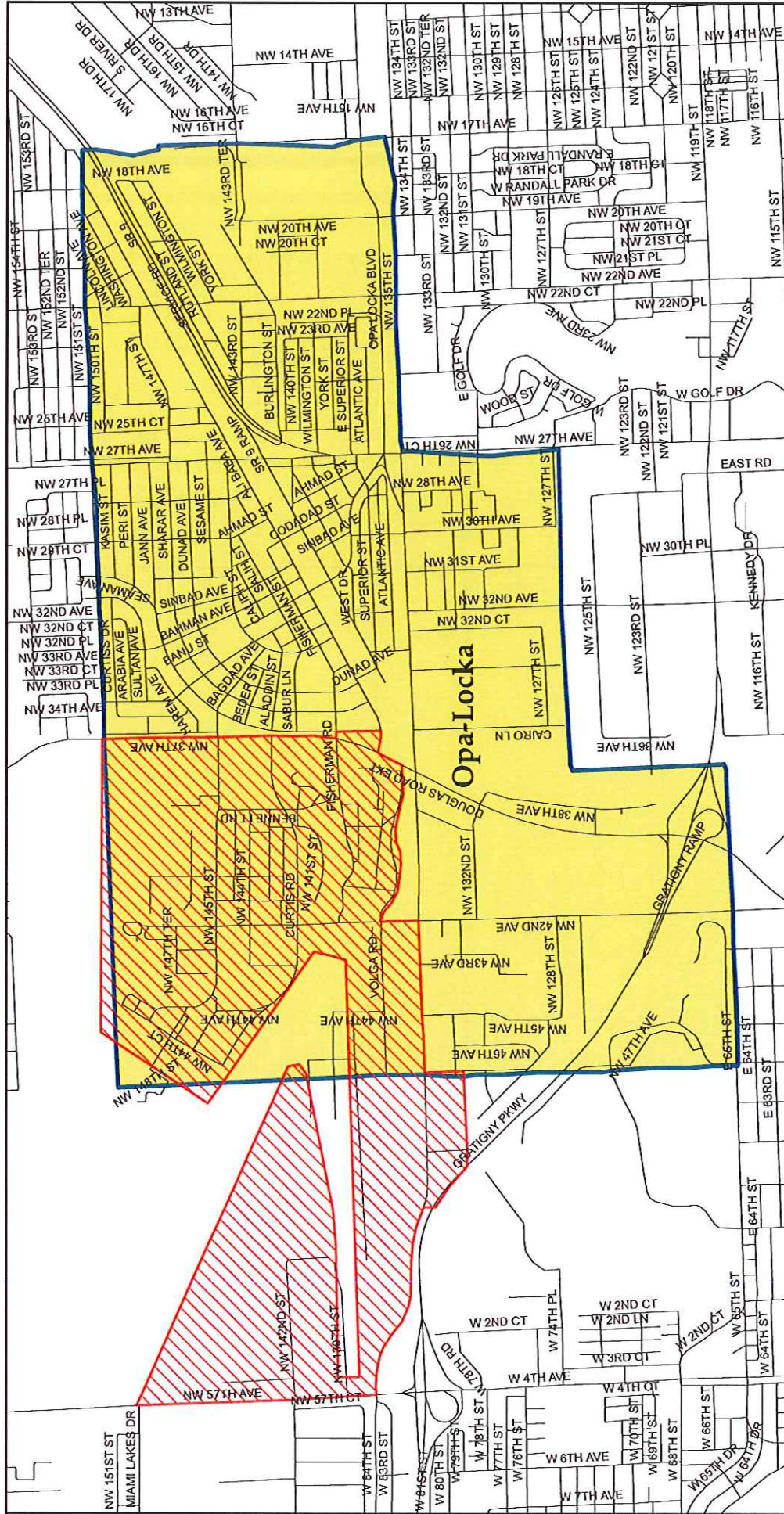


MIAMI-DADE COUNTY, FLORIDA  
DEPARTMENT OF PLANNING & ZONING  
RESEARCH SECTION

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# OPA-LOCKA TARGETED URBAN AREA & EMPOWERMENT ZONE

MIAMI-DADE COUNTY, FLORIDA



- TARGETED URBAN AREA
- EMPOWERMENT ZONE

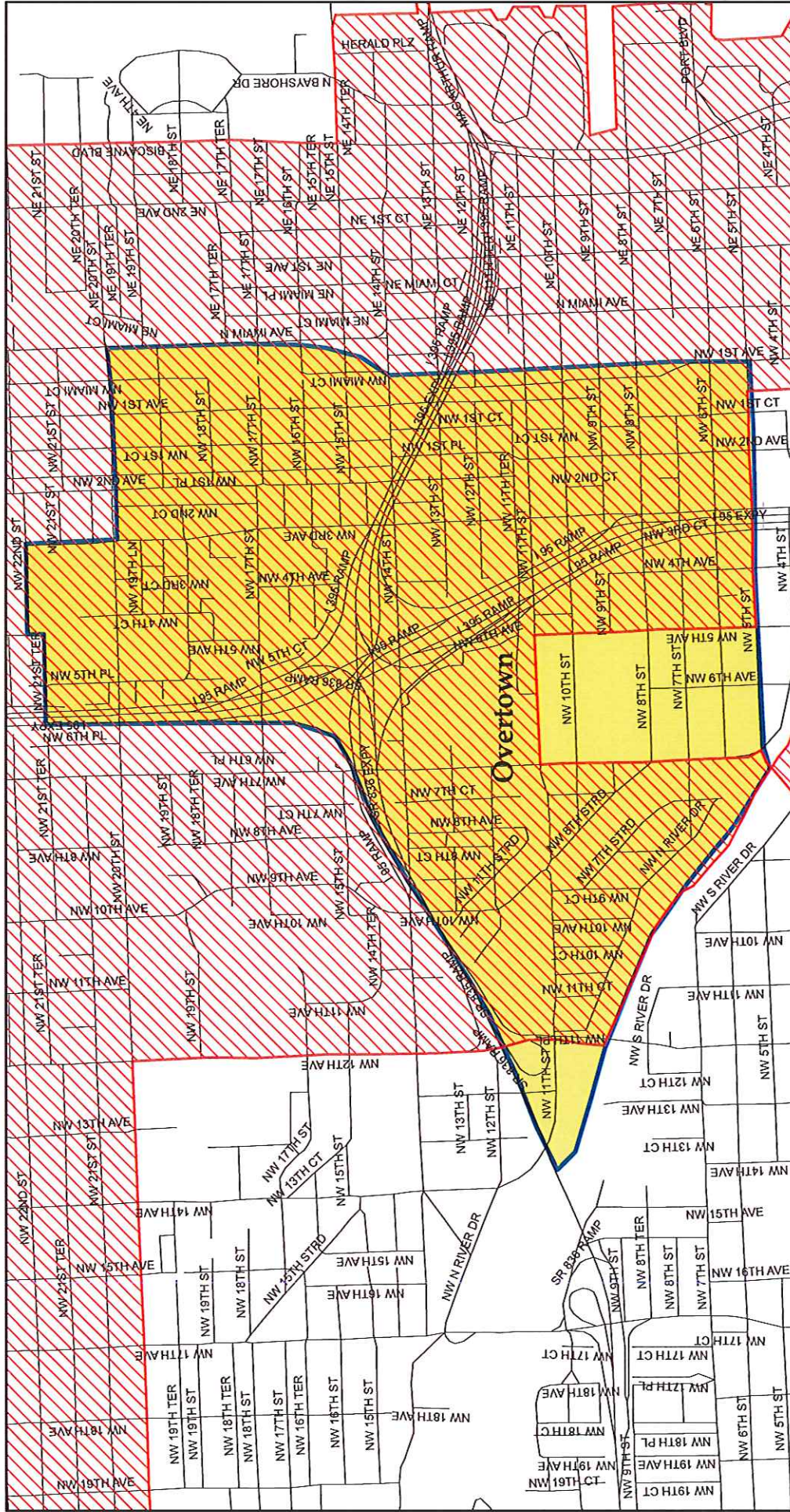


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PLANNING RESEARCH SECTION

# OVERTOWN TARGETED URBAN AREA & EMPOWERMENT ZONE

MIAMI-DADE COUNTY, FLORIDA

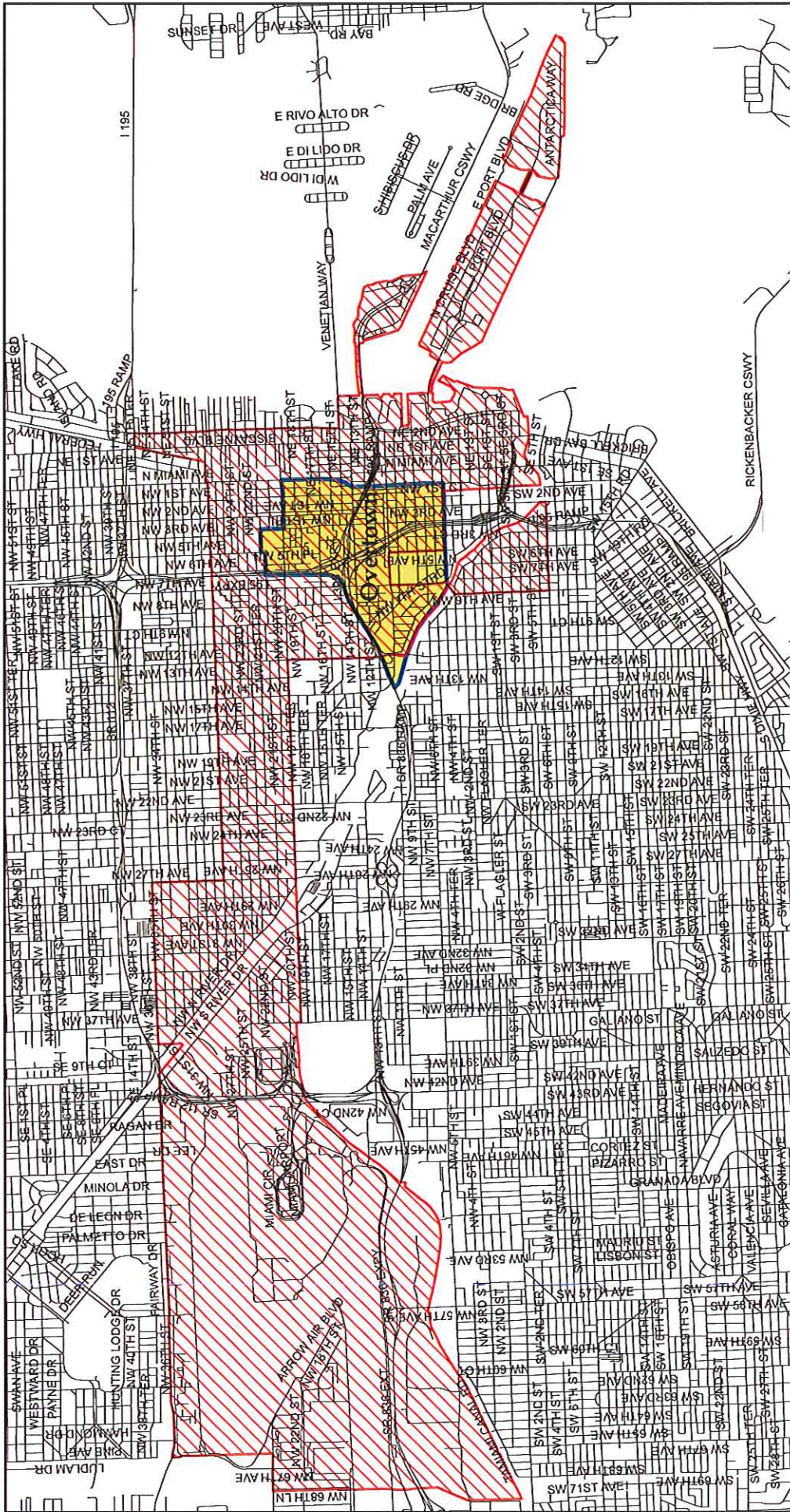


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# OVERTOWN TARGETED URBAN AREA & EMPOWERMENT ZONE

MIAMI-DADE COUNTY, FLORIDA

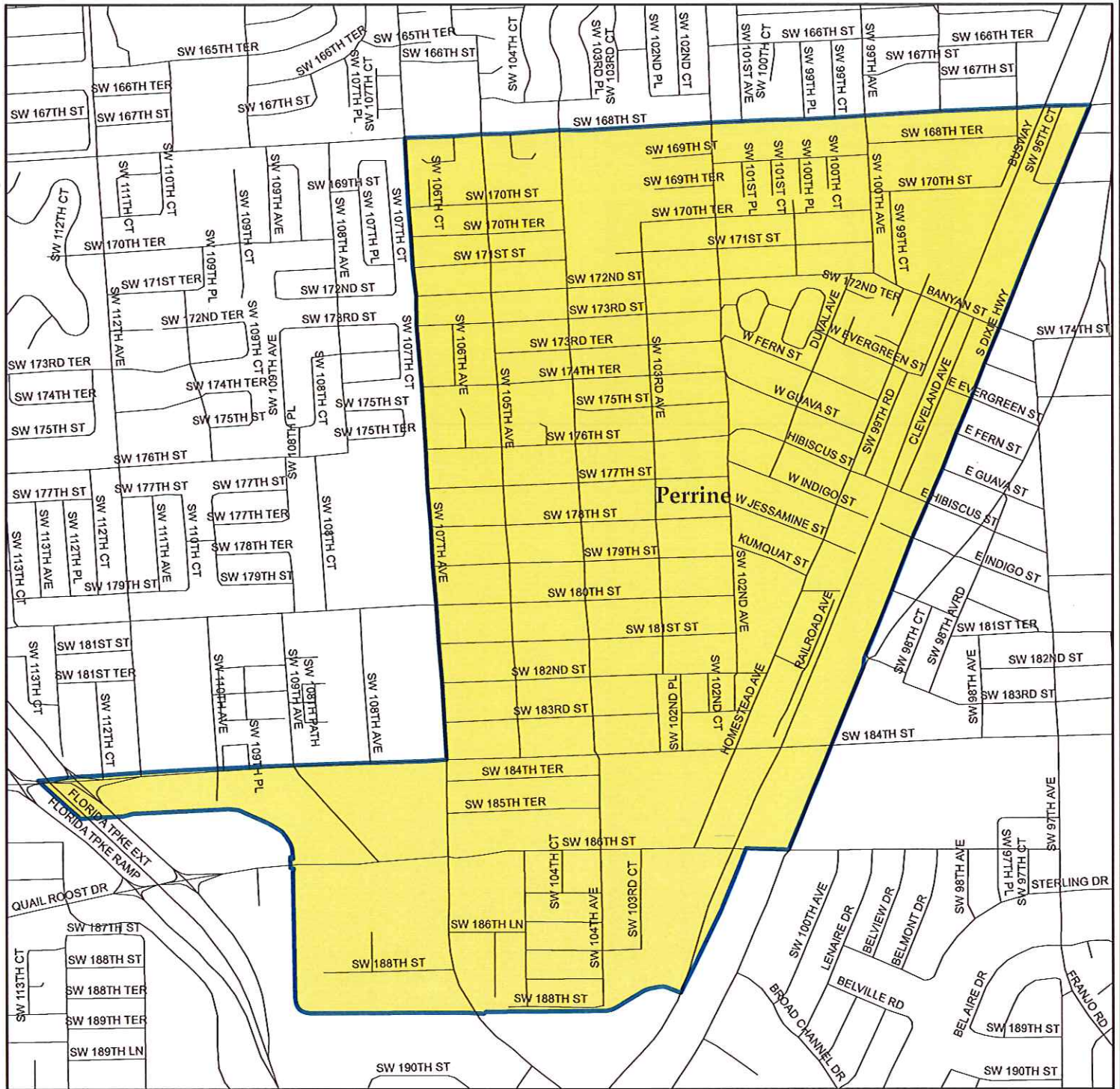


- TARGETED URBAN AREA
- EMPOWERMENT ZONE

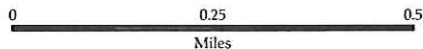
# PERRINE

## TARGETED URBAN AREA

### MIAMI-DADE COUNTY, FLORIDA



TARGETED URBAN AREA



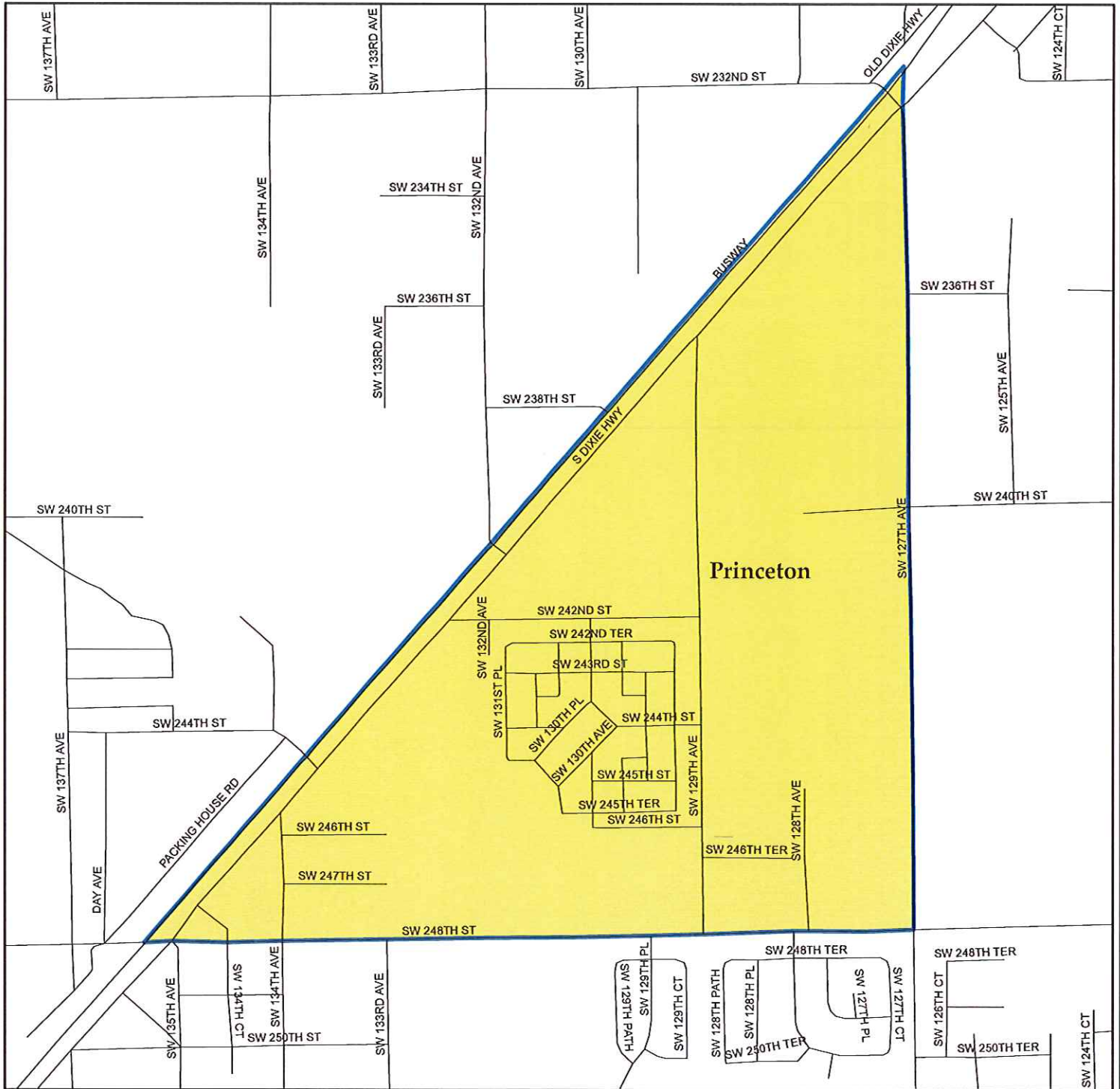
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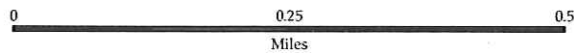
# PRINCETON

## TARGETED URBAN AREA

MIAMI-DADE COUNTY, FLORIDA



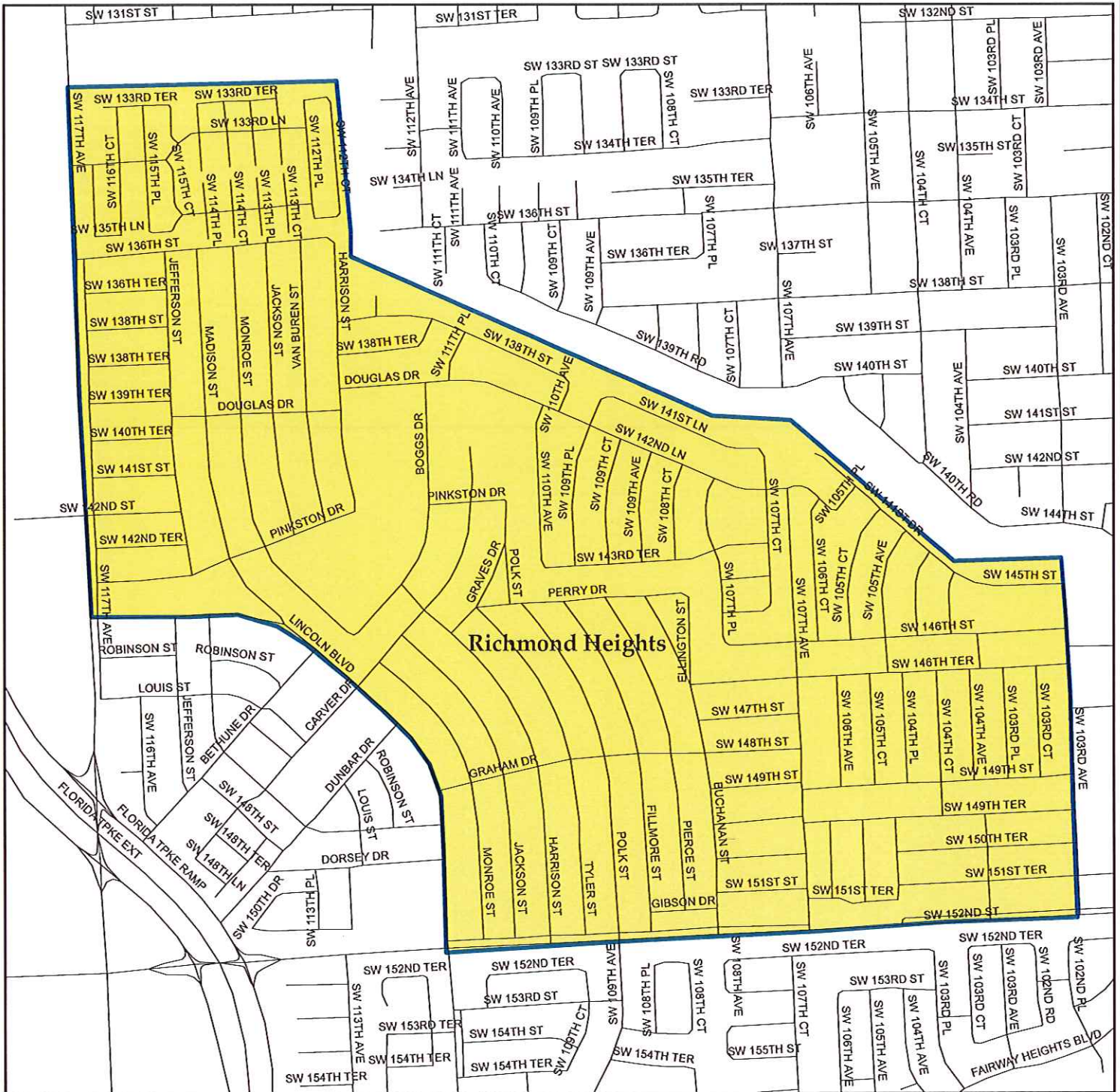
TARGETED URBAN AREA



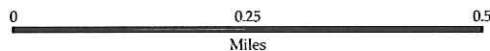
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# RICHMOND HEIGHTS TARGETED URBAN AREA

MIAMI- DADE COUNTY, FLORIDA



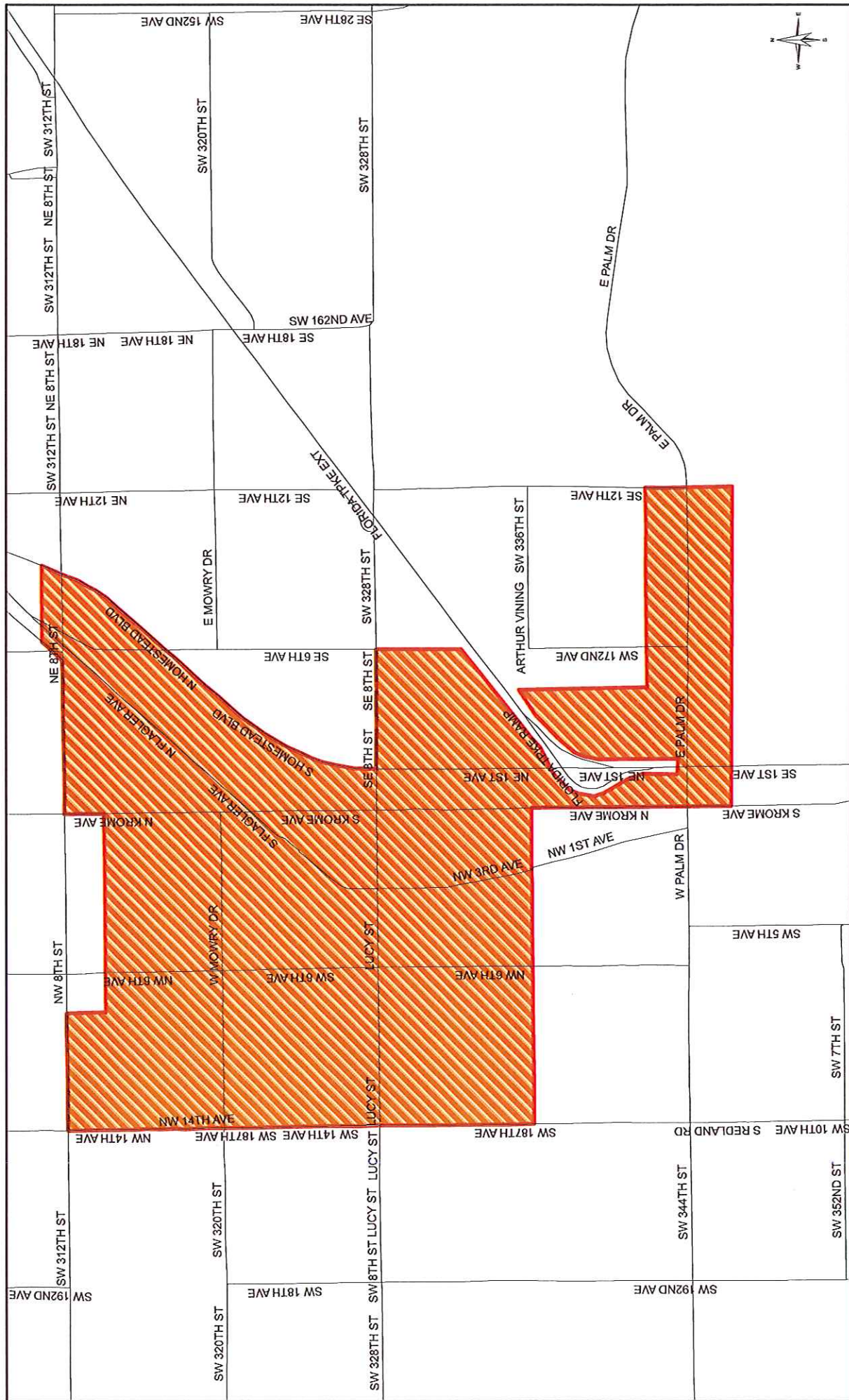
TARGETED URBAN AREA



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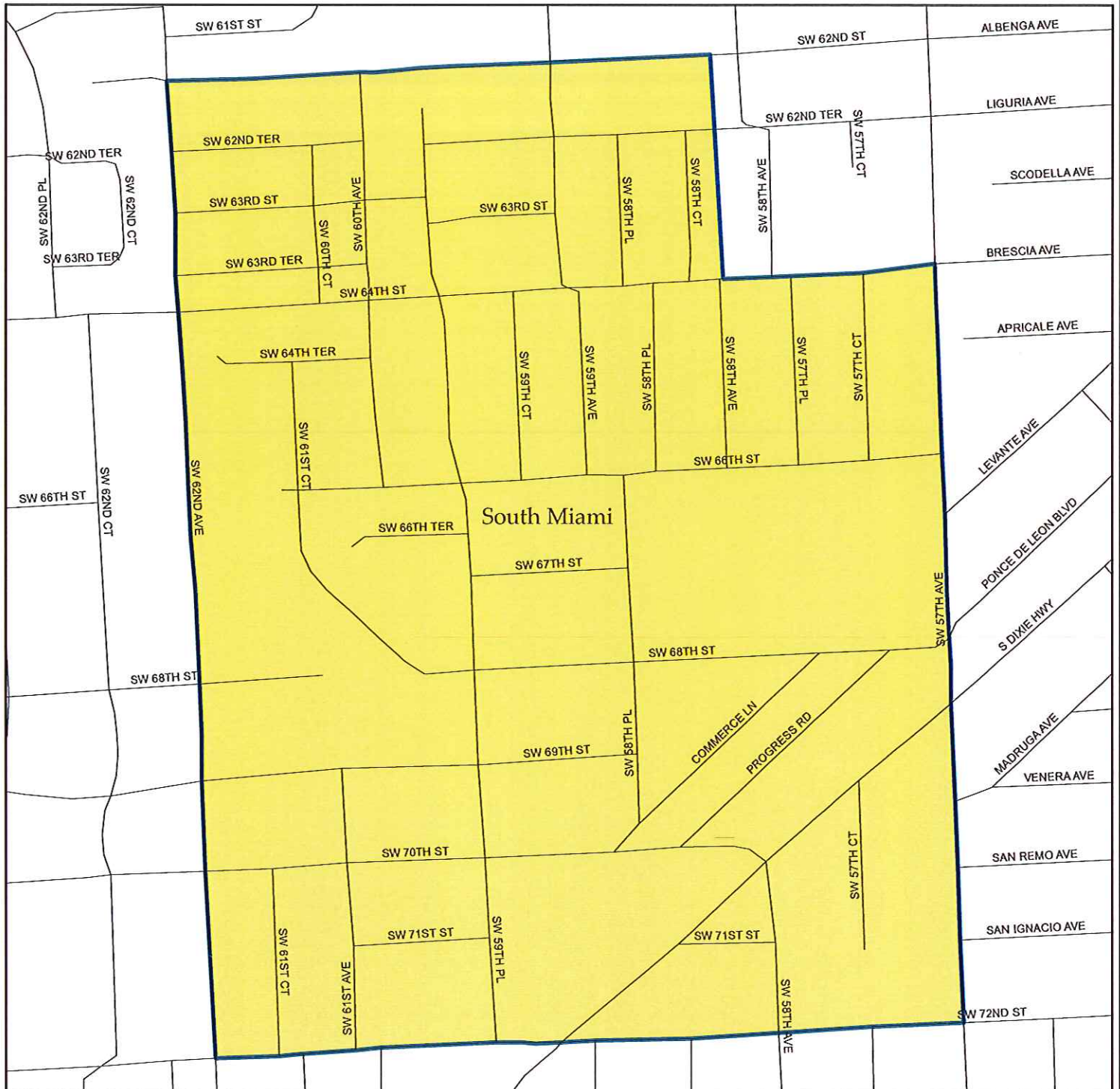


# SOUTH EMPOWERMENT ZONE TARGETED URBAN AREAS



# SOUTH MIAMI TARGETED URBAN AREA

MIAMI- DADE COUNTY, FLORIDA



TARGETED URBAN AREA



*Delivering Excellence Every Day*





**Attachment# 4**

**Contractual Job  
Agreement**



PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

Attachment C-1

AGREEMENT FOR FINANCIAL ASSISTANCE/TECHNICAL ASSISTANCE SERVICES FOR THE CREATION OF JOBS

In order to receive the various forms of Financial/Technical Assistance available through \_\_\_\_\_, businesses must enter into an Agreement to make "available" and to "document" the job creation for the benefit of low and moderate-income residents resulting from the technical assistance and/or financial assistance provided to your business.

Through this Agreement, you are committing your business operating under the name of \_\_\_\_\_ to:

- 1) Make available 51% of the resulting jobs to low- and moderate-income individuals.
2) Provide a list of the job titles of the permanent jobs expected to be created, which will be available to low/moderate-income individuals and which jobs require special skills or education and which are part-time, if any;
3) Provide a description of steps to be taken by your business to ensure that low- and moderate-income individuals receive first consideration for the jobs created;
4) Maintain a list of permanent jobs filled, available to low- and moderate-income individuals, and a brief description of the hiring process; and
5) Complete an annual report of all jobs created with names, income status, position titles, healthcare benefits, if any, and whether persons hired were unemployed at the time of hiring.

The applicant signing below understands the information in this Agreement, understands that \_\_\_\_\_ will not provide all the assistance requested by your business until action is executed.

(Agreed By) Signature of Applicant

Date

Duns Number - Required/Mandatory
(To obtain a DUNS #, PLEASE CALL 1-866-705-5711)

Intake Office (Name of Agency)

Date

Warning: Title 18, US Code Section 1001, states that a person who knowingly and willingly makes false or fraudulent statements to any Department or Agency of the United States is guilty of a felony. State law may also provide penalties for false or fraudulent statements.



This material is available in an accessible format upon request.

AMCD/\_\_\_/62112

# **Attachment# 5**

## **Consolidated Plan**



# MEMORANDUM

Amended  
Agenda Item No. 14(A)(10)

**TO:** Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners

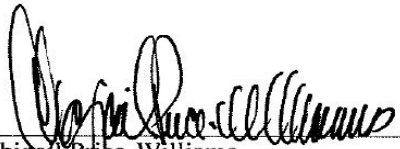
**DATE:** October 22, 2020

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Resolution approving, after a public hearing, the Fiscal Years (FY) 2020-2024 Consolidated Plan and FY 2020 Action Plan with funding recommendations for Community Development Block Grant (CDBG), CDBG program income, HOME Investment Partnerships (HOME) Program, Home Program Income and Emergency Solutions Grant (ESG) Program Funds for submittal to the United States Department of Housing and Urban Development (U.S. Hud); approving the bifurcation of the Public Housing and Community Development Citizen Participation Plan within the Consolidated Plan and the Community Action and Human Services Department's Citizen Participation Plan; approving a Substantial Amendment to the FY 2013-2017 Consolidated Plan, as extended through 2019, and the FY 2017 - 2019 Action Plans for CDBG, ESG and CDBG-CV funds made available by the 2020 Coronavirus Aid, Relief, and Economic Security Act (CARES Act); approving payment of the 2020 financial obligation to U.S. HUD for Section 108 loan debt; rescinding Resolution Number R-596-12 and approving a prospective policy for Consolidated Plan years 2020 to 2024 to require that all allocations be based on Consolidated Plan priority needs and goals throughout the County; approving a policy to restrict any new CDBG public facility or capital improvement project in the 2020-2024 Action Plans to no more than 20 percent of the Action Plan year's annual CDBG allocation in years when the overall unspent balances on open public facility and capital improvement projects are more than 40 percent of the overall unspent CDBG balance; approving a third contract extension for the Sundari Foundation, Inc., d/b/a Lotus House Women's Shelter 2017 Emergency Solutions Grant tenant based rental assistance activity; and authorizing the County Mayor to execute all standard shell contracts, amendments, standard shell loan documents, conditional loan commitment letter and other agreements necessary to accomplish the purposes of this resolution, to subordinate and/or modify agreements approved herein in accordance with conditions set forth herein; and to exercise the termination and other provisions contained therein

Resolution No. R-1118-20

The accompanying resolution was prepared by the Public Housing and Community Development Department and placed on the agenda at the request of Prime Sponsor Housing, Social Services and Economic Development Committee.

  
Abigail Price-Williams  
County Attorney

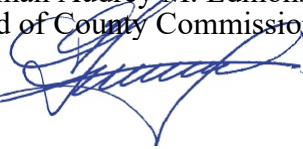
APW/uw

# Memorandum



**Date:** October 22, 2020

**To:** Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez  
Mayor 

**Subject:** Resolution Approving the FY 2020-2024 Consolidated Plan and FY 2020 Action Plan with Funding Recommendations for Community Development Block Grant (CDBG) and CDBG Program Income, Home Investment Partnerships (HOME) Program and HOME Program Income, and Emergency Solutions Grant (ESG) Program Funds; and Approving a Substantial Amendment to the FY 2013-2017 Consolidated Plan, as extended through 2019, and the 2017-2019 Action Plans for CDBG, ESG, and CDBG-CV Coronavirus Aid, Relief and Economic Security (CARES) Act funds

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## **RECOMMENDATIONS**

It is recommended that the Board of County Commissioners (Board):

1. Approve the Miami-Dade County FY 2020-2024 Consolidated Plan (Consolidated Plan or Plan), which includes the Citizen Participation Plan, attached as Exhibit 1, and authorize the County Mayor or County Mayor's designee to submit the approved FY 2020-2024 Consolidated Plan to the United States Department of Housing and Urban Development (U.S. HUD).
2. Approve the bifurcation of the Public Housing and Community Development (PHCD) Citizen Participation Plan (CPP) within the Consolidated Plan and the Community Action and Human Services Department's Citizen Participation Plan for Community Services Block Grant (CSBG) funding. The Community Action and Human Services Department will bring subsequent legislation to the Board to request approval of their citizen participation plan.
3. Approve the FY 2020 Action Plan for annual submission to U.S. HUD, including the FY 2020 funding recommendations, as identified in Exhibit 2, consisting of \$11,261,380.00 of Community Development Block Grant (CDBG) Program funds plus CDBG Program Income of \$5,492,434.00, \$4,962,281.00 of HOME Investment Partnerships (HOME) Program funds plus HOME Program Income of \$1,644,775.56, and \$1,127,686.00 of Emergency Solutions Grant (ESG) Program funds. The FY 2020 Action Plan includes Commission District Fund (CDF) funding recommendations for public service and housing rehabilitation activities.
4. Approve a Substantial Amendment to the FY 2013-2017 Consolidated Plan, as extended through 2019, and the 2017-2019 Action Plans for the recapture and reallocation of \$152,743.98 of CDBG, \$686,754.00 of ESG funds and \$2,186,466.40 of CDBG-CV, Coronavirus Aid, Relief and Economic Security (CARES) Act funds with the recommendations as identified in Exhibits 3-6.

5. Approve the payment of the 2020 financial obligation to U.S. HUD of \$2,129,053.07 for Section 108 loan debt.
6. Rescind Resolution No. R-596-12, requiring that CDBG funds be directed to Neighborhood Revitalization Strategy Areas, which are eliminated in the proposed Consolidated Plan, and approve a prospective policy for Consolidated Plan years 2020 to 2024 to require all allocations be based on meeting Consolidated Plan priority needs and goals throughout the County; and require all the funding recommendations in Action Plan years 2020 to 2024 be based on funding projects that are timely and meet U.S. HUD spending ratio requirements and national objectives.
7. Approve a policy to restrict any new CDBG public facility and/or capital improvement project in the 2020-2024 Action Plans to no more than 20 percent of the Action Plan year's annual CDBG allocation in years when the overall unspent balances on open public facility and capital improvement projects are more than 40 percent of the overall unspent CDBG balance. An exception to this policy may only be used when deemed in the best interest of the County, such as projects related to the County's housing crisis, and County/municipal partnership projects including but not limited to County sustainability programs.
8. Approve a third contract extension until December 31, 2020 for the Sundari Foundation, Inc., doing business as Lotus House Women's Shelter, 2017 Emergency Solutions Grant activity for the provision of tenant-based rental assistance services.
9. Authorize the County Mayor or County Mayor's designee to execute all conditional loan commitments, standard shell contracts, standard shell loan documents, amendments, and other agreements necessary to accomplish the purposes of this resolution; to subordinate and/or modify the terms of contracts, agreements, amendments, and loan documents for projects and activities approved herein, so long as such modifications are: (1) approved by the County Attorney's Office for legal form and sufficiency, (2) not substantially inconsistent with this resolution, and (3) found by the County Mayor or County Mayor's designee to be in the best interest of the County; to execute other documents necessary to accomplish the purposes set forth in this resolution; and to exercise the termination, waiver, acceleration, and other provisions set forth in agreements executed in performance of this resolution.

### **SCOPE**

Exhibit 2 summarizes the proposed CDBG, HOME, and ESG funding recommendations for FY 2020 and the Commission districts to be served. The projects are countywide in nature which includes all Commission districts.

Exhibits 3 through 6 summarize proposed Substantial Amendments to the FY 2017-2019 Action Plans and the corresponding FY 2013-2017 (as extended through 2019) Consolidated Plan to recapture and reallocate CDBG, ESG and CARES Act funds.

### **FISCAL IMPACT/FUNDING SOURCE**

The FY 2020 allocations are comprised of \$11,261,380.00 of CDBG funds, \$5,492,434.00 in CDBG program income, \$4,962,281.00 of HOME funds, \$1,644,775.56 of HOME program income, and

\$1,127,686.00 of ESG funds, described as follows in Tables 1 through 4. The allocations of these federal funds have no negative fiscal impact on the County’s General Revenue fund.

<b>TABLE 1: FY 2020 Federal Fund Sources</b>	
Community Development Block Grant (CDBG)	\$11,261,380.00
CDBG Program Income	\$5,492,434.00
Home Investment Partnerships (HOME) Program	\$4,962,281.00
Home Investment Partnerships (HOME) Program Income	\$1,644,775.56
Emergency Solutions Grant (ESG)	\$1,127,686.00
<b>Total</b>	<b>\$24,488,556.56</b>

**Section 108 Loan Program**

The Board adopted Ordinance No. 99-94 which authorized the submission of an application to U.S. HUD for the Section 108 Loan Program. The \$40 million Section 108 Loan Program was used for the sole purpose of creating a revolving loan fund for small businesses located in the targeted urban areas (TUAs). Pursuant to U.S. HUD requirements, the County pledged its future CDBG entitlement grant awards as collateral for the repayment of Section 108 debt as noted in the County’s contract with U.S. HUD in Section 5, as required by 24 Code of Federal Regulations (CFR) §570.705.

Currently, the County has an outstanding financial obligation, in the amount of \$11,385,000.00, to U.S. HUD caused by projects that failed to make loan payments needed to meet the County’s Section 108 loan payments. In particular, the current repayment amounts are not sufficient to cover the bi-annual interest and annual principal payments due to U.S. HUD for the Section 108 loan. Therefore, the County must utilize FY 2020 CDBG funds to meet its financial obligation to U.S. HUD. For FY 2020, the financial obligation of \$2,129,053.07, as shown in Exhibit 2, is due to U.S. HUD for the Section 108 Program loan.

**TRACK RECORD/MONITORING**

The CDBG, HOME, and ESG activities will be monitored by Michael Liu, Director, PHCD. Through the review of quarterly progress reports and monitoring site visits, PHCD will administer these projects to ensure compliance with federal guidelines and County policies.

**BACKGROUND**

Miami-Dade County is required to submit a consolidated plan to U.S. HUD in accordance with the Consolidated Submissions for Community Planning and Development programs, found in Title 24 of the Code of Federal Regulations Part 91. PHCD, which is Miami-Dade County’s lead agency for 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. 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 Consolidated Plan will cover the five-year period of January 1, 2020 through December 31, 2024. The last approved consolidated plan was for the period from FY 2013-2017, as extended by U.S. HUD to December 31, 2019.

## **SIGNIFICANT ASPECTS OF THE PROCESS BY WHICH THE PLAN WAS DEVELOPED**

The process of developing the Consolidated Plan included consultation with local government agencies, service providers and public health agencies located in Miami-Dade County that offered services to the target populations. An initial countywide public meeting with housing and community development stakeholders was held in the Commission Chambers on March 27, 2019. Other involvement included community-based input from the stakeholders, and an online virtual meeting held on August 13, 2020. Previous planning efforts such as charrettes completed for the communities were also considered during the ranking of the priorities. PHCD also set-up a Consolidated Plan dedicated e-mail on the County website so that any comments or concerns could be delivered to staff in an electronic manner. Cohesive, stable communities depend on decent housing. The Consolidated Plan addresses maintaining the existing affordable housing stock and increasing the availability of housing in standard condition and at an affordable cost to low- and moderate-income families, particularly members of disadvantaged minorities, without discrimination on the basis of race, color, religion, ancestry, national origin, sex, pregnancy, age, disability, marital status, familial status, gender identity, gender expression, sexual orientation, actual or perceived status as a victim of domestic violence, dating violence or stalking, or source of income. The Plan guides the coordination of the public housing Comprehensive Grant process with the Consolidated Planning and Application process.

### **Housing**

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 persons which is accessible to job opportunities is critical as well. Through its previous planning efforts, the County has assisted homeless persons in obtaining appropriate housing and aided persons-at-risk of 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.

### **Community Development**

The County has established priority non-housing community development needs based on data collected and citizen input. Those priorities are listed below:

#### **Economic Development Priorities**

- Business grant/loan programs
- Training for businesses
- Mixed use projects that integrate business and residential activities
- Special economic development activities
- Business incubators
- Job creation and retention program

#### **Public Service Priorities**

- Job training
- Youth services and job opportunities
- Improved mass transit to serve the population
- Mental health programs for area residents
- Park improvements/rehabilitation
- Community centers facilities and programs
- Programs for seniors
- Programs for the handicapped and disabled
- Legal services to non-profit groups/community development corporations and low- to moderate-income households, regarding home loan modification
- Programs that will feed the poor (Meals on Wheels)
- Create housing/training/education

### **Capital Improvement/Infrastructure Priorities**

- Upgrade parks in priority areas
- Improve or install infrastructure. This will include:
  - Re-pavement or upgrade of pavements and streets
  - Install/upgrade water and sewer and drainage
  - Replace “at risk” septic systems
  - Upgrade lighting
- Expand open spaces in target areas that will meet with the County guidelines set by existing planning documents.
- Improve pedestrian and vehicular circulation

### **OVERALL GOALS OF THE CONSOLIDATED PLAN**

There are four (4) overall goals of the County’s community planning and development programs covered by the Consolidated Plan:

- Provide low- to moderate-income households increased access to decent and affordable housing in a sustainable and less vulnerable environment;
- Expand economic opportunities to create and retain jobs through business support, development and/or expansion;
- Provide adequate public facilities and public improvements (primarily drainage, water and sewer and facility improvements) to benefit low- to moderate-income areas and residents with emphasis on County and municipal assets and;
- Provide access to public services (primarily senior services, services for the disabled, youth, substance abuse services, employment training and childcare).

### **CONTENTS OF THE CONSOLIDATED PLAN**

The major components of the Consolidated Plan include:

- Needs Assessment
- Market Analysis
- Strategic Plan

- Action Plan
- Citizen Participation Plan

### **Needs Assessment**

The needs assessment includes estimated housing needs for the five-year study period. In the preparation of this section, reliance is placed on 2010 U.S. Census and the 2017 American Community Survey data. Census data has been modified with demographic, housing and labor statistics maintained by the Miami-Dade County Planning and Research Section of the Regulatory and Economic Resources Department; Shimberg Center, and Florida Bureau of Economic Research (University of Florida). In addition, the Miami-Dade County Homeless Trust and PHCD 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; the homeless; and, others with special needs. Housing with potential lead-based paint hazards occupied by low- and moderate-income families, has been evaluated. The needs assessment includes the extent of over-crowding and standard and substandard housing conditions, as well as substandard housing suitable for rehabilitation. The needs assessment also includes an analysis of the rent burden, defined as the percentage of household income spent for monthly rent or mortgage expenses. Non-housing community development needs were assessed as well, including the need for public facilities and public infrastructure improvements. Finally, sustainability and the impact of sea-level rise was considered.

### **Market Analysis**

The housing market analysis presents significant characteristics of the County's housing market. It includes the evaluation of the supply, demand, condition, and cost of housing, with a focus on low- to moderate-income households, as well as persons with disabilities or special needs. Areas with 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 of the Rehabilitation Act of 1973. The County, as the local public housing authority, presents its 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 needs facilities and services, and barriers to affordable housing are briefly inventoried to support the market analysis.

Data describing the characteristics of the labor force and occupations by sector is provided, along with a description of the workforce and infrastructure needs of the business community. The broadband internet connectivity needs of housing units and residential neighborhoods within the County is assessed. Also included in the plan is the risk analysis completed for County assets as it relates to their vulnerability to natural hazards and sea level rise.

### **Strategic Plan**

The Strategic Plan component of the Consolidated Plan describes the basis for allocating CDBG and other matching funds throughout the County. Guiding the County are four (4) strategic objectives for neighborhood revitalization:

1. To help communities establish a full continuum of housing services designed to assist homeless individuals and families to achieve permanent housing and self-sufficiency. To increase access by families and individuals to affordable housing in standard condition. To promote equal housing opportunities for those protected by law.
2. To reduce the isolation of low-income groups within a community or geographical area.
3. To provide empowerment and self-sufficiency opportunities to support low-income individuals and families as they make the transition from dependency to self-sufficiency. To provide economic opportunities for low- and moderate-income persons through the creation and retention of jobs.
4. To address the vulnerability of the community due to climate change.

The Strategic Plan sets forth a countywide strategy to provide for affordable housing, and address homelessness and special needs. The plan presents the County's activities that seek to reduce or ameliorate barriers to affordable housing, climate change/sea level rise, and the number of poverty level families through anti-poverty strategies.

Miami-Dade County, like many communities across the nation, is facing a significant problem addressing community needs due to the poor economy and the reduction in federal funding for housing and neighborhood issues. Community needs continue to rise at an increasing rate, yet federal funding has been significantly cut. This is further exacerbated by the recent impact of COVID-19 causing high levels of unemployment, business hardships and failures, and a public health crisis.

### **Action Plan**

The Action Plan is an annual report which summarizes federal resources available to fund priority activities that must achieve the U.S. HUD's national objective which is a federal regulatory measure utilized to assess whether a funded activity has achieved compliance with federally mandated objectives. The Action Plan summarizes the activities to be undertaken and identifies the geographic distribution of activities, homeless and special needs activities, and other actions taken to address the goals and objectives of the Plan. The Action Plan is updated on an ongoing basis as funds are reprogrammed through recapture and reallocation processes throughout the program year.

The FY 2020 Action Plan marks the County's continual effort to utilize federal awards in a manner that will result in significant and sustainable redevelopment efforts of low- to moderate-income communities. Under this Action Plan, strong consideration was given to projects and activities that met the FY 2019 requirements for CDBG, HOME and ESG activities; some projects are recommended due to critical needs of County and municipal projects. In all cases, the recommended projects meet an underserved need, demonstrate a readiness to proceed, and demonstrate implementation by experienced agencies and/or developers with the capacity to successfully achieve U.S. HUD national objectives, adhere to federal reporting requirements, and successfully manage the completion of the project(s).

### **Citizen Participation Plan**



The Citizen Participation Plan (CPP) is included as part of the Consolidated Plan as required by 24 CFR Part 91. The CPP describes the process required for engaging the community and soliciting comments on various aspects of the community planning and development processes, including plans and reports required by U.S. HUD. The County has recently amended its CPP to allow for virtual engagement as well as reduced notice and comment periods, when permitted. The CPP has further been amended to eliminate the use of Neighborhood Revitalization Strategy Areas (NRSA) and instead use a regional geographical approach to planning and outreach. The Community Development division of PHCD will continue to engage the community through the minimum required meetings as prescribed by U.S. HUD and outlined in the CPP.

The new CPP also represents the bifurcation of the PHCD CPP within the Consolidated Plan for CDBG, HOME and ESG funding and the Community Action and Human Services Department's (CAHSD) Tripartite Board Citizen Participation Plan for Community Services Block Grant (CSBG) funding. In previous consolidated plans, the two departments combined their citizen participation plans in order to jointly obtain public input using community advisory committees, some of which were located within NRSA's. The use of community advisory committees is not required for CDBG, HOME or ESG funds, and a new regional approach to obtaining community input is set forth in the CPP. This item recommends that the two citizen participation plans be approved separately, due to the separate and distinct federal requirements. CAHSD will subsequently bring legislation to the Board to request approval of its citizen participation plan, which will continue to engage the community through various neighborhoods with representatives (community advisory committees) that are also members of the Community Action Agency Board.

### **CITIZEN PARTICIPATION REQUIREMENTS**

U.S. HUD regulations require the County to hold 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 November 15, 2019, the first required public hearing was held in the Board's chambers to obtain public input on the FY 2020 Consolidated Planning Policies that formed the basis for the FY 2020 Action Plan recommendations. The second public hearing, which is intended to obtain further public comments on the Consolidated Plan and the FY 2020 Action Plan funding recommendations, is scheduled for October 14, 2020, before the Housing Social Services and Economic Development (HSSED) Committee.

U.S. HUD requires that the Consolidated Plan and Action Plan be made available for public comments for a period of 30 days prior to the final adoption of the funding recommendations by the BCC. On March 31, 2020, the U.S. HUD issued a notice of waiver availability, including notice waivers. The County has adopted U.S. HUD waiver for notice and comment, which specifies a minimum five-day notice. Therefore, the County advertised on or before October 7, 2020, informing the public of the availability of the Consolidated Plan and FY 2020 Action Plan funding recommendations on the County's website. The Consolidated Plan will be considered by the BCC on October 20, 2020.

Following the Board's approval of the FY 2020 HOME funding recommendations, the County Mayor or County Mayor's designee will issue a conditional loan commitment of HOME funds for construction and rehabilitation projects in substantially the form attached as Exhibit 7 but customized for the type of

funding and project. The conditional loan commitment requires numerous milestones be met by the developer prior to the County executing a funding contract. For projects recommended for funding, final funding approval shall be conditioned upon a full feasibility and underwriting analysis which will be completed prior to financial closing and the release of funds along with other conditions set forth in the conditional loan commitment.

**Due Diligence Review and Minimum Threshold**

As a requirement of the FY 2019 RFA, proposals must meet federal threshold criteria for eligible activities that meet a U.S. HUD national objective to be considered for funding. Furthermore, staff conducted a due diligence search in accordance with the provisions of Resolution No. R-630-13. There are no due diligence issues to report. Of the activities submitted for funding consideration, none were found to have any unresolved issues or concerns.

**FY 2020 FUNDING SOURCES**

Consistent with the past several years, the FY 2020 Action Plan process continues to include the federally funded CDBG, HOME, and ESG programs. The close coordination of these programs and resources continues to be essential to preventing the duplication of funding or the funding of activities in excess of actual needs.

**Community Development Block Grant (CDBG) Program**

The FY 2020 CDBG allocation is \$6,880,050.93 after the deduction of the administrative costs and the Section 108 loan repayment summarized below.

<b>FY 2020 CDBG Allocation</b>	
CDBG	\$11,261,380.00
Administration (20%)	(\$2,252,276.00)
Subtotal	\$9,009,104.00
Section 108 Loan Payment	(\$2,129,053.07)
<b>Grand Total</b>	<b>\$6,880,050.93</b>

For Commission District Funds (CDF) allocations, 13 percent of the total CDBG allocation is divided among the 13 commission districts and allocated to CDBG eligible projects recommended by the commissioners in the amount of \$95,324.00 for each commission district, all of which is allocated for public service activities unless otherwise stated in Exhibit 2 for public facilities/capital improvements, housing, or economic development activities. Due to the need to respond to COVID-19, many of the 2020 CDF allocations are focused on providing public services to support the community. Any CDF allocations not included in this item may be addressed in a subsequent agenda item.

Table 2 reflects the recommendation of FY 2020 CDBG funding, including program income, for administration, economic development, public facility/capital improvements, housing, and public service activities.

<b>Table 2: FY 2020 CDBG Funding Recommendations</b>		
<b>Category</b>	<b>Amount</b>	<b>Percentage of Total</b>
Administration	\$2,252,276.00	13.44%
Economic Development	\$1,203,018.34	7.18%
Public Facilities	\$1,671,115.25	9.97%
Public Service	3,905,640.18	23.32%
Housing	\$5,592,711.16	33.38%
Section 108 Loan Payment	\$2,129,053.07	12.71%
<b>Total of CDBG Activities</b>	<b>\$16,753,814</b>	<b>100.00%</b>

For the Public Facility and Capital Improvements category, PCHD recommended awards to projects that are County/Municipal related. In particular, PHCD is recommending to allocate CDBG funding for two projects within the City of Opa-Locka: the rehabilitation to pump station number 4 that is impacting a County housing development project, and a roadway and drainage improvement project that includes the dedication of the affected street that is in front of a County-owned multi-family building. Other projects include County roadway improvements and improvements to buildings.

**Home Investment Partnerships Program (HOME)**

The FY 2020 HOME annual allocation from U.S. HUD is \$4,962,281.00, with an additional \$1,644,775.56 of FY 2019 HOME Program Income. The HOME program is designed to strengthen public-private partnerships for the expansion of decent, safe, sanitary, and affordable housing with primary attention on rental housing assisting families with incomes of 80 percent of Area Median Income (AMI) or lower. HOME funding recommendations are designated for acquisition, new construction or rehabilitation of affordable rental housing, pre-development, single-family homeownership, tenant-based rental assistance (TBRA), HOME community housing development organization (CHDO) housing set-aside, and HOME CHDO operating support.

<b>Table 3: FY 2019 HOME Recommendations</b>		
<b>Category</b>	<b>Amount</b>	<b>Percent of Total</b>
Administration	\$496,228.10	10%
Acquisition, New Construction or Rehabilitation of Affordable Rental Housing	\$5,510,828.46	83%
Tenant-Based Rental Assistance (TBRA)	\$600,000.00	7%
<b>Total HOME Funding including Program Income:</b>	<b>\$6,607,056.56</b>	<b>100%</b>

**Emergency Solutions Grant (ESG)**

The County’s FY 2020 ESG award is \$1,127,686.00. ESG funds for homeless activities were made available for emergency shelter and outreach, homeless prevention, and rapid rehousing services.

<b>Table 4: FY 2019 ESG Recommendations</b>		
<b>Category</b>	<b>Amount</b>	<b>Percent of Total</b>
Administration	\$84,576.45	7.5%
Emergency Shelter and Outreach Activities	\$617,048.94	55.0%
Homeless Prevention and Rapid Re-Housing	\$426,060.61	37.5%
<b>Total ESG Funding:</b>	<b>\$1,127,686.00</b>	<b>100%</b>

**CDBG AND ESG RECAPTURES AND REALLOCATIONS**

**Recapture Recommendations**

A substantial amendment is requested to the FY 2017-2019 Action plans and the corresponding FY 2013-2017 Consolidated Plan, as extended through December 31, 2019. PHCD recommends the recapture of \$152,743.98 in CDBG funding in Exhibit 3 from agencies that may have completed the activity with minimal remaining balances and activities unable to meet a national objective. All entities with projects listed as the subject of recapture have been informed with written communication.

Of the CDBG recaptured funds, \$52,743.98 are Commission District Fund (CDF) allocations from three commission districts. The Commissioners in these districts have been notified of the recaptures (if the value is greater than \$1,000.00) and will have the opportunity to recommend district-specific allocations through a future recapture and reallocation item. However, these CDFs may not be used for any public service activity because public service funds are an annual allocation only, unless they represent 2019 funds. The funds may be used in the following categories: economic development, housing, and public facilities and capital improvements. PHCD recommends the recapture of \$100,000.00 from a 2017 special economic development activity, We Are the Road, due to delays in site permitting that did not allow the project to proceed timely.

PHCD recommends the recapture of \$686,754.00 from two ESG activities in Exhibit 3. The Community Action and Human Services Permanent Housing Initiative activity was unable to expend all funds and a balance remains. The City of Miami Beach, Miami Beach Safety Net was delayed in contracting, and the agency elected not to proceed due to an upcoming expenditure deadline.

**Reallocation Recommendations**

PHCD recommends the reallocation of \$52,743.98 for three projects representing CDF allocations in Exhibit 4. Rebuilding Together Miami-Dade, Inc., is recommended to provide housing rehabilitation services for low- and moderate-income homeowners in District 7. Greater North Miami Chamber of Commerce is recommended to provide public service technical assistance to businesses in District 2. Greater Miami Service Corps. is recommended to provide housing rehabilitation to homeowners in District 3. The reallocation of \$100,000.00 is recommended to provide funding to make upgrades to the air conditioning system in a County-owned building operated by the Easter Seals as its Civic Center location.

PHCD recommends the reallocation of \$686,754.00 to fund one ESG activity in Exhibit 4. The reallocated funds would allow Chapman Partnership to rehabilitate two buildings, one in the northern

part of the County, and one in the southern part of the County to continue to serve as emergency shelters to serve homeless households.

## **CARES ACT CDBG-CV RECAPTURES AND REALLOCATIONS**

### **Recapture Recommendations**

A substantial amendment is requested to the FY 2019 Action Plan and corresponding FY 2013-2017 Consolidated Plan, as extended through December 31, 2019. PHCD recommends the recapture of \$2,186,466.40 in CDBG-CV, CARES Act funds for the public housing nutritional pandemic food disbursement activity, as indicated in Exhibit 5. The public housing nutritional assistance activity remains funded with CDBG 2020 program funds in Exhibit 2 to address administrative revisions requested by U.S. HUD.

### **Reallocation Recommendations**

PHCD recommends the reallocation of \$2,186,466.40 in CDBG funds, as indicated in Exhibit 6, to fund multiple activities. Partners for Self-Employment, Inc. and Black Economic Development Coalition, Inc. are recommended for CDBG funding to provide micro-lending support to small businesses for job creation activities. PHCD is recommending a reallocation of CDBG funds to support CARES Act program administration.

### **Re-deployment of Prepaid CDBG Funds**

PHCD recommends the allocation of \$5,492,434.00 of CDBG program income funds. In 2013, three public housing rehabilitation projects were funded with a combined total of \$5,492,434.00 in CDBG funds: Dante Fascell, South Miami Plaza and Stirrup Plaza. The developer prepaid the loans in full prior to the maturity date(s) and has requested that CDBG funds in the amount of up to \$5,492,434.00 be redeployed in accordance with section 17-02 of the Code of Miami-Dade County to the substantial rehabilitation of Robert King High, Moretti Phase 2B, and Three Round Towers B and C.

The developer has already received redeployed Surtax funds for these substantial rehabilitation projects. On October 3, 2019, the Board approved Resolution No. R-1059-19, authorizing the re-loan of prepaid Surtax proceeds for the substantial rehabilitation of the Robert King High, Joe Moretti Phase 2B, and Three Round Towers B and C public housing project. This legislation recommends that the Board approve the allocation of up to \$5,492,434.00 of pre-paid CDBG funds to Related Urban Development Group, or related entity, for CDBG-eligible expenses related to these three public housing substantial rehabilitation projects. Once approved, the County Mayor or the County Mayor's designee will execute a conditional loan commitment in substantially the form attached hereto as Exhibit 7.

## **RECOMMENDED POLICIES**

PHCD is recommending prospective policy changes for annual Action Plan years 2020 to 2024 in order to improve the efficiency of expending program funds to comply with timeliness requirements:

1. Rescind Resolution No. R-596-12, requiring that CDBG funds be directed to NRSAs, which are eliminated in the proposed Consolidated Plan, and approve a prospective policy for Consolidated Plan years 2020 to 2024 to require all allocations be based on meeting Consolidated Plan priority

needs and goals throughout the County; and require all the funding recommendations in Action Plan years 2020 to 2024 be based on funding projects that are timely and meet U.S. HUD spending ratio requirements and national objectives.

2. Approve a policy to restrict any new CDBG public facility and/or capital improvement project in the 2020-2024 Action Plans to no more than 20 percent of the Action Plan year's annual CDBG allocation in years when the overall unspent balances on open public facility and capital improvement projects are more than 40 percent of the overall unspent CDBG balance. The purpose of this policy is to avoid situations where there is a disproportionate amount of public facility and capital improvement projects with unspent balances, which negatively impact the spending timeliness ratio requirements, and ultimately restrict the County's CDBG operational flexibility. Exception to this policy may only be used when deemed in the best interest of the County, such as projects related to the County's housing crisis, and County/municipal partnership projects, including, but not limited to, County sustainability programs. The County Mayor or County Mayor's designee will abide by this policy in the funding recommendations, including recapture and reallocations recommendations, brought to the Board.

### **Contract Extension**

A third contract extension is requested for one Emergency Solutions Grant activity. Sundari Foundation, Inc., doing business as Lotus House Women's Shelter, was awarded a total of \$1,616,514.20 in three resolutions, Resolution No. R-762-17, Resolution No. R-1046-17, and Resolution No. R-1255-17, for the provision of tenant-based rental assistance. The agency has encountered delays due to turnover of key personnel and has expressed difficulty in securing housing placements for program participants with special needs with extremely low or no income that face barriers in securing affordable housing. Additional time is needed in order to complete the activity by continuing to provide services to current program participants and additional eligible participants.

### **SUMMARY**

The County is committed to continuing to serve low- and moderate-income residents and neighborhoods throughout the County and to achieving U.S. HUD national objectives. The County continues to work with its community development partners to enhance its programs and to better meet the public service, economic development, housing, and capital improvement needs of low- and moderate-income residents and neighborhoods.



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Maurice L. Kemp, Deputy Mayor

Attachments



**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners

**DATE:** October 22, 2020

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Amended  
Agenda Item No. 14(A)(10)

Please note any items checked.

- "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
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) \_\_\_\_) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved

Mayor

Amended  
Agenda Item No. 14(A)(10)

Veto

10-22-20

Override

RESOLUTION NO. R-1118-20

RESOLUTION APPROVING, AFTER A PUBLIC HEARING, THE FISCAL YEARS (FY) 2020-2024 CONSOLIDATED PLAN AND FY 2020 ACTION PLAN WITH FUNDING RECOMMENDATIONS FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG), CDBG PROGRAM INCOME, HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM, HOME PROGRAM INCOME AND EMERGENCY SOLUTIONS GRANT (ESG) PROGRAM FUNDS FOR SUBMITTAL TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (U.S. HUD); APPROVING THE BIFURCATION OF THE PUBLIC HOUSING AND COMMUNITY DEVELOPMENT CITIZEN PARTICIPATION PLAN WITHIN THE CONSOLIDATED PLAN AND THE COMMUNITY ACTION AND HUMAN SERVICES DEPARTMENT'S CITIZEN PARTICIPATION PLAN; APPROVING A SUBSTANTIAL AMENDMENT TO THE FY 2013-2017 CONSOLIDATED PLAN, AS EXTENDED THROUGH 2019, AND THE FY 2017 - 2019 ACTION PLANS FOR CDBG, ESG AND CDBG-CV FUNDS MADE AVAILABLE BY THE 2020 CORONAVIRUS AID, RELIEF, AND ECONOMIC SECURITY ACT (CARES ACT); APPROVING PAYMENT OF THE 2020 FINANCIAL OBLIGATION TO U.S. HUD FOR SECTION 108 LOAN DEBT; RESCINDING RESOLUTION NUMBER R-596-12 AND APPROVING A PROSPECTIVE POLICY FOR CONSOLIDATED PLAN YEARS 2020 TO 2024 TO REQUIRE THAT ALL ALLOCATIONS BE BASED ON CONSOLIDATED PLAN PRIORITY NEEDS AND GOALS THROUGHOUT THE COUNTY; APPROVING A POLICY TO RESTRICT ANY NEW CDBG PUBLIC FACILITY OR CAPITAL IMPROVEMENT PROJECT IN THE 2020-2024 ACTION PLANS TO NO MORE THAN 20 PERCENT OF THE ACTION PLAN YEAR'S ANNUAL CDBG ALLOCATION IN YEARS WHEN THE OVERALL UNSPENT BALANCES ON OPEN PUBLIC FACILITY AND CAPITAL IMPROVEMENT PROJECTS ARE MORE THAN 40 PERCENT OF THE OVERALL UNSPENT CDBG BALANCE; APPROVING A THIRD CONTRACT EXTENSION FOR THE SUNDARI FOUNDATION, INC., D/B/A LOTUS HOUSE WOMEN'S SHELTER 2017 EMERGENCY SOLUTIONS GRANT TENANT BASED RENTAL ASSISTANCE ACTIVITY; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE ALL STANDARD SHELL CONTRACTS, AMENDMENTS, STANDARD SHELL LOAN DOCUMENTS, CONDITIONAL LOAN COMMITMENT LETTER AND OTHER AGREEMENTS NECESSARY TO ACCOMPLISH THE PURPOSES OF THIS RESOLUTION, TO SUBORDINATE AND/OR MODIFY AGREEMENTS APPROVED HEREIN IN ACCORDANCE WITH CONDITIONS SET FORTH HEREIN; AND TO EXERCISE THE TERMINATION AND OTHER PROVISIONS CONTAINED THEREIN



**WHEREAS**, this Board desires to accomplish the purposes outlined 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:

**Section 1.** This Board ratifies and adopts the matters set forth in the accompanying justification memorandum as if fully set forth herein.

**Section 2.** This Board approves the Miami-Dade County Fiscal Years (FY) 2020-2024 Consolidated Plan (“Consolidated Plan”), which includes the Citizen Participation Plan, attached hereto as Exhibit 1, and authorizes the County Mayor or County Mayor's designee to submit the Consolidated Plan and Action Plan to the United States Department of Housing and Urban Development (U.S. HUD).

**Section 3.** This Board approves the bifurcation of the Public Housing and Community Development (“PHCD”) Citizen Participation Plan (“CPP”) within the Consolidated Plan and the Community Action and Human Services Department's (“CAHSD”) Citizen Participation Plan for Community Services Block Grant (“CSBG”) funding.

**Section 4.** This Board approves the FY 2020 Action Plan for annual submission to U.S. HUD, including the FY 2020 funding recommendations, as identified in Exhibit 2, consisting of \$11,261,380.00 of Community Development Block Grant (“CDBG”) Program funds plus CDBG Program Income of \$5,492,434.00, \$4,962,281.00 of HOME Investment Partnerships Program (“HOME”) Program funds plus HOME Program Income of \$1,644,775.56, and \$1,127,686.00 of Emergency Solutions Grant (“ESG”) Program funds. The FY 2020 Action Plan includes Commission District Fund (“CDF”) funding recommendations for public service and housing rehabilitation activities. CDBG Program Income of \$5,492,434.00 is approved to be redeployed pursuant to section 17-02 of the Code to fund substantial rehabilitation projects at the following sites: Joe Moretti Phase IIB, 96 units for persons at or below 60 percent of the area median income (AMI) located at 400 SW 5<sup>th</sup> Street, 600 SW 4<sup>th</sup> Street, 600 SW 8<sup>th</sup> Avenue and 801 SW 6<sup>th</sup> Street, Miami, Florida 33125; Robert King High Apartments, 315 total units, with 303 units for persons at or below 30 percent of the AMI and 12 units for persons at or below 60 percent of

the AMI, located at 1403 and 1405 NW 7<sup>th</sup> Street, Miami, Florida 33125; and Three Round Towers B and C, 263 total units, with 90 units for persons at or below 30 percent of the AMI, 38 units for persons at or below 60 percent of the AMI, and 135 units at or below 80 percent of the AMI, located at 2920 and 2940 NW 18<sup>th</sup> Avenue, Miami, Florida, 33142.

**Section 5.** This Board approves a Substantial Amendment to the FY 2013-2017 Consolidated Plan, as extended through 2019, and the FY 2017 - 2019 Action Plans in order to recapture and reallocate \$152,743.98 of CDBG funds, \$686,754.00 of ESG funds, and \$2,186,466.40 of CDBG-CV funds, made available by the 2020 Coronavirus Aid, Relief, and Economic Security Act. These recaptures and reallocations are set forth in Exhibits 3-6, attached hereto.

**Section 6.** This Board approves the payment of the 2020 financial obligation to U.S. HUD of \$2,129,053.07 for Section 108 loan debt.

**Section 7.** This Board rescinds Resolution No. R-596-12, requiring that CDBG funds be directed to Neighborhood Revitalization Strategy Areas, which are eliminated in the proposed Consolidated Plan; and approves a prospective policy for Consolidated Plan years 2020 to 2024 to require all allocations be based on meeting Consolidated Plan priority needs and goals throughout the County; and require all the funding recommendations in Action Plan years 2020 to 2024 be based on funding projects that are timely and meet U.S. HUD spending ratio requirements and national objectives.

**Section 8.** This Board approves a policy to restrict any new CDBG public facility and or capital improvement project in the 2020-2024 Action Plans to no more than 20 percent of the Action Plan year's annual CDBG allocation in years when the overall unspent balances on open public facility and capital improvement projects are more than 40 percent of the overall unspent CDBG balance. An exception to this policy may only be used when deemed in the best interest of the County, such as projects related to the County's housing crisis, County/municipal partnership projects including but not limited to County sustainability programs.

**Section 9.** This Board directs the County Mayor or County Mayor's designee to return to this Board with a report annually with the status of Community Development Block Grant Commission District

Funds (CDF) and place the completed report on an agenda of this Board pursuant to Ordinance No. 14-65. All CDF funding allocations, including recaptures and reallocations, will come before this Board for approval.

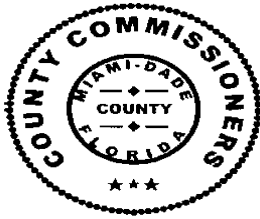
**Section 10.** This Board approves a third contract extension until December 31, 2020, of the contract with Sundari Foundation, Inc., doing business as Lotus House Women's Shelter. The purpose of the amendment is to give the agency additional time to complete the 2017 ESG activity for the provision of tenant-based rental assistance services.

**Section 11.** For all funding allocations authorized in this resolution, this Board authorizes the County Mayor or County Mayor's designee to execute conditional loan commitments, standard shell contracts, standard shell loan documents, amendments, and other agreements necessary to accomplish the purposes of this resolution; to subordinate and/or modify the terms of contracts, amendments, and loan documents for projects and activities approved herein, so long as such modifications are: (1) approved by the County Attorney's Office for legal form and sufficiency, (2) not substantially inconsistent with this resolution, and (3) found by the County Mayor or County Mayor's designee to be in the best interest of the County; to execute other documents necessary to accomplish the purposes set forth in this resolution; and to exercise the termination, waiver, acceleration, and other provisions set forth in agreements executed in performance of this resolution.

The foregoing resolution was offered by Commissioner **Rebeca Sosa**, who moved its adoption. The motion was seconded by Commissioner **Sally A. Heyman** and upon being put to a vote, the vote was as follows:

Audrey M. Edmonson, Chairwoman	<b>aye</b>		
Rebeca Sosa, Vice Chairwoman	<b>aye</b>		
Esteban L. Bovo, Jr.	<b>absent</b>	Daniella Levine Cava	<b>aye</b>
Jose "Pepe" Diaz	<b>aye</b>	Sally A. Heyman	<b>aye</b>
Eileen Higgins	<b>aye</b>	Barbara J. Jordan	<b>aye</b>
Joe A. Martinez	<b>aye</b>	Jean Monestime	<b>aye</b>
Dennis C. Moss	<b>aye</b>	Sen. Javier D. Souto	<b>aye</b>
Xavier L. Suarez	<b>absent</b>		

The Chairperson thereupon declared this resolution duly passed and adopted this 22<sup>nd</sup> day of October, 2020. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



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

HARVEY RUVIN, CLERK

**Melissa Adames**

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

A handwritten signature in black ink, appearing to read "BKN", is written over a horizontal line.

Brenda Kuhns Neuman

2020–2024 CONSOLIDATED PLAN  
AND 2020 ACTION PLAN  
MIAMI-DADE COUNTY

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Prepared by:  
Miami-Dade County  
Public Housing and Community Development

September 2020



# Executive Summary

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

### 1. Introduction

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 submission for the planning and application aspects of the following programs:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships (HOME); and
- Emergency Solutions 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 Public Housing and Community Development Department (PHCD) is the lead agency for Miami-Dade County in the coordination of the Consolidated Plan.

The most recent Consolidated Plan submitted to HUD was for the period from January 1, 2013 through December 31, 2017. However, PHCD was granted an extension until December 31, 2019 and the Consolidated Plan that is being submitted covers the period from January 1, 2020 through December 31, 2024.

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

The County has identified housing, economic development, health and human services as areas of concentration for the strategic plan. The needs assessment identifies the rate of cost-burden, the growth of cost-burden among low-income and elderly households, overcrowding and disproportionate needs as challenges facing many households in Miami-Dade County in the attempt to access quality housing.

The Plan addresses maintaining the existing affordable housing stock and increasing the availability of 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. In an effort to serve as many low- and moderate areas as possible, Miami-Dade County is shifting away from a model of targeting a majority of Community Development Block Grant funds to the Neighborhood Revitalization Strategy Areas (NRSAs),

to a regional approach which divides the County in North, Central and South regions and within those regions identifies those areas that are the most vulnerable. This approach will allow the County to address the needs of impoverished communities throughout Miami-Dade County. The Consolidated Plan also further integrates the coordination of public housing rehabilitation with the County's community development and housing objectives.

The housing goals 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. Miami-Dade County, in its annual planning and future planning will continue to prioritize tenant-based rental assistance using HOME. The County will also have funds available for small projects that may benefit from the County's Documentary Surtax Program for the development of Housing. 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. The Consolidated Plan addresses the need to strengthen its economic development by continuing to support providers of economic development activities such as micro-loans, business incubators and technical assistance to businesses. These economic development activities are intended to increase the number of small businesses, retain or create jobs or strengthen fledgling small businesses. PHCD will continue to address health and human services through providing funds for public services such as feeding programs and after school education programs with an expected outcome of improving the quality of life for vulnerable populations, such as youth and senior citizens.

### **3. Evaluation of past performance**

Miami-Dade County recently updated HUD on the status of its housing and community development programs through submission of the 2019 Consolidated Annual Performance and Evaluation Report (CAPER). The 2019 CAPER was provided to HUD on March 26, 2020, which detailed various housing rehabilitation programs and economic development activities that met national objectives. The next five years funding will prioritize the aforementioned activities.

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

The Citizen Participation Process began in early 2019. Meetings were held in multiple areas of the County with community groups. A countywide public outreach meeting was held in the Miami-Dade County Commission Chambers on March 27, 2019, which included various community stakeholders who responded to a survey provided at that meeting. Opportunities for written and verbal comments were provided at the meeting. A summary of the responses received during the citizen participation process is included as an attachment to the plan.

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

A summary of public comments is included as an attachment to the plan.

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

Views not accepted in this plan were those determined to be unrelated to the Consolidated Plan.

## **7. Summary**

Miami-Dade County approached the consolidated planning process by evaluating the need for decent housing, economic development opportunities, sustainable living environment and the participation of citizens in the planning process. Given the County's geographic location, we naturally plan for the potential for natural hazards and storms, however, we were not prepared to deal with the COVID-19 global pandemic. The magnitude of the effect of the global pandemic on the Miami-Dade County community was unexpected and further impacted planning, as it relates to decent housing and economic development. Homeowners, renters and the homeless are all being impacted, and is causing the County to have to respond. The County's plan addresses housing for both renters and homeowners by including mixed finance housing opportunities, incorporating both local and federal resources made available through the consolidated planning process. As previously stated, the Coronavirus impacts to our economic development activities was realized by the number of small businesses having to shut down as a result of emergency orders issued by the County Mayor. The County is prepared to continue to participate in mixed finance housing opportunities that include both local resources and federal resources made available through the consolidated planning process. The County will also continue with housing rehabilitation activities. Furthermore, the COVID-19 impact to our economic development activities were realized by the number of small businesses having to shut down as a result of emergency orders issued by the County Mayor. Our plan will continue to prioritize both financial assistance and technical assistance to these small businesses that are critically important to our economy.

In making priority decisions, the current analysis demonstrated tremendous need in all areas of the County. Therefore, the County is moving away from a neighborhood approach, to a regionalized approach, serving eligible block groups within the North, Central, and South areas of the County. Future funding allocations will continue to be prioritized based on this regional approach.

Miami-Dade County continues to address a housing crisis. The pre-existing challenges in the County were significantly exacerbated at the beginning March 2020, with the onset of the COVID-19 global pandemic. Local impacts include dramatic increases in unemployment due to the service-based economy, along with the wholesale shutdown of businesses, large and small. As a result, low- and moderate-income residents are increasingly unable to afford basic daily necessities such as food, rent and monthly mortgage payments. Several stakeholders have been convened to address both policy and housing needs. During the next five years, as part of the plan, additional funding will be made available to assist with addressing the housing crisis. The County is prepared to continue to participate in mixed finance housing opportunities that include both local resources and federal resources made available through the consolidated planning process.



## The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	MIAMI DADE COUNTY	
CDBG Administrator	MIAMI DADE COUNTY	Public Housing and Community Development
HOPWA Administrator		
HOME Administrator	MIAMI DADE COUNTY	Public Housing and Community Development
ESG Administrator	MIAMI DADE COUNTY	Public Housing and Community Development
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

#### Narrative

The Miami-Dade County Department of Public Housing and Community Development is the agency that administers Emergency Solutions Grant, Home Investment Partnerships Program, and Community Development Block Grant federal funds for Miami-Dade County.

#### Consolidated Plan Public Contact Information

Mr. Michael Liu, Director, Public Housing and Community Development

mliu88@miamidade.gov

(786) 469-4106

Mr. Clarence Brown, Division Director, Housing and Community Development

Clarence.Brown@miamidade.gov

(786-469-2221

## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

As required by federal regulations Miami-Dade County consulted with service providers, private and public entities and other jurisdictions with knowledge of the housing needs of Miami-Dade County. In addition, the County also consulted with interested area social/health service/housing providers throughout the County who assist with housing, health, economic development, social services and child care services to low to moderate-income residents.

The Miami-Dade Homeless Trust, who administers the Continuum of Care, played a key role in the consultation process.

Miami-Dade County also consulted with local businesses.

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

Miami-Dade County consulted with the following agencies/entities in the preparation of the Consolidated Plan:

**Homeless Services:** Miami-Dade County Homeless Trust (as lead agency for the Miami-Dade County homeless continuum of care system), Citrus Health Network, Camillus House, and Miami Homes For All

**Social Services:** Community Action and Human Services Department, City of Miami (HOPWA), United Way, Children's Trust, and Alliance for the Aging

**Housing:** Florida Housing Finance Corporation, Public Housing and Community Development, Miami-Dade Housing Finance Authority (HFA), various for-profit developers, Community Development Corporations, and Community Housing Development Organizations

**Economic Development:** Beacon Council, South Florida Workforce Investment Board (Career Source South Florida), Community Development Financial Institutions

**Health Services:** Public Health Trust

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

The Miami-Dade County Continuum of Care (COC) was created to address the needs of the homeless families and individuals. The plan continues to provide for a comprehensive system of housing and services that includes: 1) a coordinated intake and assessment process with a 1-800 Homeless Helpline for persons who are homeless or about to become homeless to assess services; 2) emergency housing for short term assessment, stabilization and referral; transitional housing to provide intensive treatment to individuals not able/ready to sustain affordable housing; and 3) permanent supportive housing. The continuum includes wrap-around services to assist individuals in achieving and sustaining self-sufficiency, including employment programs, legal services, health care, move-in assistance, etc. Homeless Prevention services are also funded and coordinated through the Helpline. The majority of homeless agencies in the Miami-Dade County continuum of care participates in a Homeless Management Information System (HMIS), must comply with housing and services Standards of Care and Performance Measures, and participates in the coordinated intake and assessment process through referrals from contracted homeless outreach teams and agencies.

The Homeless Trust is the lead agency and continues to implement its original mission which is: 1) to administer the proceeds of a unique one-percent food and beverage tax dedicated to homeless and domestic violence services (85% of the funds toward homeless and 15% toward domestic violence services); 2) to implement the local continuum of care plan; and, 3) to serve in an advisory capacity to the Board of County Commissioners on issues involving homelessness. The Trust contracts with 28 private and public not-for-profit agencies for the provision of all direct services that address the needs of homeless individuals and families in the community.

In addition, it is responsible for the fiduciary functions of the food and beverage tax and the implementation of policy initiatives developed by the diverse 27-member Miami-Dade County Homeless Trust Board (and its various committees), and the monitoring of contract compliance by agencies contracted with the County, through the Trust, for the provision of housing and services for homeless persons (funded with local, state, federal and/or private funds). The Homeless Trust has developed multiple private/public partnerships, including with the Chapman Partnership, which operates, under contract with the Homeless Trust, two homeless assistance centers in the County, providing one-stop services at emergency housing facilities that offer a holistic approach to addressing the needs of clients. The Homeless Trust provides oversight and administrative support to the Domestic Violence Oversight Board (DVOB) and the programs funded through that Board from the Food and Beverage Tax.

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

The Miami-Dade County Homeless Trust serves as the lead agency for the Miami-Dade County Continuum of Care. PHCD has an ongoing, day-to-day working relationship with the Homeless Trust, in particular as it currently serves as the grantee for the receipt of rental assistance continuum of care grants (legacy Shelter Plus Care programs) on behalf of the Homeless Trust and the continuum of care. For many years now, PHCD and the Homeless Trust have worked closely on developing priorities for the use of ESG grant funds allocated to the County.

The County awards ESG funds through a competitive Request for Application (RFA) process in consultation with the Homeless Trust. The RFA is the vehicle by which applicants are evaluated and recommended for funding. The Homeless Trust is part of the RFA selection process for the ESG funds and it reviews and approves all ESG recommendations. Performance standards and outcomes are developed and monitored by the County's Project Management staff. Pursuant to HEARTH and ESG Program Rules, the Homeless Trust and PHCD have collaborated in ensuring that Plan amendments relating to ESG priorities are presented to the Homeless Trust Board, and are developing protocols for the required monitoring and reporting requirements. All ESG recipients are contractually required to, among other things, participate in the Homeless Trust's Homeless Management Information System (HMIS); and participate in the coordinated intake and assessment process, including accepting referrals for homeless prevention assistance and/or rapid re-housing services.

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

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

1	<b>Agency/Group/Organization</b>	Camillus House, Inc.
	<b>Agency/Group/Organization Type</b>	Other government – County
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted with through periodic e-mails and phone calls throughout 2019 and 2020. The anticipated outcomes of the consultation are improved coordination, between the Homeless Trust, PHCD and Camillus House for serving the chronically homeless, veterans, families and unaccompanied youth.
2	<b>Agency/Group/Organization</b>	Dynamic Community Development Corporation
	<b>Agency/Group/Organization Type</b>	Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted with through periodic e-mails and phone calls throughout 2019 and 2020. The anticipated outcomes of the consultation are improved coordination between PHCD and Dynamic CDC to improve economic development opportunities in Miami-Dade County.
3	<b>Agency/Group/Organization</b>	Black Economic Development Coalition, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Employment Community Development Financial Institution Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted with through periodic e-mails and phone calls throughout 2019 and 2020. The anticipated outcomes of the consultation are improved coordination between PHCD and Black Economic Development Coalition, Inc. dba Tools for Change to improve economic development opportunities in Miami-Dade County.
4	<b>Agency/Group/Organization</b>	City of Sweetwater
	<b>Agency/Group/Organization Type</b>	Other government – Local
	<b>What section of the Plan was addressed by Consultation?</b>	Capital Improvement
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The County consulted the City of Sweetwater by meeting with the representatives to address the city's infrastructure problems and works closely with them to fund those infrastructure issues that are identified by the City of Sweetwater.
5	<b>Agency/Group/Organization</b>	City of South Miami
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Other government – Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Through the South Miami Community Advisory Committee the County is able to address those issues that are community concerns and strategize with the South Miami leadership on how to correct or alleviate their concerns.
6	<b>Agency/Group/Organization</b>	Partners for Self Employment
	<b>Agency/Group/Organization Type</b>	Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This agency was consulted with through periodic e-mails and phone calls throughout 2019 and 2020. It is expected that more businesses will be strengthened and there will be an increase in new small businesses in the County.

7	<b>Agency/Group/Organization</b>	Housing Opportunities Project For Excellence (H.O.P.E, Inc.)
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization assists the County in identifying fair housing issues. It is expected that through consultation with HOPE, Inc., the County will gain insight on where and what illegal housing practices are in the community and addressing those issues.
8	<b>Agency/Group/Organization</b>	Regulatory and Economic Resources
	<b>Agency/Group/Organization Type</b>	Other government – County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	In many cases, the organizations, agencies and groups met with management and staff to discuss how the County plans either enhanced or were an impediment. Particularly, consulting with other jurisdictions was imperative because it was necessary to determine Metropolitan Significance. The consultation is expected to increase knowledge of existing housing stock, and to avoid duplication of efforts for non-housing issues and allow resources to be better allocated. This is expected to increase the quality of life for all residents of Miami-Dade County.
9	<b>Agency/Group/Organization</b>	Homeless Trust
	<b>Agency/Group/Organization Type</b>	Other government – County
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Homeless Trust is the lead agency for the Continuum of Care. PHCD is in continual consultation with the Homeless Trust related to all aspects of homeless housing and associated services.

10	<b>Agency/Group/Organization</b>	CITY OF MIAMI
	<b>Agency/Group/Organization Type</b>	Services - Housing Other government – Local
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Economic Development Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Miami is the largest municipality and there is often cross referencing in almost all aspects including housing, economic development and the provision of health and human services throughout the County and in the City of Miami.
11	<b>Agency/Group/Organization</b>	URBAN LEAGUE OF GREATER MIAMI, INC
	<b>Agency/Group/Organization Type</b>	Services - Housing Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Urban League is a housing producer but also part of their mission is to reduce poverty. Many of their projects are located in impoverished areas and the County uses them to address both housing in impoverished neighborhoods but anti-poverty strategies.
12	<b>Agency/Group/Organization</b>	City of Miami Gardens
	<b>Agency/Group/Organization Type</b>	Housing Other government - Local Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Miami-Gardens is one of the major cities in Miami-Dade County. The County consulted with the City of Miami Gardens to identify housing and economic development issues that are county-wide.

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



PHCD conducted an extensive outreach effort to engage local residents and agencies. There were no agency types or community groups that were intentionally omitted.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Homeless Trust	Our strategic plan complements the Continuum of Care for permanent housing solutions as well as transitional housing services. We work closely with the Homeless Trust.
Comprehensive Development Master Plan	Miami-Dade Regulatory and Economic Resources Department	The County consults so that our housing efforts are consistent with CDMP goals, objectives, policies. We have actively participated in the housing element of the CDMP.
Strategic Miami Area Rapid Transit (SMART) Plan	Miami-Dade Metropolitan Planning Organization and Department of Transportation and Public Works	The County's PHCD and DTPW departments coordinate land and funding resources for housing and transit oriented developments in conjunction with the SMART Plan.

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

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

PHCD, in collaboration with the Miami-Dade Community Action Human Services Department (CAHSD), conducted neighborhood meetings during the planning process to identify and update priorities, create a strategic plan and monitor progress. This process has continued with the FY 2020-2024 Consolidated Plan. PHCD has also held interdepartmental meetings with the Miami-Dade Department of Transportation and Public Works (DTPW) and with the Miami-Dade Department of Regulatory and Economic Resources (RER) to identify public facilities and capital improvement projects and priorities in the County's low-income target areas. Participating municipalities, including the City of Opa-Locka, North Miami Beach, El Portal, Sweetwater, South Miami, Town of Medley, and Hialeah Gardens were invited to community meetings and met with County staff to identify priorities and concerns in their communities. The City of Miami, which administers the HOPWA program for the County, was part of the discussion for housing and non-housing projects of Metropolitan Significance.

**Narrative (optional):**

**PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

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

The Citizen Participation Plan (CPP) has guided the development of the Consolidated Plan. The adopted CPP set minimum requirements for the development of the Consolidated Plan and criteria for amendments to the Consolidated Plan, public comments and performance reports, provision of public hearings, meetings, the publishing of the Consolidated Plan and its availability to the public, access to records, provision of technical assistance to groups representing low-to-moderate income persons, procedures to handle complaints and the CPP in the County. An online survey was conducted as well. A countywide public outreach meeting was held in the Miami-Dade County Commission Chambers in Wednesday, March 27, 2019. At this meeting, a number of verbal comments and written comments were received. The public comments are provided as an Attachment.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>A countywide public outreach meeting was held in the Miami-Dade County Commission Chambers in March 27, 2019. Approximately 30 members of the public attended, representing citizens, community advisory group members, social service agencies, and housing advocates.</p>	<p>More than 30 written comments cards were received, and evaluated.</p> <p>Verbal comments were accepted as well. The need for the County to increase its funding in the area of economic development was a recurring theme at many of the community meetings.</p> <p>Others issues that arose include: 1). the need to better</p>	<p>All comments that were provided verbally and in a written format from meeting attendees were received and accepted.</p>	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
				<p>prioritize funding so that it reaches the most distressed neighborhoods; 2). less new construction and more rehabilitation initiatives; 3). the elected community groups (CACs) should be consulted in the initial funding and the recapturing of funding and recapture funds should remain in the originally targeted neighborhoods. County departments should be held</p>		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Newspaper Ad	Non-English Speaking - Specify other language: Spanish	Publishing of an Advertisement for the Public Meetings/Hearings in either El Nuevo Herald or Diario Las Americas. Both newspapers have an average circulation of	Not applicable - newspaper ad.	Not applicable - newspaper ad.	<a href="http://elnuevoherald.com">http://elnuevoherald.com</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Newspaper Ad	Minorities  Non-English Speaking - Specify other language: Creole	42,000 - 48,000 Spanish-language readers.  Publishing of an Advertisement for the Public Meetings/Hearings in either Le Floridien or Haitian American Business news, the two largest Creole language newspapers. These newspapers have an average circulation of greater than 5,000 readers.	Not applicable - newspaper ad.	Not applicable - newspaper ad.	<a href="https://www.lefloridien.com">https://www.lefloridien.com</a>
4	Internet Outreach	Minorities  Persons with disabilities  Non-targeted/broad	The proposed 2020-2024 Consolidated Plan and 2020 Action Plan were posted on the PHCD website	No comments received, to date	No comments received, to date	<a href="http://www.miamidade.gov/global/home.page">www.miamidade.gov/global/home.page</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
5	Zoom Meetings/Internet	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The proposed virtual public hearing date for the Consolidated Plan approval is scheduled for October Committee, with final approval expected at the October 20, 2020 Board of County Commissioners meeting.	No comments received, to date	No comments received, to date	
6	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad	Publishing of an Advertisement for the Public Meetings/Hearings in the Miami Herald, which is the largest	Not applicable - newspaper ad.	Not applicable - newspaper ad.	<a href="http://www.miamiherald.com">http://www.miamiherald.com</a>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
		community Residents of Public and Assisted Housing	English newspaper circulation in Miami-Dade County. The Miami Herald has an estimated circulation of 150,000 - 200,000 readers.			

Table 4 – Citizen Participation Outreach



# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

**Rate of Cost Burden:** Following are some of the data points illustrating the challenges facing many households in Miami-Dade County in the attempt to access quality housing. The first, and most on-point data, covers housing-cost burden in 2016. Fifty percent of all households in the County entitlement area paid more than 30% of their income on housing costs and thus, were cost burdened. This amounted to 283,125 households, of which a majority 153,375 households, paid more than 50% of their income for housing costs, defined as severely cost burdened. Among owner households, 44% were cost burdened, while among renters households 61% were cost burdened in 2016.

**Growth of Cost-Burden among low-income and elderly households:** In the County entitlement area, the number of cost-burdened households earning less than 80% of the area median income (AMI) accounted for 79.6% of all such households and is projected to grow by 1.4% per year on average through 2040. Small families, those with fewer than 5 members and one elderly, had the highest incidence of cost-burden among low-income households, at 81%, and accounted for 49% of all cost-burdened low-income households. In 2016, 67% of elderly households were cost-burdened and the number of both cost-burdened and severely cost-burdened elderly households are projected to double by 2040.

**Overcrowding:** In 2017, 5.5% of all housing units (28,336) were overcrowded, up from 4.8% in 2012. The total number of owner occupied housing units decreased 4.1% but overcrowded owner-occupied units increase 4.3%. Renter-occupied housing units decreased 29.9% between 2012 and 2017 to 17,566 units. Housing units with an elderly householder had a much lower rate of overcrowding for both renter and owner units. Among owner-occupied elderly units, 2.0% were overcrowded in 2017, up from 1.5% in 2012. Among elderly renter-units in 2017, 3.2% were overcrowded, up from 2.2% five years earlier.

**Disproportionate Need:** Among the 75,429 owner-households in the County entitlement area in 2015 earning less than 80% of AMI and with at least one of the four housing problems, 67% had a Hispanic householder, 18% had a White Non-Hispanic householder, and 12% had a Black Non-Hispanic householder. There were 87,667 renter-households in the County entitlement area in 2015 earning less than 80% of AMI and with at least one of the four housing problems, of which, 69% had a Hispanic householder, 20% had a Black Non-Hispanic householder, and 9% had a White Non-Hispanic householder.

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

### Summary of Housing Needs

Miami-Dade County is currently experiencing a housing affordability crisis. Miami-Dade County is consistently ranked among the top five most unaffordable counties in the nation for housing affordability. Miami-Dade County has a service economy, with a majority of County residents making relatively lower wages in relation to the cost of homes, condominium units and rental apartments. As a result, the need for public housing and affordable housing in Miami-Dade County is great.

Demographics	Base Year: 2012	Most Recent Year: 2017	% Change
Population	1,617,027	1,687,036	4%
Households	501,789	510,016	2%
Median Income	\$56,044.00	\$54,412.00	-3%

**Table 5 - Housing Needs Assessment Demographics**

**Alternate Data Source Name:**

Regulatory and Economic Resources Department

Table 5- Housing Needs Assessment Demographics Data Source: 2008-2012 ACS (Base Year), 2013-2017 ACS

**Data Source Comments:** (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	83,600	72,522	91,156	49,526	207,062
Small Family Households	29,116	30,715	46,755	25,190	114,346
Large Family Households	4,831	6,476	9,803	5,302	25,309
Household contains at least one person 62-74 years of age	19,251	17,716	21,525	11,675	45,960
Household contains at least one person age 75 or older	17,366	13,055	11,590	5,311	19,371
Households with one or more children 6 years old or younger	13,670	12,231	14,927	8,845	32,755

**Table 6 - Total Households Table**

**Alternate Data Source Name:**

Regulatory and Economic Resources Department

**Data Source Comments:** Table 6 - Total Households Table Data Source: 2011-2015 CHAS

## Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	680	320	230	100	1,330	310	420	306	235	1,271
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,185	1,065	725	225	3,200	281	310	441	300	1,332
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	2,970	3,405	2,540	920	9,835	850	1,115	1,900	990	4,855
Housing cost burden greater than 50% of income (and none of the above problems)	28,315	18,930	6,040	555	53,840	21,185	16,595	13,060	3,165	54,005

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	3,185	9,100	19,115	6,285	37,685	4,260	8,255	17,755	10,405	40,675
Zero/negative Income (and none of the above problems)	6,285	0	0	0	6,285	4,705	0	0	0	4,705

**Table 7 – Housing Problems Table**

**Alternate Data Source Name:**

Regulatory and Economic Resources Department

**Data Source**

**Comments:**

Table 7 - Housing Problems TableData Source: 2011-2015 CHAS

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	36,325	32,825	28,645	8,075	105,870	26,887	26,696	33,490	15,080	102,153
Having none of four housing problems	5,461	3,051	8,996	9,585	27,093	3,925	9,950	20,025	16,786	50,686

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Household has negative income, but none of the other housing problems	6,286	0	0	0	6,286	4,716	0	0	0	4,716

**Table 8 – Housing Problems 2**

**Alternate Data Source Name:**

Regulatory and Economic Resources Department

**Data Source**

**Comments:** Table 8 - Housing Problems 2 Data Source: 2011-2015 CHAS

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	15,670	17,300	15,625	48,595	7,840	9,655	16,880	34,375
Large Related	3,295	3,635	1,920	8,850	1,695	2,860	4,040	8,595
Elderly	9,605	4,765	3,050	17,420	13,670	10,735	7,355	31,760
Other	6,880	6,445	6,285	19,610	3,300	2,960	3,985	10,245
Total need by income	35,450	32,145	26,880	94,475	26,505	26,210	32,260	84,975

**Table 9 – Cost Burden > 30%**

**Alternate Data Source Name:**

Regulatory and Economic Resources Department

**Data Source**

**Comments:** Table 9 - Cost Burden > 30% Data Source: 2011-2015 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	14,690	10,690	3,240	28,620	6,975	7,015	6,715	20,705
Large Related	2,925	1,950	470	5,345	1,475	1,815	1,295	4,585
Elderly	7,740	3,210	850	11,800	11,800	10,685	6,260	28,745
Other	6,460	4,820	1,670	12,950	12,950	2,950	2,215	18,115
Total need by income	31,815	20,670	6,230	58,715	33,200	22,465	16,485	72,150

Table 10 – Cost Burden > 50%

Alternate Data Source Name:

Regulatory and Economic Resources Department

Data Source

Comments: Table 10 - Cost Burden < 50% Data Source: 2011-2015 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	3,330	3,525	2,420	810	10,085	816	925	1,582	811	4,134
Multiple, unrelated family households	735	905	661	310	2,611	290	500	790	490	2,070
Other, non-family households	170	80	181	26	457	10	30	0	0	40
Total need by income	4,235	4,510	3,262	1,146	13,153	1,116	1,455	2,372	1,301	6,244

Table 11 – Crowding Information – 1/2

Alternate Data Source Name:

Regulatory and Economic Resources Department

Data Source

Comments: Table 11 - Crowding Information 1/2 Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	6,698	5,993	7,314	20,005	6,972	6,242	7,613	20,827

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

**Alternate Data Source Name:**

Regulatory and Economic Resources Department

**Data Source**

2011-2015 CHAS number of children under the age of six; U.S. Census Bureau estimate of 51% owner occupied and

**Comments:**

49% renters in Miami-Dade County.

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

While this data is not directly available, due to the large numbers of elderly households that are cost burdened, it is very likely there is a significant number of single-person elderly households in need of some assistance.

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

According to the Uniform Crimes Report of the Florida Department of Law Enforcement from 2008 through 2018 there were 27,560 domestic violence incidents reported in Miami-Dade County. These families were predominately women with children for domestic violence, sexual assault and stalking. As reported by the Miami-Dade Oversight Board, domestic violence is the leading cause of homelessness among women. A leading agency which assist domestic violence victims describe their domestic violence clients as 63% of their total population and all are women with children.

According to the U.S. Census Bureau, nearly one in five United States residents have a disability. Locally, in South Florida, the percentages are slightly higher than the national average. 25.7% of the Miami-Dade County population have a disability, this is above the National Average of 19.3%.

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

In its collaboration with partners and working in the housing field, PHCD has been made aware of these general housing problems within Miami-Dade County

- A housing affordability problem, high rents and high costs for new homes.
- Aging housing stock
- More than 100,000 single-family homes in Miami-Dade County are still on septic tanks.

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

**The aging housing** stock in some areas of Miami-Dade County has failing roofs, inadequate heating air-conditioning and ventilation system problems and compromised windows.

Many low-and moderate-income residential neighborhoods with single-family homeowners are affected more than others by cost burden.

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

**Renter Households:** The categories of households are deemed to be at greatest risk of either residing in shelters or becoming unsheltered. Renter households in this category are most likely to benefit from Tenant-based Rental Assistance (TBRA) programs to assist them in obtaining affordable housing or in subsidizing the cost of their existing rental housing to achieve enhanced affordability. Even with the increased production of LIHTC rental developments throughout the County, rarely are rents in these developments affordable to households in this category without the benefit of either Section 8 or TBRA assistance. The same applies to formerly homeless families and individuals who are receiving Rapid Re-housing assistance under the Emergency Solutions Grant (ESG) program and are nearing the end of their assistance. While some of these families may find rents at certain LIHTC developments to be affordable, others who are either unemployed or under-employed are among those households spending in excess of 50% of their incomes toward rent, making them among the most severely cost burdened, and among those households at imminent risk of becoming unsheltered.

**Owner Households:** On the other hand, owner households in this category may best benefit from programs that provide assistance with housing rehabilitation, weatherization, and utility payments. While many of these owners may have retired their mortgage debt many years ago, they may currently be living in older homes that now require moderate to substantial rehabilitation in order to remain in livable condition. These households are also more likely to experience difficulty paying for monthly housing utility costs or accessing rehabilitation financing from conventional financial markets to address larger code violations, long-term obsolescence, and necessary upgrades to their aging residences. Without such assistance, these households are also more at risk of displacement and homelessness.



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

Miami-Dade County applies the criteria below to define “at risk of homelessness”, and includes cost-burden as an additional key component related to local housing affordability. The ability of an individuals to provide for basic needs inclusive of housing is key. The draft Miami-Dade Affordable Housing Framework states that 48% of all households in Miami-Dade County are cost burdened as of 2018. According to the Sadowski Coalition, when a household’s rent or mortgage payments compete with other basic needs, such as food and health care, they are at risk for homelessness.

At Risk of Homelessness, criteria are defined under Section 401(1) of the McKinney-Vento Act as:

1. The individual of family has income below 30% of median income for the geographic area; and
2. Does not have sufficient resources or support networks, immediately available to prevent them from moving to an emergency shelter or place not meant for habitation; and
3. Exhibit one of more risk factors for homelessness, including recent housing instability or exiting a publicly funded institution or systems of care such as foster care, or a mental health facility.

Miami-Dade County applies the statutory criteria to define "at risk of homelessness, and and includes an additional key component related to regional housing affordability, as referenced in the definition above, pertaining to the ability of an individual to provide the basic needs inclusive of housing.

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

The following characteristics are linked with housing instability and an increased risk of homelessness

- high cost burden
- lack of employment opportunities/high unemployment rate
- a reduction in public subsidies such as Section 8
- the impact of the foreclosure rate on the demand for rental housing, as displaced former homeowners are forced into a competitive rental housing market
- the relatively high cost of housing construction in the South Florida market due to architectural and structural design standards related to hurricane code requirements
- untreated/undertreated mental health or other disabilities

**Discussion**

Miami-Dade County is prioritizing responding to housing needs by funding affordable housing projects with Documentary Stamp Surtax, SHIP and HOME funds. Updated data for this section is included as an attachment.

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

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

### Introduction

Analysis of the data assessed that the White, Black/African American, and Hispanic racial or ethnic groups have disproportionately greater need in comparison to the needs of the category of need as a whole by more than 10%. The findings are synonymous across all area median income categories.

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	63,212	9,386	11,002
White	7,945	1,210	2,400
Black / African American	13,431	1,846	2,390
Asian	1,181	160	266
American Indian, Alaska Native	145	60	25
Pacific Islander	0	0	0
Hispanic	39,955	6,050	5,895
0	0	0	0

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

**Alternate Data Source Name:**

Regulatory and Economic Resources Department

**Data Source Comments:** Table 13 - Disproportionately Greater Need 0-30% AMI Data Source: 2011-2015 CHAS

\*The four housing problems are:

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

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	59,521	13,001	0
White	7,505	2,080	0
Black / African American	9,225	2,290	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	796	230	0
American Indian, Alaska Native	25	35	0
Pacific Islander	95	0	0
Hispanic	41,580	8,241	0
0	0	0	0

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

**Alternate Data Source Name:**

Regulatory and Economic Resources Department

**Data Source Comments:** Table 14 - Disproportionately Greater Need 30-50% AMI Data Source: 2011-2015 CHAS

\*The four housing problems are:

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

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

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	62,135	29,021	0
White	8,710	5,070	0
Black / African American	7,830	4,810	0
Asian	895	705	0
American Indian, Alaska Native	60	40	0
Pacific Islander	10	0	0
Hispanic	44,155	18,100	0
0	0	0	0

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

**Alternate Data Source Name:**

Regulatory and Economic Resources Department

**Data Source Comments:** Table 15 - Disproportionately Greater Need 50-80% AMI Data Source: 2011-2015 CHAS

\*The four housing problems are:

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

## 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	23,155	26,371	0
White	3,995	4,270	0
Black / African American	2,425	4,220	0
Asian	350	355	0
American Indian, Alaska Native	20	50	0
Pacific Islander	0	0	0
Hispanic	16,110	17,065	0
0	0	0	0

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

**Alternate Data Source Name:**

Regulatory and Economic Resources Department

**Data Source Comments:** Table 16 - Disproportionately Greater Need 80-100% AMI Data Source: 2011-2015 CHAS

\*The four housing problems are:

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

## Discussion

Updated data for this section is included as an attachment.

In the Miami-Dade entitlement area the number of owner households earning 80% or less of AMI grew 5% between 2010 and 2015. The number of low-income White non-Hispanic households grew 6.4%, of Black non-Hispanic households fell 6.1% and of Hispanic households increased 5.5%. Hispanic-owner households in the entitlement area accounted for 65.3% of all households earning less than or equal to 80% of the AMI, up slightly from 65.1% in 2010. The number of renter households earning less than 80% of the AMI increased by 18.1% between 2010 and 2015. The largest population groups, Hispanic low-income households grew the fastest, up to 26.4% over the five years. Black non-Hispanic households grew 4.3% and White non-Hispanic households grew 2.6%. As a result of the high growth rates, Hispanic households grew to 67.4% of all low, very-low or extremely low renter households in 2015, up from 62.9% in 2010. Countywide, owner-households earning less than 80% of the AMI grew just 1.6% between 2010 and 2015. The shares by race and ethnicity changed very little with the shares that were White or Black and non-Hispanic declined 0.4% and 0.8% respectively and the Hispanic share grew 0.4% over the timeframe. Asian-non-Hispanic households and other non-Hispanic households grew dramatically County-wide, but only account for 2.5% of all Miami-Dade households. The five-year growth of renter-households earning less than 80% of the AMI was 11.5% with about 70% of the growth coming from low-income Hispanic households, up 26.4%. The share of low, very-low and extremely low-

income increased 4.4% from 62.9% to 67.4%. The share of Black non-Hispanics households fell 2.8% and White non-Hispanic households fell 1.4%. In 2015, 20.8% of all households earned less than 80% of AMI.

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

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

**Introduction**

Analysis of the data assessed that the White, Black/African American, and Hispanic racial or ethnic groups have disproportionately greater need in comparison to the needs of the category of need as a whole by more than 10%. The findings are synonymous across all area median income categories.

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

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	55,767	16,830	11,002
White	7,195	1,955	2,400
Black / African American	11,566	3,700	2,390
Asian	951	390	266
American Indian, Alaska Native	145	60	25
Pacific Islander	0	0	0
Hispanic	35,410	10,605	5,895
0	0	0	0

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

**Alternate Data Source Name:**  
Regulatory and Economic Resources Department  
**Data Source Comments:** 2011-2015 CHAS

\*The four severe housing problems are:

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

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	42,166	30,360	0
White	5,145	4,440	0
Black / African American	5,970	5,540	0
Asian	531	500	0
American Indian, Alaska Native	25	35	0
Pacific Islander	90	10	0
Hispanic	30,265	19,565	0
Other	0	0	0

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

Alternate Data Source Name:

Regulatory and Economic Resources Department

Data Source Comments: 2011-2015 CHAS

\*The four severe housing problems are:

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

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

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	25,275	65,881	0
White	4,125	9,665	0
Black / African American	2,920	9,710	0
Asian	475	1,120	0
American Indian, Alaska Native	35	65	0
Pacific Islander	10	0	0
Hispanic	17,440	44,815	0
Other	0	0	0

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

Alternate Data Source Name:

Regulatory and Economic Resources Department

Data Source Comments: 2011-2015 CHAS

\*The four severe housing problems are:



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

**80%-100% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	6,480	43,041	0
White	1,385	6,865	0
Black / African American	745	5,910	0
Asian	175	530	0
American Indian, Alaska Native	20	50	0
Pacific Islander	0	0	0
Hispanic	4,070	29,100	0
Other	0	0	0

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

**Alternate Data Source Name:**

Regulatory and Economic Resources Department

**Data Source Comments:** 2011-2015 CHAS

\*The four severe housing problems are:

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

**Discussion**

Updated data for this section is included as an Attachment.

There is no single racial or ethnic group disproportionately represented among those with severe housing problems for the low, very-low and extremely low-income groups. Hispanic households are slightly overrepresented with severe housing problems in the low, very-low and extremely-low income categories. White households are underrepresented in the very low and extremely-low income categories, and Black household are underrepresented in the low and very-low income groups. In the moderate-income range less than 100% of AMI, White households are well overrepresented and other-race households have severe housing problems double the rate of their share of all households in that group, however, they account for less than 2% of all households in that income grouping.

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

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

### Introduction:

Analysis of the data assessed that the White, Black/African American, and Hispanic racial or ethnic groups have disproportionately greater need in comparison to the needs of the category of need as a whole by more than 10%. The findings are synonymous across all area median income categories.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	237,511	109,208	122,871	9,891
White	59,253	18,779	19,278	2,209
Black / African American	29,348	15,008	18,202	2,318
Asian	5,371	1,558	1,962	210
American Indian, Alaska Native	405	14	275	20
Pacific Islander	65	4	100	0
Hispanic	141,332	72,928	82,160	5,058

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

**Alternate Data Source Name:**

Regulatory and Economic Resources Department

**Data Source Comments:** 2011-2015 CHAS

### Discussion:

Updated data is included as an Attachment.

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

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

Miami-Dade County ("County") has previously established impoverished areas to focus on the issues within specific economically distressed neighborhoods. However, in order to be consistent with the County's new strategy, to serve as many low-moderate income areas as possible, the County is shifting away from a model of targeting a majority of Community Block Grant funds (CDBG) to the predominately impoverished areas to a model of which disperses CDBG funds to all low-moderate income eligible areas throughout the County. The County's Department of Regulatory and Economic Resources prepared a 2019 CDBG -Eligible Block group map that divided the County into southern, central and northern regions and color coded the areas of the most vulnerability and least vulnerability. The map showed that the northern and southern regions have the most vulnerable areas. These areas have traditionally been areas occupied by a predominantly Black Non-Hispanic population. When areas such as cost burden and problematic housing conditions are examined the non-Hispanic Blacks earning 0-30% and 30-50% of AMI bear a disproportionately increased need for that exceeds the County's average, as a whole. A chart is included as an attachment.

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

The County has identified, as best as possible, the needs of the community. The new strategy will better assist the County insuring those needs will be addressed throughout the County and not solely on areas in targeted areas but throughout the County.

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

As discussed earlier the racial or ethnic groups have been identified as being located in specific neighborhoods. North and Central Miami-Dade County has the highest concentration of non-Hispanic Blacks along with certain neighborhood in the southern region.

## **NA-35 Public Housing – 91.205(b)**

### **Introduction**

Miami-Dade County has a great need in the community for public and assisted housing. In order to expand the availability of housing for households on the waiting list, the County will engage in the following strategies:

#### **1. Expand the supply of assisted housing.**

- Reduce public housing vacancies. Achieve and maintain **90%** occupancy levels and strive for higher levels of occupancy in successive years.
- Leverage private or other public funds or generate revenue to create additional affordable housing opportunities such as the utilization of Rental Assistance Demonstration Program (RAD)
- Continue to apply for funding or grant opportunities that may become available to create additional housing opportunities.
- Acquire or build units or developments.

#### **2. Improve the quality of assisted housing.**

- Deliver timely and quality maintenance services to public housing residents.
- Maintain preventive maintenance efforts.
- Renovate or modernize public housing units through implementation of the FY **2016-2021** Capital Fund 5-Year Action Plan.
- Maintain the current Section 8 Management Assessment Program (SEMAP) Score of 100

#### **3. Increase assisted housing choices.**

- Applicants and current families will be advised of housing opportunities. PHCD will advertise on its website the availability of assisted units. Landlords are required to advertise assisted housing availability by County Resolution.

#### **4. Improve community quality of life and economic vitality.**

- Continue implementing public housing security improvements.
- PHCD has implemented quarterly meetings with resident councils to provide training on various aspects of resident organization, leadership, and empowerment.

#### **5. Promote self-sufficiency and asset development of families and individuals**

- Provide public housing residents with information about Section 3 business and training employment opportunities. Continue to offer opportunities for employment through job fairs and training programs.
- Provide or identify supportive services to improve the employability of public housing residents.
- Seek new partnerships with both public and private entities to enhance social and economic services to residents in assisted housing.
- Increase resident participation requirements for social service providers operating at public housing sites.
- Continue to identify supportive services to increase independence for the elderly or families with disabilities.

### Totals in Use

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

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	7,461	9,053	10,337	12,575	9,769	12,438	0	14,777	
Average length of stay	0	7	7	7	2	7	0	8	

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Household size	1	1	2	2	1	2	0	3	
# Homeless at admission	2	15	0	1	0	1	0	0	
# of Elderly Program Participants (>62)	12	1,375	3,772	4,502	23	4,418	0	4	
# of Disabled Families	84	368	1,127	2,534	8	2,453	0	7	
# of Families requesting accessibility features	97	2,075	8,077	13,386	51	13,054	0	41	
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	
# of DV victims	0	0	0	0	0	0	0	0	

**Table 23 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Race of Residents**

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

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	0	10	6	0	6	0	0	0
American Indian/Alaska Native	0	0	9	14	1	13	0	0	0
Pacific Islander	1	2	0	10	1	9	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

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

Data Source: PIC (PIH Information Center)

### Ethnicity of Residents

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

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

**Table 25 – Ethnicity of Public Housing Residents by Program Type Data Source PIC (Public Information Center)**

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

There are 38 residents on the transfer list for Uniform Federal Accessibility Standards (UFAS) units. There are 218 applicants remaining on the waiting list which have indicated they need mobility aide accessibility or wheelchair accessibility. The needs are equally divided between elderly and non-elderly.

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

The availability of safe, affordable housing is at a crisis stage in Miami-Dade County. The Housing Choice voucher holders are encountering difficulty when searching for rental units due to the escalating rental costs. Public Housing units are on an average of 40 years old and many of the units in the portfolio need substantial rehabilitation or in some cases, need to be demolished and replaced. PHCD is using Rental Assistance Demonstration Program (RAD) as a method to address the deteriorating housing units. In addition, PHCD is developing housing on those public housing sites that are underutilized by developing workforce housing available to residents that are up to 140 percent of Area Median Income (AMI) and where feasible, market rate housing on these underutilized sites as well.

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

The Miami-Dade rental market is also challenging to the general public. Housing that is classified as workforce includes housing for teachers and first responders. Along with them, other civil servants are finding the escalating rent costs to be unaffordable. As rent increases, gentrification is occurring in neighborhoods that historically have been occupied by lower income residents. Many units that, in the past, would be available to the general population are being converted to higher rent units.

## **Discussion**

PHCD is utilizing several approaches to improving and addressing the needs of Public Housing residents. As has been previously stated, the RAD program is one of the major approaches to rehabilitating public housing units. The RAD program is expected to rehabilitate up to 6,426 units of public housing. In addition, PHCD is re-developing several formerly troubled and/or outdated public housing sites using public/private partnerships which including but not limited to utilizing Low Income Housing Tax Credits, bonds, private financing and the financial resources available through the Florida Housing Finance Corporation. The redevelopment of older housing sites includes providing amenities such as computer labs and state of the art community rooms as examples. The upgrading of public housing units is being done in an impactful manner which goes beyond just providing new or upgraded housing. These will change the surrounding neighborhoods. The use of underutilized public housing sites to build additional units (market and workforce) not only addresses the public housing need for upgrading the deteriorating units but will create an environment of mixed income communities.



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

### **Introduction:**

On January 25, 2018, Miami-Dade County, through the Miami-Dade County Homeless Trust, conducted its annual Homeless Point in Time count (PIT). The PIT found a total of **3,516** homeless persons with **1,030** unsheltered (living in places not meant for habitation) and **2,486** sheltered in emergency, transitional or safe havens. The 2018 total homeless count is an 8% decrease from the previous year (a decrease of 321 persons). Approximately 29% of the entire homeless population was unsheltered.

There were 312 households with at least one adult and one child comprising a total of 1,091 persons (adults and children) and all of these families were sheltered. A total of 131 unaccompanied youth (aged 24 years old or younger) were reported in the 2018 PIT (4% of all homeless persons counted) with 83% sheltered.

Reduction in Chronic Homelessness: The 2018 PIT found 384 chronic homeless (CH) persons with nearly 62% sheltered, a reduction of 44% over the past five years (2014 PIT found 688 CH with only 35% sheltered).

Ending of Homeless Veterans: On August 2, 2018, the Miami-Dade County Homeless Trust announced that it had ended veteran homelessness. The United States Interagency Council on Homelessness, U.S. Department of Housing and Urban Development and U.S. Department of Veterans Affairs verified and affirmed on July 18, 2018 that Miami-Dade has created a system and infrastructure to make veteran homelessness rare, brief and non-recurring. In 2014, Miami-Dade's Continuum of Care (CoC) became one of several select CoCs to join the U.S. Department of Veteran Affairs 25 Cities Initiative which was designed to intensify and integrate local efforts. In 2014, when Miami-Dade County began its collaborative effort, the annual count of sheltered and unsheltered persons uncovered 317 homeless veterans with nearly 50% of them unsheltered (142). By January 2018, that number had been cut in half to 120 homeless veterans, with only 9 unsheltered. By meeting strict data-driven benchmarks and criteria outlined by the federal government, Miami-Dade has demonstrated homeless veterans have quick access to shelter, the capacity to move veterans swiftly into permanent housing, and the resources, plans, and system capacity in place should any veteran become homeless or be at risk of homelessness in the future.

## Homeless Needs Assessment

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Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	1,091	2,382	2,021	2,096	135
Persons in Households with Only Children	4	21	55	46	48	135
Persons in Households with Only Adults	1,026	1,374	5,240	4,445	4,610	135
Chronically Homeless Individuals	148	188	734	622	645	135
Chronically Homeless Families	0	48	105	89	92	135
Veterans	9	122	286	243	252	135
Unaccompanied Child	26	130	341	289	300	135
Persons with HIV	12	24	79	67	69	135

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Table 26 - Homeless Needs Assessment

Data Source Comments: PIT and HMIS Data for 2018

Indicate if the homeless population is:  Has No Rural Homeless

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

Not applicable; data is available and provided in the table above for the categories "number of persons becoming and exiting homelessness each year" and "number of days that persons experience homelessness". Data is also provided above for chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth.

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

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	908	497
Black or African American	1,535	528
Asian	11	1
American Indian or Alaska Native	4	1
Pacific Islander	2	2
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	858	319
Not Hispanic	1,628	711

Data Source

Comments:

2018 Homeless Point in Time (PIT) count, Miami-Dade County

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

The PIT Count found 312 homeless households with at least one adult and one child comprising a total of 1,091 persons (adults and children). These families included 733 children under 18 years old. There were 51 parenting youth (between 18 and 24 years old) with a total of 86 children in such households. Forty-eight (48) family households were chronically homeless. There were 3 veteran families. All counted family households were sheltered. Three hundred twenty-seven (327) families were sheltered on January 24, 2019.

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

In Miami-Dade County, 79% of the population identifies as White, 18% of the population as Black and 3% identify as Asian, American Indian/Alaskan, Pacific Islander or multiple races. Approximately 69% of the population identifies as Hispanic or Latino, while 13% identify as white alone.

*2018 PIT:* The 2018 PIT found the majority of the homeless counted were Black (59%) with approximately 40% White. Again, these percentages do not correlate with the general population, where approximately 18% of the population in all of Miami-Dade County is Black. Of homeless persons who identified as Black, 74% were sheltered, compared to 65% of persons who identified as White were sheltered.

Approximately 34% of all homeless persons identified as Hispanic or Latino, which is at substantial odds with the general population of Miami-Dade County where close to 70% is Hispanic/Latino. Of persons

identified as Hispanic/Latino, 27% were unsheltered, which also is substantially different for persons identifying as Black or White.

*2018 Racial Disparity Assessment:* In September 2018, the CoC conducted a racial disparity assessment of the entire CoC population by program type. This assessment examines racial representation within the homeless population compared to the general population and length of stays and exit outcomes by program type and race.

Miami-Dade’s CoC HMIS data for four programs, emergency shelter, transitional housing, rapid rehousing (RRH) and permanent supportive housing (PSH) was reviewed for racial disparity. In particular, exit outcomes of homelessness, permanent housing or institutionalization were assessed. Lack of exit data collection also was examined for racial disparity. “Exiting into homelessness” means that someone left the program for a place not meant for human habitation or emergency shelter (including motel with a voucher). “Exiting into permanent housing” includes housing without subsidy, rapid rehousing or housing with subsidy.

Key findings:

- Persons of color are extraordinarily overrepresented as a proportion of the homeless population when compared to the general population. While black persons represent **18%** of Miami-Dade County’s general population, they comprise **56%** of the homeless population.
- While young adults aged 25 years or younger make up a small percentage of all persons served by the CoC, racial disparity among such young adults is striking, particularly when compared to single adults over the age of 25 years. Sixty-nine percent (69%) of young adults are black compared to 53% of single adults.
- White participants have a longer length of stay in permanent supportive housing. While a small percentage of PSH participants exit to homelessness, a greater percentage of those who do are black.
- While the CoC programs (emergency shelter, transitional housing, rapid re-housing and permanent supportive housing) do a good job in preventing returns to homeless compared to overall exits, a significantly greater number of black persons exit into homelessness than white persons. On the other hand, the rate of exits to permanent housing is much greater for black persons when compared to white persons.
- There is racial disparity in the collection of exit destination data with a greater percentage of black persons leaving without exit destination.
- Based on available exit data, it appears that there is a racial dimension to addressing substance abuse treatment and medical care needs which will be further examined.

CoC action steps to respond to the assessment findings have been identified.

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

*Unsheltered and Sheltered in General:* The 2018 PIT found a total of **3,516** homeless persons with **1,030** unsheltered (living in places not meant for habitation) and **2,486** sheltered in emergency, transitional or safe havens. Of all persons counted, approximately 29% of the homeless population was unsheltered.

*Families:* 312 family households with at least one adult and one child were counted, comprising a total of 1,091 persons (adults and children). Chronically homeless families also were found with a total of 48 persons counted. All families were sheltered.

*Single Individuals:* Of all counted, 2,400 persons were single individuals with 57% unsheltered.

*Chronically Homeless Individuals:* During the 2018 PIT, 336 chronically homeless individuals were counted with approximately 56% unsheltered.

*Veterans:* One hundred and twenty (120) homeless veterans were counted, with only nine unsheltered. Three veteran families were counted and all 3 were sheltered.

*Youth:* During the 2018 iCount, Miami-Dade's youth-focused Point in Time count, 156 unaccompanied homeless youth (24 years of age or younger) were counted. Of all unaccompanied youth, 15% were under 18 years old. Eighty-three percent (83%) of all youth counted were sheltered. The iCount captures information about youth who meet the HUD definition of literally homeless, as well as the U.S. Department of Education's definition of homelessness which includes "doubled-up" or couch surfing youth. Although the iCount has collected data since 2014, it is understood to be an undercount as it represents a single source of data gathered over a limited amount of time. PIT methodology for the iCount continues to be refined to expand its reach into the community to ensure the most accurate count of homeless youth possible.

*Needs Assessment Survey:* The 2018 PIT survey suggest that lack of income was the number one factor contributing to homelessness. Homeless persons overwhelmingly said affordable housing, rental assistance and housing search was the greatest need.

*Gender:* While 49% of the Miami-Dade population is male, 58% of all persons counted were male, 39% female, and 3% transgender. Broken down further, men represented 81% of unsheltered homeless persons, while making up 62% of sheltered persons.

*Geographic Concentration of Unsheltered Homeless:* Approximately 65% of all unsheltered persons within Miami-Dade County were located within the City of Miami (665 persons), the county seat. The second largest concentration of homelessness (124 persons or 12%) is in Miami Beach. The remaining 23% of homeless persons are spread throughout Miami-Dade County's other 32 municipalities and unincorporated areas.

*Factors Impacting Housing Stability:* Disability, including mental health, substance abuse disorder, chronic health condition and/or physical disability have an adverse impact on housing stability leading to homelessness. In addition, Miami-Dade County has low wages, high housing costs and increasingly limited affordable housing options, creating substantial housing instability among its residents (see HUD’s 2017 report on Worst Case Housing Needs)

**Discussion:**

Our annual point-in-time (PIT) census yield a total of 2635 households (3472 persons) experienced homelessness on January 24, 2019. The total number of persons in families was 1160 while 2311 were persons without children.

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

### **Introduction:**

In order to assess the needs of the non-homeless special needs population, Miami-Dade County Public Housing and Community Development reached out to several service providers. A description of the characteristics of special needs populations in the County is provided below, along with a discussion of the housing and supportive service needs in the County and how those needs are determined. Additionally, a discussion of the size and characteristics of the population within Miami-Dade County living with HIV/AIDS and their families is provided.

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

Citrus Health Network, Inc. outlined Miami-Dade County data where the U.S. Census reports that 6% of the population under age 65 has a disability. In 2018, through their Housing Assistance Network of Dade (HAND) Program provided temporary rent assistance to persons facing eviction or homelessness, to over 1,400 persons. Of these, only 18% had reported earned income from employment, and 12% reported SSI disability income. Citrus Health Network provides permanent supportive housing to persons disabled with a mental illness. Persons with chronic disabilities related to a mental illness will sometimes need both financial assistance to afford the housing, and supportive services to successfully maintain their housing.

Better Way of Miami, Inc. further clarified the characteristics of individuals with special needs as those individuals who are unable to become self-sustaining without the support of outside organizations or agencies. They are unable to navigate through the systems of care without assistance or sustain themselves in a healthy manner. They may be lacking in many different areas. However their clientele tends to be individuals that may have substance use disorders and other co-occurring disabilities. They may be individuals who have mental and physical health issues based on long-term substance abuse. This population includes, Elderly Persons (defined as 62 years and older); Frail elderly; Persons with mental, physical, and/or developmental disabilities; Persons with HIV/AIDS and their families; and, victims of domestic violence, dating violence, sexual assault, and stalking.

Even though they may be housed, the special needs persons with alcohol or other drug addictions require a variety of supportive services to keep them stable. However, many are not stable. Therefore they may require stabilization for their Behavioral health issues, mental disabilities and health conditions. Once stable, housed and with wraparound services, they are able to focus on their other needs and services components.

The City of Miami, as the HOPWA entitlement recipient provided information on persons living with AIDS, and their family members. The City shared that this population face many obstacles in the quest



for housing, and include numerous underserved groups. Underserved groups include such as minorities, persons with mental illnesses, persons with substance addictions, post-incarcerated adults, and youth. In addition to the effects of the disease, this group often experience periods of homelessness and a substantial number qualify under federal guidelines as low- or very low-income households. The local data correlation between undetectable or suppressed viral loads and housing stability is significant. Data collected by the Miami-Dade Ryan White Program in FY16-17 found 81.1% of permanently-housed Miami-Dade Ryan White clients have undetectable or suppressed viral loads compared to only 63.5% who were housing unstable (non-permanent or institutional living situation). The rate of high or unsuppressed viral loads is even greater for clients living in institutional settings like substance abuse crisis units, jails and mental health facilities (38.6%). This rate is more than twice as that found among stably housed clients (18.9%).

Care Resource Community Health Center, Inc. further described the plight of Miami-Dade County as it continues to be significantly affected by the HIV/AIDS epidemic according to the most recent statistical data and surveillance reports available at the national, state and local levels. The County ranks first in the state of Florida for the number of reported HIV and AIDS cases. According to the Florida Department of Health CHARTS, Miami-Dade reported 402 new AIDS cases at the end of 2017, from data as of June 30, 2018. The same source indicates that 27,969 persons were known to be living with an HIV diagnosis (PLWH) in Miami-Dade County.

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

There are several different types of housing and support services needed for the special needs population, such as services that will allow the individual to become sustained, self-sufficient, viable, productive and whole individuals. For the individual with substance use disorder that could mean allowing the individual to seek Treatment Services such as Substance Abuse Counseling, Residential Inpatient Treatment, Dual Diagnosis Treatment, Co-occurring Treatment for their disorders. More specialized treatment services would be required for those in dual diagnosis/ co-occurring disorders treatment programs. These are struggling with addiction and that are also diagnosed with mental health disorder.

In general, the special needs population may benefit from an array of therapies and services with or without detoxification. The Detox Services would benefit one, with substance abuse disorders who is going through withdrawal; for health and safety reasons they would require a team be available to provide services to manage the symptoms of the withdrawal. Subsequently, the individual would be allowed to receive inpatient or outpatient services because the detox is not a substitute for treatment service.

For the special needs person with substance abuse disorder, they may benefit from individual therapy or counseling services to allow the client to have the one on one therapy as well as allow the individual to work closely with their therapist to identify problems goals and methods along with interventions to

enhance recovery goals. Group and family therapy are good approaches to allow individuals to receive the support from their peers and or their families. Family therapy also allows the family to learn how to deal with the person in their addiction. Inpatient services where the client temporarily lives in a residential setting can get the intense treatment assistance 24 hours a day.

Special needs services may also include Cognitive behavioral therapy, Outpatient and Aftercare services which helps them to become more successful after their formalized treatment has ended. The services can include different therapies that could be used such as traditional therapies or interventions for substance abuse and co-occurring mental health disorders as well as some new wave complementary or alternative interventions. Additional services may include 12-step self-help programs which are also necessary whether it is Alcoholics Anonymous or Narcotics Anonymous. These programs help individuals along with families to sustain recovery through a network of support. Supportive Service needs for this population also can include employment, educational, vocational and transportation services.

Persons with special needs who are housed, are more times than not, in desperate need of services that assist with financial support for their housing whether it be rental assistance, non-elderly disabled voucher programs, subsidized housing, housing Choice vouchers Section 8, rental assistance, or public housing. Special need services can also include health care and mental health care. Clients ask for education services that give them the ability to become more self-sufficient to obtain Independent Living; vocational and pre-vocational training to allow individuals to focus on work or school or some type of training programs that can help them in their sobriety to have meaningful employment and support and new wholesome drug and alcohol free life. They will also search for legal services to assist them with legal issues as well as immigration services for the undocumented person with special needs. We must not forget those special needs persons requiring veteran services; vocational; and, employability services and life skills courses as basic service skills to enable them to remain housed and have a better quality of life.

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

According to the 2017 HIV/AIDS housing needs and gap analysis, an estimated 10,998 persons living with HIV/AIDS require some form of housing assistance based on housing burden in Miami-Dade County. The analysis shows that approximately 882 PLWHAs are provided rental subsidies or affordable housing units through HOPWA and other non-HOPWA funding; leaving an estimated 10,116 PLWHAs still in need of housing assistance.

Table NA-45.1: HOPWA

*Source: Florida Department of Health, Division of Public Health Statistics and Performance, 2017 Miami-Dade Health Chart, Florida Department of Health, 2017 Miami-Dade EPI Surveillance Report.*

Table NA-45.2: HIV Housing Needs

*Source: 2017 HIV/AIDS Housing Needs Assessment*

In 2017, the Florida Department of Health reported that there were 27,969 persons living with HIV/AIDS and 13,712 persons living with AIDS in Miami-Dade County. Using 2016 numbers from a report by the Centers for Disease Control, a report indicated that the infection rate per capita in Miami was 47 per 100,000, the highest new infection rate per capita of any city in the United States.

With regard to geographic distribution of residents living with HIV/AIDS, cases are concentrated in Central Miami-Dade County in areas comprised of low-income, predominately minority neighborhoods, including Liberty City, Allapattah, Little Haiti and Overtown. It is estimated that 41 percent of the County's HIV/AIDS cases are concentrated in 9 zip codes: 33127, 33136, 33137, 33138, 33139, 33142, 33147, 33150, and 33161. It should be noted that some of the zip codes with the highest concentration of HIV/AIDS cases are also among the zip codes with the highest poverty rates in the County.

Per cumulative data collected by the Florida Department of Health from 2013-2017, approximately 80% of persons newly diagnosed with HIV were males and close to 60% were Hispanic with 32% who were black. Of the AIDS Diagnoses in 2017, 73% were males, 48% were Hispanic and 42% were Black.

**Discussion:**

This section has discussed special needs populations, including the disabled, those with substance abuse, and those living with HIV/AIDS.

Although medical advances have been made to combat the disease, the number of AIDS cases continues to rise in Miami-Dade County at a particularly alarming rate, particularly within the African American and Hispanic communities, as well as among young adults, seniors, and females.

Persons living with HIV/AIDS in Miami-Dade County are severely housing-burdened and require deeply subsidized housing, either in the form of tenant-based rental assistance or substantially below market rental units, particularly units affordable to households with incomes at or below thirty percent (30%) of area median income. Miami-Dade County struggles with a lack of affordable housing that accommodates the proper family size of persons with AIDS, the lack of affordable housing in areas where clients prefer to reside, and the inability of those in need to access housing assistance due to limited resources. In addition, housing discrimination and negative stigma continue issues to loom large for persons infected with AIDS in Miami-Dade County.

The local HOPWA program is maximizing its resources to house as many persons living with AIDS as possible through the use of tenant-based rental assistance. However, some of the participants may benefit from project-based supportive permanent housing, including low demand, particularly those with substance abuse or mental health histories. However, these housing program require greater resources – both to develop and operate with support services. There is a significant rate of substance

abuse among HOPWA participants that results in poor money management and detrimental behavior by the participant or persons associated with them that frequent their homes, leading to evictions – often multiple times. Many of these clients are resistant to treatment and/or refuse to acknowledge their substance abuse when the abuse or the behaviors caused by the abuse are raised by their housing specialist. This is causing a challenge to the Program in assisting these participants to remain housing stability and avoid program termination. Housing Specialists are struggling with efforts to balance HOPWA Program rules that all participants are expected to comply with the objectives of reducing program terminations. Low demand project-based housing would be most likely more helpful to the housing stability of these participants and similarly-situated Miami-Dade PLWHA who are not participating in the LTRA Program due to limited program capacity.

Citrus Health Network, Inc. points out that although Miami-Dade is considered one of the least affordable counties, persons with disabilities face an even harder struggle to afford housing. The current SSI disability income level is \$771 and the HUD Fair Market Rent Level for an efficiency is \$951 and one bedroom is \$1,147. The Persons with disabilities who are not yet homeless do not qualify for U.S. HUD Continuum of Care funded permanent supportive housing assistance. Mainstream Voucher programs that are not limited to persons with disabilities have long waiting lists. The State funded housing programs usually do not target persons are such low-income levels, so this group is faced with little to no housing assistance options. The State and County jails are known to be the greatest housing provider for persons disabled due to a mental illness. Supportive services needs can include case management to assist in navigating community resources, and access to health care, including behavioral health care.

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

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

The following types of public facilities are needed in Miami-Dade County:

- ADA Improvements to public facilities
- Senior Centers
- Handicapped Centers
- Homeless Facilities
- Youth Centers
- Neighborhood Facilities
- Parks and/or Recreational Facilities
- Abused/Neglected Children Facilities
- Medical/Quarantine Facilities

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

The Plan requires PHCD and/or their consultant to coordinate with other public and private agencies that provide assisted housing, health services, and social services (including those focusing on services to children, the elderly, persons with disabilities, and homeless persons) during the preparation of the Plan. The County organized meetings with many of the public and quasi-public agencies throughout the region and solicited input into the process. .

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

- Water and Sewer Improvements: The need for new and improved water and sewer infrastructure is critical in Miami-Dade County. An estimated \$3 billion dollars in capital needs.
- Street Improvements
- Sidewalks
- Flood Drainage ImprovementsProvide adequate Public Facilities and Public Improvements (primarily drainage, water and sewer and facility improvements) to benefit low-to-moderate income areas and residents
- Need to provide water/sewer connections and eliminate septic systems

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

Many of the County's older, lower-income neighborhoods were developed without adequate sidewalks, curb cuts, and drainage systems. In most cases, the existing public improvements in these areas have suffered from heavy usage and deferred maintenance. The Plan requires PHCD and/or their consultant to coordinate with other public and private agencies that provide assisted housing, health services, and social services (including those focusing on services to children, the elderly, persons with disabilities, and homeless persons) during the preparation of the Plan. The County organized meetings with many of the public and quasi-public agencies throughout the region and solicited input into the process.

**Describe the jurisdiction's need for Public Services:**

- Senior Services
- Handicapped Services
- Legal Services
- Youth Services
- Child Care Services
- Transportation Services
- Substance Abuse Services
- Employment/Training Services
- Health Services
- Lead Hazard Screening
- Crime Awareness
- Fair Housing Activities
- Housing Related Counseling
- Homeless Related Activities
- Feeding programs for all sectors of the County

Provide access to Public services (primarily senior services, services for the disabled, youth, substance abuse service, employment training and child care)

**How were these needs determined?**

<div class="WordSection1"><p style="font-size: 12.8px;"><span style="font-size: 0.8em;">The Plan requires PHCD and/or their consultant to coordinate with other public and private agencies that provide assisted housing, health services, and social services (including those focusing on services to children, the elderly, persons with disabilities, and homeless persons) during the preparation of the Plan.</span></p></div>

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The Market Analysis was conducted by Miami-Dade County Department of Regulatory and Economic Resources. This section reviews the current nature of the housing market in Miami-Dade County with the most recently available data. It begins by describing the total number of units by type of unit, and then housing costs for homeowners and renters. Finally, the impact of transportation costs for residents are added in.

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

### Introduction

According to the U.S. Census Bureau, Miami-Dade County is comprised of 1,040,666 total housing units as of July 1, 2019. The owner-occupied housing unit rate from 2014-2018 is estimated at 51.6% by the U.S. Census Bureau.

Miami-Dade is comprised of 591,222 existing housing units throughout the County. The types of housing is varied and includes: single-family residents, multi-family, townhouses, and mobile homes. During 2012-2017, the trends in the housing market depicted a decrease of owner-occupied units and an increase of renter-occupied units. The larger-unit developments (10-or-more units) dominated the growth of the housing market. The dominant type of development in the jurisdiction is infill housing development for renters.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	279,115	47%
1-unit, attached structure	67,066	11%
2-4 units	23,394	4%
5-19 units	55,783	9%
20 or more units	155,871	26%
Mobile Home, boat, RV, van, etc	10,023	2%
<b>Total</b>	<b>591,252</b>	<b>100%</b>

**Table 27 – Residential Properties by Unit Number**

**Alternate Data Source Name:**

Regulatory and Economic Resources Department

**Data Source Comments:** Table 26 - Residential Properties by Unit NumberData Source: 2013-2017 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	4,802	2%	12,510	7%
1 bedroom	27,289	9%	86,776	48%
2 bedrooms	276,638	88%	198,418	107%
3 or more bedrooms	316,901	101%	66,092	39%
<b>Total</b>	<b>625,630</b>	<b>200%</b>	<b>363,796</b>	<b>201%</b>

**Table 28 – Unit Size by Tenure**

**Alternate Data Source Name:**

Regulatory and Economic Resources Department

**Data Source Comments:** Table 27 - Unit Size by TenureData Source: 2013-2017 ACS



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

The County uses CDBG, HOME and State-funded SHIP and local Surtax to assist provide housing for low-moderate income persons and families. HOME funding is utilized to target low-income families, those whose income level is at or below 80% of the area median income. State Housing Initiatives Partnership funds are used to target low- and moderate-income families, serving a range up to 140% of AMI. Documentary Stamp Surtax is unique in that it can serve low- and moderate-income families, as well as workforce housing income levels up to 140% of AMI. CDBG funding is also utilized to fund infrastructure improvements and connections that assist to defray housing development costs.

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

It is expected that before 2021 Miami-Dade County will lose up to 1,134 combined assisted housing units where the contracts will be expiring.

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

The availability of housing units does not meet the needs of the entire population. Owner-occupied housing units have declined throughout the County. Meanwhile, the volume of renter-occupied housing units have increased.

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

- Housing for persons and families earning 30% below AMI and from 30% to 50%
- Workforce housing (civil servants, teachers)- both rental and homeownership

**Discussion**

Miami-Dade County is currently experiencing a housing affordability crisis. Many more people need assistance to find housing than Miami-Dade County is able to assist. Miami-Dade County hosted a Housing Summit in October, 2019. The goal of the Summit was to lay out a plan for the development of over 10,000 housing units.

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

### Introduction

The central reason for the housing affordability crisis in Miami-Dade County is that wages and salaries generally are not keeping up with high and rising housing costs. This section provides specific information on housing costs, data on housing affordability, and comparisons of HOME low and high rents to market rate rents for rental units.

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2017	% Change
Median Home Value	115,807	255,793	121%
Median Contract Rent	649	1,165	80%

Table 29 – Cost of Housing

**Alternate Data Source Name:**

Regulatory and Economic Resources Department

**Data Source Comments:** Table 28 - Cost of Housing Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	13,043	12.3%
\$500-999	52,462	34.6%
\$1,000-1,499	74,854	37.6%
\$1,500-1,999	32,201	10.7%
\$2,000 or more	15,361	4.8%
<b>Total</b>	<b>187,921</b>	<b>100.0%</b>

Table 30 - Rent Paid

**Alternate Data Source Name:**

Regulatory and Economic Resources Department

**Data Source Comments:** Table 29 - Rent Paid Data Source: 2013-2017 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	No Data	No Data
50% HAMFI	9,545	14,526
80% HAMFI	10,706	21,240
100% HAMFI	No Data	No Data
<b>Total</b>	<b>20,251</b>	<b>35,766</b>

Table 31 – Housing Affordability

**Alternate Data Source Name:**

Regulatory and Economic Resources Department

**Data Source Comments:** Table 30 - Housing Affordability Data Source: 2011-2015 CHAS These are households that pay less than 30% towards housing in the range below the stated amount for the ranges found.

**Monthly Rent**

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	951	1,147	1,454	1,934	2,354
High HOME Rent	871	964	1,159	1,331	1,465
Low HOME Rent	688	738	866	1,023	1,141

**Table 32 – Monthly Rent**

**Alternate Data Source Name:**  
Regulatory and Economic Resources Department

**Data Source Comments:** Table 31 - Monthly Rent Data Source: HUD FMR (latest, 2019) and HOME Rents (latest, 2018)

**Is there sufficient housing for households at all income levels?**

No. There is insufficient housing for households at all income levels. In particular, the housing shortage is applicable to renters and owners. The income level most impacted is the 0-30% AMI, >30-50% AMI, >50-80% AMI, and >80-100% AMI (owner only), as there is very limited housing for people of lower incomes.

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

The affordability of housing is likely to get worse for low-income households. From 2011 to 2018, trends have depicted a rapid increase in home values and rental costs compared to the average earnings index. Earnings have remained at the same level with no growth. The income levels impacted the most are low-income and moderate-income households. Home values are expected to rise over the consolidated plan period, from 2020 to 2024. Miami-Dade County has a largely service economy, and wages are increasing only slightly in many industries. However, housing costs are increasing at a rapid rate. The housing affordability gap has been increasing each year.

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

The Fair Market Rent exceeds the High HOME rent and Low HOME rent levels. The trend depicts the necessity to continue implementing strategies to develop new housing and preserve existing affordable housing. The cost of housing has been the greatest challenge for completely funding land acquisition, housing rehabilitation, new construction, and first-time homebuyer programs.

High HOME rents for Miami-Dade County are just over \$1,300 per month, whereas fair market rent averages \$1,934. This adds to the urgency to build affordable housing and preserve affordable housing.

**Discussion**

According to the University of Florida Shimberg Center for Housing Studies 2019 Rental Market Study, the homeownership rate in Florida fell from 71 percent in 2007 to 65 percent in 2017. Miami-Dade County has 134,723 low income cost burdened renters, and there is a rental shortage for persons 50% AMI and below of over 120,000 units.

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

### Introduction

The housing market analysis assessed the condition of the existing housing units throughout the County including age and condition, the number of vacant and abandoned units, and the risk posed by lead-based paint.

For owner-occupied units, a majority of the units 196,919 (62.7%) do not have a housing condition. For renter-occupied units, the majority of the units 109,780 (56%) have one selected housing condition.

### Definitions

**Housing Condition** – The physical state of a house which (1) lacks complete plumbing facilities, (2) lacks complete kitchen facilities, (3) more than one person per room, and/or (4) cost burden greater than 30%.

**Housing Market** - The market supply and demand for single-family or multi-family properties within a particular country or region. A key element of the housing market is the average house prices and trend in house prices.

**Lead-based paint hazard** - A condition in which exposure to lead from lead-contaminated dust, lead contaminated soil, or deteriorated lead-based paint would have an adverse effect on human health (as established by the EPA at 40 CFR 745.65, under Title IV of the Toxic Substances Control Act). Lead-based paint hazards include, for example, paint-lead hazards, dust-lead hazards, and soil-lead hazards.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	112,851	36%	109,780	61%
With two selected Conditions	3,963	1%	10,699	6%
With three selected Conditions	98	0%	297	0%
With four selected Conditions	8	0%	0	0%
No selected Conditions	196,919	63%	75,401	42%
<b>Total</b>	<b>313,839</b>	<b>100%</b>	<b>196,177</b>	<b>109%</b>

**Table 33 - Condition of Units**

**Alternate Data Source Name:**

Regulatory and Economic Resources Department

**Data Source Comments:** Table 32 - Condition of Units Data Source: 2011-2015 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	40,543	13%	26,661	15%
1980-1999	112,387	36%	65,031	36%
1950-1979	101,771	32%	63,700	35%
Before 1950	59,586	19%	25,595	14%
<b>Total</b>	<b>314,287</b>	<b>100%</b>	<b>180,987</b>	<b>100%</b>

**Table 34 – Year Unit Built**

**Alternate Data Source Name:**

Regulatory and Economic Resources Department

**Data Source Comments:** before 1940 4946 2% 3680 2% Total 319,233 100% 184,667 100% Table 33 - Year Unit Built Data Source: 2011-2015 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	161,357	51%	89,295	49%
Housing Units build before 1980 with children present	19,637	6%	17,271	10%

**Table 35 – Risk of Lead-Based Paint**

**Alternate Data Source Name:**

Regulatory and Economic Resources Department

**Data Source Comments:** Table 34 - Risk of Lead-Based Paint Hazard Data Source: 2013-2017 ACS (Total Units), 2011-2015 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

**Alternate Data Source Name:**

Regulatory and Economic Resources Department

**Data Source Comments:** Table 35 - Vacant Units Data not available

## Need for Owner and Rental Rehabilitation

There is a general need to provide funding support for owner and rental rehabilitation, especially in low- and moderate-income neighborhoods in Miami-Dade County with aging homeowners. Seniors living on a fixed income, or with no income often do not have the financial resources available to maintain and

rehabilitate their homes. Insufficient data is available to address the volume of vacant units suitable or unsuitable for rehabilitation.

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

Throughout the County, an estimate of 17,638 (12%) owner occupied housing units and 15,465 (18%) renter occupied housing units were built before 1980. The extent to which the units have lead-based paint hazards is difficult to assess, absent an inspection of a large number of units by a lead-based paint certified inspector.

### **Discussion**

While no data is available on the classification of vacant units either suitable or unsuitable for rehabilitation. However, some general observations can be made. Countywide there are 37,915 vacant housing units, roughly a 4% vacancy rate. Of these units, just 2,745 units, 7.2%, lack complete plumbing or kitchen facilities. Another way of putting it, slightly more than one-quarter of one percent of all housing units are vacant and lack complete kitchen or plumbing facilities. In the Miami-Dade County entitlement area, just one-eighth of one percent are vacant and lack complete kitchen and plumbing facilities.

The supplemental table shows, for the Miami-Dade County entitlement area, the number of housing units built before 1980 and those with young children by income category. The table shows that almost 12% of owner-occupied housing units and over 18% of renter occupied housing units have children age 6 and under and were built before 1980. Therefore, they pose a risk of lead-based paint exposure.

The situation appears much worse when income is considered. Almost one-third of older owner-occupied homes with young children, 32%, have household incomes that are low, very low or extremely low. However, in the case of renter occupied pre-1980 housing units with young children, 72% have household incomes that are low, very low or extremely low.

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

**Introduction**

The primary goals and objectives of Public Housing and Community Development (PHCD) are:

- Provide quality affordable housing for residents of Miami-Dade County, particularly extremely low, very low, and low to moderate
- Increase the supply of affordable housing for all residents and specifically for extremely low, very low, and low to moderate residents
- Foster partnerships with private and public entities to optimize resources through innovative programs
- Assure efficient and effective management of resources.

PHCD administers more than 9,000 public housing units; and more than 18,000 units are supported through various Section 8 programs. While the County's waiting list for public housing is currently closed, there are more than 45,000 people currently on the tenant-based list and more than 400 remaining on the project-based list. Figures vary depending upon the bedroom size and program.

**Totals Number of Units**

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

**Table 37 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)



**Describe the supply of public housing developments:**

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

Miami-Dade County Public Housing and Community Development is responsible for more than 9,000 units of public housing. Many of the Public Housing units are over 40 years old and are in need of moderate to substantial rehabilitation. PHCD has embarked upon a major initiative to renovate up to 6,426 public housing units in its portfolio through the Rental Assistance Demonstration (RAD) program.

## Public Housing Condition

Public Housing Development	Average Inspection Score
Collins Park Apartments	97
Dante Fascell	99
Green Turnkey	100
Gwen Cherry/New Haven	n/a
Helen Sawyer	82
Jack Orr Plaza	98
Joe Moretti - Phase I	99
Joe Moretti - Phase II	95
Scott Carver Phase 2C	96
Scott Carver 2A and B	81
Site 110	97
Site 120	96
Site 130	76
Site 140	94
Site 150	68
Site160	96
Site 170	64
Site 180	52
Site 190	53
Site 210	52
Site 220	68
Site 221	96
Site 230 and 232	95
Site 240	86
Site 241	58
Site 250	97
Site 260	97
Site 270	56
Site 280	56
Site 291	81
Site 310 and 311	54
Site 320	84
Site 330	42
Site 340	80
Site 351	45
Site 361	90
Smathers Phase Two	91
South Miami Plaza	79

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
Stirrup Plaza	99
Stirrup Plaza Phase Two	90
Ward Tower II	99

**Table 38 - Public Housing Condition**

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

Many of the public housing units are over forty years old and are in need of rehabilitation and in some cases they should be demolished and replaced with new housing. PHCD has recognized this and has embarked on a public/private strategy. This strategy includes the use of the RAD program, utilizing State and Federal resources such as Low-Income Housing Tax Credits (LIHTC), HOME, SHIP, and Documentary Stamp Surtax to fund the rehabilitation and reconstruction of public housing units.

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

PHCD has embarked upon a redevelopment strategy that is a public/private partnership. The partnership includes rehabilitating or reconstructing up to 6,426 units through the RAD program. In addition, PHCD is addressing the living environment of low and moderate income families residing in public housing by redeveloping public housing sites that have a long history of not only physical disrepair but social and economic issues. The Liberty Square site is currently being redeveloped and will include the rehabilitation and new construction of the oldest public housing site in the southeastern United States. This impactful development will include non-housing amenities such as a community center, childcare, computer labs and other amenities for the residents.

**Discussion:**

PHCD is actively addressing the need for improving the condition of public housing units. The strategy entails using a variety of methods to upgrade the public housing units. The HUD program RAD is being utilized to rehabilitate units that are in disrepair. In addition, PHCD is collaborating with private developers to rehabilitate public housing units in disrepair by using tax credits, Surtax which is a state funding resources, local bonds and various other programs such as SAIL through the Florida Housing Finance Corporation. PHCD is also prioritizing doing major, impactful redevelopment on its sites most in need of rehabilitation, such as previously mentioned Liberty Square. This approach allows PHCD to rehabilitate units that need major rehabilitation but also to impact the social and economic conditions of the residents by providing amenities that are not usually afforded public housing residents.

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

### **Introduction**

Miami-Dade County Public Housing and Community Development administrators federal grant funds allocated to the County, and collaborates with Miami-Dade County Homeless Trust (Trust), the Continuum of Care (CoC) Lead Agency and Homeless Management Information System lead. The Trust is responsible for implementing the strategic plan to end homelessness, the Miami-Dade County Community Homeless Plan: Priority Home. It was initially adopted in the 1990s, is reviewed annually, and was revised in 2019. The Trust is the lead applicant for HUD CoC funds and also administrators proceeds of a 1% Food and Beverage Tax dedicated to homeless and domestic violence services (85% of the funds toward homeless housing and services and 15% toward the construction and operation of domestic violence centers). The Trust is also a recipient and coordinator of other state and local resources to assist homeless persons.

The CoC utilizes multiple housing strategies to end homelessness: Homelessness Prevention provides cash to assist with rents, mortgages, security deposits or utility payments, to help families and individuals at risk of becoming homeless resolve a housing crisis. Diversion assists persons facing homelessness remain where they have been living or identify alternate safe and suitable housing arrangements to avoid entry to emergency shelter. In the absence of viable options, the household will be offered emergency housing. Emergency Shelter provides temporary housing and basic needs, housing-focused case management, assistance with benefits, access to child care, employment counseling and job opportunities, connection to community-based resources, housing navigation and move-in assistance to support rapid exit from homelessness into permanent housing. A Safe Haven serves hard-to-reach homeless persons who have severe mental illness, are living on the streets, and have been unable or unwilling to participate in supportive services. It provides 24-hour residence for an unspecified duration, and does not require participation in services or referrals as a condition of occupancy. It is hoped that after a period of engagement, safe haven participants would seek a permanent housing situation. The CoC's Transitional Housing (TH) is focused on serving youth exiting foster care. This project was recently expanded to create a joint Transitional Housing with Rapid Re-Housing project adding rental assistance tailored to reduce the length of time youth experience homelessness. Transitional Housing focuses on skill building, treatment, intensive case management, employment, and job training. The objective is to assist youth in transitioning into stable housing. In addition, specialized transitional housing has been developed for survivors of domestic violence. Rapid Re-Housing (RRH) targets families and individuals currently in emergency housing programs or living in places not meant for human habitation, for the purposes of rapidly moving them into private market housing. Rapid rehousing programs may provide rental assistance for up to 24 months or other types of financial assistance required to secure permanent housing. Households receive supportive services on a time-limited basis, including assistance with locating, securing, and stabilizing in affordable housing. Rapid Re-Housing also includes bridge housing for homeless persons who qualify, but are waitlisted for placement in permanent supportive housing. Permanent

Supportive Housing (PSH) provides permanent housing (not time limited) in which supportive services are provided to assist homeless persons with a disability live independently. PSH is provided through project-based housing operated by affordable housing providers or rental subsidy toward a private rental market unit selected by the program participant. Chronically homeless persons are given priority for PSH placement.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds		Current & New	Current & New
Households with Adult(s) and Child(ren)	951	17	331	2,297	0
Households with Only Adults	942	0	393	2,328	0
Chronically Homeless Households	0	0	0	2,268	40
Veterans	28	0	50	824	0
Unaccompanied Youth	17	0	32	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

Alternate Data Source Name: Regulatory and Economic Resources Department  
 Data Source Comments: 2018 HIC data in addition to PSH, the CoC can offer RRH to the following number of homeless sub-populations: 920 households with adult(s) and child(ren) and 241 households with adults only. RRH is also dedicated to 129 veterans and 48 youth.

### Additional Providers for Homeless Assistance

Emergency Shelter: Chapman Partnership is the private sector partner of the Homeless Trust and operates the CoC's two primary emergency shelters, campus-style facilities known as Homeless Assistance Centers (HACs). One HAC is located in Downtown Miami and the second in the southern part of the County, on former Homestead Air Reserve Base property. The HACs provide 800 mixed population beds. Another 1,103 beds are contracted at Lotus House, Catholic Charities, Camillus House, Miami Rescue Mission, Salvation Army, City of Miami Hotel/Motel Program; domestic violence facilities Miami-Dade County's Safe Space North and South, and the Lodge; and Miami Bridge, and emergency shelter for unaccompanied youth ages 10-17. In addition to shelter and providing for basic needs, shelters offer housing-focused case management, benefits, child care, employment, counseling and job opportunities, connection to community-based resources, housing

navigation and move-in assistance to support rapid exit from homelessness into permanent housing. Of all beds, 532 are dedicated to families, 855 beds for mixed populations, 474 for single adults and 11 for youth. There are 163 emergency shelter beds for survivors of domestic violence, with 60 beds under development.

A Safe Haven is operated by Citrus Health Network, providing 14 beds for single adults.

Transitional Housing with Rapid Re-Housing, comprised of 28 TH beds and 25 RRH beds focuses on serving youth exiting foster care. 696 TH beds, not funded by the CoC, focus on providing specialized services in a residential setting for certain sub-populations, and are operated by Camillus, Carrfour Supportive Housing, Citrus Health Network, Miami Rescue Mission, New Hope CORPS, Volunteers of America (VOA) and Inn Transition. Of the TH beds, 316 are dedicated to survivors of domestic violence, 48 for youth and the balance for persons with mental illness and/or substance abuse.

Permanent Supportive Housing is comprised of 4,625 beds, operated by Carrfour, Citrus Health, Camillus, Douglas Gardens, VOA, Better Way of Miami, New Horizons Community Health Center, Veterans Affairs, Community Health of South Florida (CHI) and Fellowship House. There are 1,209 PSH beds dedicated to families with 64 beds dedicated to chronically homeless families; 2,180 for mixed populations, of which 1,088 are for families, 1,354 for chronically homeless and 764 for veterans. An additional 1,236 beds are limited to single adults with 850 dedicated to chronically homeless and 60 for veterans. Chronically homeless persons with greatest length of homelessness and highest vulnerability are prioritized for PSH placement. Other permanent housing includes 145 units of Miami-Dade County Public Housing committed to the CoC.

Rapid Re-Housing can assist 1,161 persons and is provided through Carrfour, Citrus, Camillus House, the Advocate Program, and Lotus House. Of these beds, 920 are dedicated to families, 34 are committed to veteran families, 105 beds are dedicated to single veterans and 10 for youth aging out of foster care.

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

The CoC has established formal partnerships with the Florida Department of Children & Families (DCF); South Florida Behavioral Health Network (SFBHN), the Managing Entity for Substance Abuse & Mental Health; managed care providers; the Public Health Trust (PHT) which operates the county's hospital system; Veterans Affairs (VA), Legal Services of Greater Miami (LSGM), Our Kids, which coordinates the regional system for foster care and adoption, CareerSource South Florida, the local workforce investment board, to connect homeless persons to mainstream resources.

An MOU has been executed with the Early Childhood Coalition to ensure priority placement for homeless children. Head Start/Early Head Start programs prioritize homeless households and operate at our two Homeless Assistance Centers and families are able to continue accessing the services post discharge.

Access to mainstream medical services is facilitated by PHT-run clinics co-located at the two main emergency shelters. CoC providers are also Federally Qualified Health Centers (FQHC) and Behavioral Health Care providers. Managed care providers attend case staffing meetings to provide updates on connections to and engagement in services by homeless households. The CoC and SFBHN conduct monthly provider meetings and outreach. The CoC also works closely with the VA to ensure that veterans are housed and connected to VA medical and other services.

To ensure access to benefits, DCF Automated Community Connection to Economic Self Sufficiency sites are co-located in CoC provider sites, which enable homeless households to enroll for Medicaid, food stamps, medical care & TANF. SFBHN leads a continuum-wide SOAR training & certification process to ensure CoC case managers are using best practices to expedite the disability application process. LSGM offers expert benefit review, advocacy & representation free to homeless households in the CoC.

CareerSource South Florida has one-stop employment centers accessible to persons experiencing homelessness countywide, two mobile supportive employment units (one parks at the South-Dade Homeless Assistance Center) and a co-located office at Camillus House, an ES, TH and PH provider. CoC has partnered with CareerSource South Florida and Lindsey Hopkins Technical College to provide vocational training to CoC sub-recipients. Transitions, Inc. (ex-offenders), Suited for Success (veterans) and Get Hired Miami (resume development) are among the CoC's partners.

Our Kids also participates in by name list case staffing to ensure that former foster youth are connected to resources for which they are eligible. The CoC has established a referral relationship with SFBHN and Our Kids) for state-funded behavioral health services. They are HMIS participating agencies.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40**

**Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Veterans: In 2017, Camillus House opened the Somerville Veterans Village in the City of Miami to provide permanent housing to veterans. The Salvation Army is contracted by the local VA office to provide emergency shelter beds for veterans. The Veterans Administration’s Health Care for Homeless Veterans (HCHV) Program is an active member of the CoC. The VA has expanded assistance to veterans through the Support Services for Veteran Families (SSVF) and Grant Per Diem (GPD) programs. New GPD programs were created in 2018. Miami-Dade County and Miami Beach Public Housing Authorities administer the VASH Program offering permanent supportive housing through rental assistance vouchers and VA services.

Survivors of Domestic Violence: Miami-Dade’s Community Action and Human Services Department (CAHSD) operates two domestic violence centers, and a third is operated by Victims Response, Inc. (aka. The Lodge).

Unaccompanied Youth: Citrus Health Network offers 28 youth-designated transitional housing beds at Citrus FRAT and 12 LGBTQA+ youth-designated transitional housing beds at Citrus Safe Haven; Camillus House offers 12 youth-designated emergency beds; Lotus House offers 38 unaccompanied, pregnant and parenting youth-designated beds; the Runaway & Homeless Youth Program at Miami Bridge Youth and Family Services offers 10 beds; former foster youth served at Casa Valentina and Emmaus Place with 21 beds; Chapman Partnership has a 20 bed youth dorm.

Human Trafficking: Miami-Dade has 16 Transitional Housing beds dedicated to victims of human trafficking.

The Miami-Dade Homeless Continuum of Care has a range of access points to prevent, divert and serve persons experiencing homelessness, they include:

- A helpline
- Street outreach teams (including specialized behavioral health teams)
- Emergency Shelters
- The Public Child Welfare Agency
- Domestic Violence providers
- Sex and Human Trafficking providers
- Community Action and Human Services Department
- Law enforcement agencies with homeless Neighborhood Enhancement Teams

The system provides emergency shelter and transitional housing with specialized programming for unaccompanied persons who may have behavioral health needs, families, youth and survivors of domestic violence, sex and human trafficking. Our system is designed to offer low barrier access to services, exit persons to permanent destinations and promote housing stability through follow up care.



We offer short-to medium-term rental assistance to households at imminent risk of homelessness as well as homeless households who need financial assistance and housing stability to return to self-sufficiency. Our Permanent Supportive Housing program provides non-time limited rental assistance with comprehensive support services to disabled persons who are homeless, with a priority for those who have been homeless the longest time with the greatest service needs.

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

### **Introduction**

Miami-Dade County will continue to fund, when feasible, service providers seeking to provide either new or updated facilities for individuals and families with special needs. In addition, the County funds service providers that address the needs of the elderly and frail elderly. The needs of persons living with HIV/AIDS is primarily the purview of the City of Miami for the all of Miami-Dade County. Assisting persons with disabilities continues to be part of the programmatic priorities of the County.

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

Substance Abuse: Miami-Dade Community Action and Human Services Department conducts substance abuse assessments and provides referrals. The Department administers various services and programs, including *Treatment Alternatives to Street Crime*.

Elderly: Housing cost burden continues to have a disproportionate impact on Miami-Dade households containing at least one person 62 years of age or older. Among this age group, nearly 29,000 households have incomes at or below 30% of AMI.

Disabled: The Commission on Disability Issues (CODI) and some of its constituent member organizations meet with representatives of PHCD. CODI has been designated as the official representative organization for the disabled community by the Miami-Dade Board of County Commissioners. Among other things, CODI has recommended that the County adopt several goals to improve the availability of affordable, assessable units, including: 1) requiring that developers go beyond the 5% (mobility and other disabilities) and 2% (visual and audio disabilities) which the federal government requires; 2) provide subsidies to affordable housing developers to encourage the set-aside of accessible affordable units; and 3) establish a broader goal that not less than 20% of affordable units be made accessible.

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

Spinal Cord Living Assistance Development, Inc. (SCLAD) has a Community Inclusion Program that is an individually-focused, social intervention program developed by SCLAD perfected over time through observation and experimentation. SCLAD's experience and sense of purpose matured (28 years) as program participants expressed the difficulties and needs experienced in their personal lives, which

coincided with the experiences of the organization’s founders, who are persons with physical disabilities.

This Program is a concept and strategy based on a personalized structure and face-to-face intensive intake and assessment process. It leads to the development of an Individual Service Strategy (ISS) that results from close collaboration between the Program Participant (and his/her caretaker, family) (PP) and the SCLAD Case Manager. Community Inclusion encourages the PP to auto-define his/her needs and hone in on his/her life wishes. It fosters communication and interaction between PP, family/caretaker and SCLAD Case Manager, permitting the case manager to identify, coordinate and monitor the services that address the needs and resources that lead to achieving the community integration desired by the PP. This journey is accompanied by intensive case management, counseling, problem-solving, and the establishment of rules and responsibilities for each party to the ISS. It is a thoughtful and time-consuming journey, but it allows sharing vital information necessary to make the ISS relevant and achievable. A typical Intake and Needs Assessment process includes the PP and the Case Manager. The development of the ISS and its subsequent implementation may require multiple meetings and communications, and the integration of various components more particularly described in the major service components identified below.

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

The County in its annual planning and future planning will continue to prioritize tenant-based rental assistance using HOME. The County will also have funds available for small projects that may benefit from the County’s Documentary Surtax Program for the development of housing. This category of funding has consistently been available for this population. Our most recent Request for Applications addressed very specifically that funds may be available for special needs populations for developments that are 50 units or less. These approaches are best suited for the population that is described here. Our housing dollars can then be leveraged for the agencies to fund supportive services that are needed. The County also will continue to seek applicant that provide services to the special needs groups utilizing our CDBG.

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

SCLAD provides through their Major Service Components activities that address the needs of their clientele and includes but is not limited to case management. All SCLAD Community Inclusion Program Services are free of charge. Citrus Health Network, Inc. provides supportive services that include case management to assist in navigating community resources, and access to health care, including

behavioral health care. These two entities along with others continue to address the special needs population with needed services. The County, through various resources have funded both agencies, especially as it relates to housing and in some cases supportive services.

The County in its annual planning and future planning will continue to prioritize tenant-based rental assistance using HOME. The County will also have funds available for small projects that may benefit from the County's Documentary Surtax Program for the development of housing. This category of funding has consistently been available for this population. Our most recent Request for Applications addressed very specifically that funds may be available for special needs populations for developments that are 50 units or less. These approaches are best suited for the population that is described here. Our housing dollars can then be leveraged for the agencies to fund supportive services that are needed. The County also will continue to seek applicant that provide services to the special needs groups utilizing our CDBG.

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

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

Public policy is often considered a significant factor in Miami-Dade County’s ability to address the current housing crisis. Governmental policy and regulation become a barrier when they prohibit or excessively increase the cost of new or rehabilitated affordable housing for the public. The negative effects of public policy include but are not limited to:

- Policies that inhibit land use
- Infrastructure costs as it relates to water and sewer connection fees
- Local building policies (design requirements)
- Development impact fees
- Property taxes

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

### Introduction

Miami-Dade County is comprised of a multitude of business sectors that spur the local economy. Miami-Dade County is recovering from the recent economic downturn of the United States economy due to the COVID-19 pandemic. The area is comprised of major employment sectors which include educational institutions, health services, retail trade, finance, insurance, real estate, arts, entertainment, and professional/management services. The highest ranked major employment sector is the Education and Health Services field.

With the local unemployment rate at 7.16% for a civilian labor force of 726,300, Miami-Dade County faces many challenges to continuously spur the local economy through public and private sector partnerships.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	5,584	5,461	1	1	0
Arts, Entertainment, Accommodations	79,502	62,485	10	10	0
Construction	53,948	28,643	7	5	-2
Education and Health Care Services	170,857	96,979	21	16	-5
Finance, Insurance, and Real Estate	64,436	47,355	8	8	0
Information	16,924	11,982	2	2	0
Manufacturing	33,536	24,734	4	4	0
Other Services	46,103	24,631	6	4	-2
Professional, Scientific, Management Services	105,237	101,681	13	17	4
Public Administration	28,378	7,782	4	1	-3
Retail Trade	99,381	94,497	12	16	4
Transportation and Warehousing	60,263	42,268	8	7	-1
Wholesale Trade	32,981	53,469	4	9	5

	Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Total		797,130	601,967	--	--	--

**Table 40 - Business Activity**

Alternate Data Source Name:

Regulatory and Economic Resources Department

Data Source Comments: Table 39 - Business Activity Data Source: 2013-2017 ACS (Workers), Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	856,627
Civilian Employed Population 16 years and over	797,130
Unemployment Rate	6.90
Unemployment Rate for Ages 16-24	14.30
Unemployment Rate for Ages 25-65	6.20

**Table 41 - Labor Force**

**Alternate Data Source Name:**

Regulatory and Economic Resources Department

**Data Source Comments:** Table 40 - Labor ForceData Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	278,489
Farming, fisheries and forestry occupations	0
Service	152,009
Sales and office	229,400
Construction, extraction, maintenance and repair	66,277
Production, transportation and material moving	70,955

**Table 42 – Occupations by Sector**

**Alternate Data Source Name:**

Regulatory and Economic Resources Department

**Data Source Comments:** Table 41 - Occupations by SectorData Source: 2013-2017 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	318,819	43%
30-59 Minutes	325,745	44%
60 or More Minutes	103,676	14%
<b>Total</b>	<b>748,240</b>	<b>100%</b>

**Table 43 - Travel Time**

**Alternate Data Source Name:**

Regulatory and Economic Resources Department

**Data Source Comments:** Table 42 - Travel TimeData Source: 2013-2017 ACS



**Education:**

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	60,048	7,052	39,889
High school graduate (includes equivalency)	168,967	14,338	61,850
Some college or Associate's degree	202,726	13,240	50,926
Bachelor's degree or higher	245,147	9,746	44,484

**Table 44 - Educational Attainment by Employment Status**

Alternate Data Source Name:

Regulatory and Economic Resources Department

Data Source Comments: Table 43 - Educational Attainment by Employment Status Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	2,212	6,348	7,933	26,051	51,703
9th to 12th grade, no diploma	18,416	14,149	15,885	36,633	28,088
High school graduate, GED, or alternative	42,510	56,667	62,291	126,329	64,777
Some college, no degree	59,898	44,455	41,457	76,275	34,694
Associate's degree	19,588	32,113	25,380	47,423	13,311
Bachelor's degree	12,851	52,718	51,712	91,747	34,833
Graduate or professional degree	1,571	21,160	30,266	51,953	25,069

**Table 45 - Educational Attainment by Age**

Alternate Data Source Name:

Regulatory and Economic Resources Department

Data Source Comments: Table 44 - Educational Attainment by Age Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,594
High school graduate (includes equivalency)	24,105
Some college or Associate's degree	32,245
Bachelor's degree	42,623
Graduate or professional degree	59,496

**Table 46 – Median Earnings in the Past 12 Months**

**Alternate Data Source Name:**

Regulatory and Economic Resources Department

**Data Source Comments:** Table 45 - Median Earnings in the Past 12 Months Data Source: 2013-2017 ACS

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

Based on the Business Activity table, the major employment sectors are as follows:

1. Education and Health Care Services;
2. Retail Trade;
3. Finance, Insurance, and Real Estate;
4. Arts, Entertainment, Accommodations; and
5. Professional, Scientific, Management Services, and Wholesale Trade.

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

Included among the County's highest priority workforce and infrastructure needs are:

- provision of public services concerned with employment, especially job training
- 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 long-term economic and social viability of the community
- Empowerment and self-sufficiency opportunities for low-income persons to reduce generational poverty in federally assisted and public housing

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

Due to the COVID-19 pandemic, the County is responding with the following activities:

- Small business forgivable loans
- Rehabilitate and restore existing businesses (correct deteriorated conditions)
- Business grant/loan programs
- Technical assistance to businesses
- Mixed Use Projects that integrate Business and Residential activities
- Business Incubators

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

To a certain extent, the workforce needs to be trained to provide an alternate function.

Based on data provided in the Occupations by Sector table, the top two occupational sectors are 1) Management, Business and Financial; and 2) Sales and Office. The Educational Attainment by Employment Status (Population 16 and Older) table indicates that approximately one third of the civilian employed population has a Bachelor’s Degree or higher (245,147) and Some College or Associate’s Degree (202,726).

There is a increased demand for a technologically-trained workforce to assist businesses to change their business model to adapt to a new normal. New employees are needed to keep up with these changes in technology. Technology has become an integral component even in everyday consumer needs like grocery delivery and transportation services.

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

South Florida Workforce Investment Board (SFWIB) dba Career Source South Florida: SFWIB encourages the development of training modules that facilitate career development in high demand occupational areas.

The Beacon Council: As Miami-Dade County's official economic development partner, The Beacon Council has worked to enhance the local business community by facilitating business investment and promoting the area as an ideal market for businesses to operate.

Miami-Dade County Targeted Jobs Incentive Fund (TJIF): The TJIF is a County inducement program available only to companies from outside the County (with the exception of Palm Beach, Broward, and Monroe Counties) wishing to relocate here, and to Miami-Dade companies which undertake a business expansion and that create jobs as a result of the local expansion.

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

Yes

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

The Comprehensive Economic Development Strategy (CEDS) for South Florida is a roadmap to diversify and strengthen the regional economy of Broward, Miami-Dade and Monroe Counties. The regional CEDS will guide federal and state investment priorities and funding sources and delineate lead organizations' responsibilities for execution of the CEDS, while bringing together public and private sectors leaders and decision-makers. This is not a plan for the South Florida Regional Planning Council; rather, it is a strategy for the communities and businesses of South Florida.

Miami-Dade County utilizes the county economic development powers in Florida Statutes Chapter 125.045 to provide an economic development program that spurs real estate development. The County expends public funds for economic development activities, including developing infrastructure, leasing or conveying real property, and making grants to private enterprises for the expansion of businesses existing in the community or the attraction of new businesses into the community. County funds or land conveyances are provided in exchange for the private businesses providing jobs to the local community.

### **Discussion**

The development of non-housing community development assets is a priority for Miami-Dade County. The County will continue to utilize its power to lease and convey real property and to provide funding sources where possible to attract private investment to bring jobs to the community.

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

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

The most impoverished neighborhoods have the most multiple housing problems. These areas, such as Liberty/Model City and Opa-Locka have older and deteriorating housing stock and many residents are seniors and/or low-income and are unable to maintain their housing.

For the purpose of this analysis, "concentration" is defined as an area that are comprised of multiple low-moderate income contiguous census block groups, characterized by a high percentage of residential land use, and where at least 69% of the population is defined as "low-income" with incomes at or below 80% of Area Median Income (AMI). For housing conditions is defined as the physical state of a house which lacks complete plumbing facilities, lacks complete kitchen facilities, more than one person per room or are cost burden beyond 30% of incomes is paid in rent or mortgage.

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

See concentration definitions above. See map. The County is proposing using a regional construct to identify poverty in Miami-Dade County. The County will be divided into North, Central and South regions.

The areas in red are the most vulnerable regions. The North and South regions have the highest impoverished residents with Liberty/Model City and Opa-Locka being two areas which historically has a high concentration of Black residents and low-income residents. The South region areas with high concentration of low-come families and minorities are the Goulds, Naranja/Leisure City areas of Miami-Dade.

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

The housing market in areas of minority concentration saw gross rents increase 15.8% between 2013 and 2018. Even so, the median gross rent as a percentage of income, while remaining very high, fell slightly, from 43% in 2013 to 41.8% in 2018. The median home value in 2018 dollars grew by nearly 38% between 2013 and 2018 from \$204,690 to \$252,587. The fastest growth in home values was in the low end of the market with the lower quartile value growing 39.6% between 2013 and 2018 from \$137,876 to \$172,806 in inflation adjusted dollars.

The housing market in areas of minority concentration saw gross rents increase 15.8% between 2013 and 2018. Even so, the median gross rent as a percentage of income, while remaining very high, fell slightly, from 44.1% in 2013 to 43% in 2018. The median home value in 2018 dollars grew by nearly 25% between 2013 and 2018 from \$179,979 to \$201,415. The fastest growth in home values was in the low

end of the market with the lower quartile value growing 33.5% between 2013 and 2018 from \$107,564 to \$128,871 in inflation adjusted dollars.

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

1. Many of these neighborhoods have significant community assets upon which to build, including:
  - Availability of in-fill lots for future development of single-family and multi-family housing;
  - Lower housing costs than in other areas of the County, which has the potential to attract new home buyers to these underserved areas;
  - Connectivity to major highways and accessibility to transportation and employment hubs;
  - Access to institutions of higher education, creating opportunities for unique community partnerships with such institutions as University of Miami and Miami-Dade College;
  - Access to public transportation, including the Miami-Dade Busway and Metrorail system;
  - generations of families who have remained committed to the improvement of the area; and,
  - County-owned parks and recreational facilities

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

es. The County will continue to explore new funding and financing opportunities, similar to Opportunity Zones or other financial and economic development incentives that may be authorized during the planning period. These resources will be used as a vehicle to improve our most impoverished neighborhoods and give economic opportunities to the residents in these communities. In addition, the County continues to seek public/private ventures with developers to address the varied housing stock opportunities, including: affordable housing, small development and incentivizing property owners to rehabilitate housing that could be potentially lost to the affordable housing market.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Households in many residential neighborhoods within Miami-Dade County are not able to connect to the internet. A number of low- and moderate-income neighborhoods and areas scattered throughout the County are in need of installing broadband wiring to increase wireless internet connectivity. Currently, a majority of those households that have internet connectivity are paying for it through a monthly bill payment to a commercial wireless provider to a single-family home, or a multi-family residential apartment. WiFi tends to be available predominantly in the commercial corridors within the County.

The need for internet connectivity greatly increased in early 2020, as a result of the COVID-19 pandemic, with the need for children to study from home and many adults in the workforce to work from home. Internet connectivity will continue to be critical, as a majority of Miami-Dade County residents are working virtually from home to keep businesses and service industry functions up and running.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Although there are a number of broadband providers that serve Miami-Dade County, there is a need for increased competition. Miami is an underserved market, with a substantial segment of the population that remains without internet connectivity. The County will continue to reach out to representatives from broadband and internet providers, to make them aware of the need for better internet connectivity in Miami-Dade County.

The following is a list of the top eight broadband and high speed internet providers in Miami-Dade County: Atlantic Broadband, AT&T, AT&T Fiber, Comcast Xfinity, Google Fiber, Hughes Net, Spectrum and Viasat. All wireless networks are not equal. Competition is best achieved by comparing the service capacities between entities.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

According to data reported to the Miami Herald by the South Florida Regional Climate Leadership Summit in December 2019, the sea level in the southeast Florida region is projected to rise between 17 and 31 inches in the time period from 2020 through 2060. Local leaders in governments are planning to protect infrastructure and assets to account for up to a two-foot sea level rise by 2060. In Miami-Dade County, sea level rise will cause increased flooding events in lower elevation residential neighborhoods over the next five to fifty years. King tides and sea level rise will lead to an increased incidence and regularity of flooding events.

Miami-Dade County has approximately 100,000 septic systems within neighborhoods all throughout the county. Many of these septic systems are vulnerable now, or will become vulnerable as groundwater and sea levels rise. The County will implement existing recommendations to address these vulnerabilities and reduce the potential impacts from septic systems on human health and the health of our natural systems, including Biscayne Bay. The costs to convert septic systems are substantial and must be pursued in a methodical and phased approach to address the systems that pose the highest risk.

Miami-Dade County is considering implementing measures to achieve the near-term connection of an estimated 12,000 properties on septic systems that currently have sewer lines abutting their property. To support this, the County should continue to implement a program to facilitate the installation of public laterals, to support the connection to public sewer, and to abandon septic systems.

Miami-Dade County is considering prioritizing the decommissioning of septic systems with compromised functionality, including the approximately 9,200 within the Water and Sewer Department's service area that are identified as most vulnerable to rising groundwater by 2040. To support this, the County should implement a program to prioritize installing sanitary sewer infrastructure in the highest priority areas.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Regulatory and Economic Resources conducted an analysis of the vulnerability of the County's public housing and county-owned affordable housing. Factors such as flooding inundation and securing facilities where seniors reside.

Lower elevation residential neighborhoods in Miami-Dade County often tend to be the neighborhoods that are more economically vulnerable to natural hazard risks. Many of the low- and moderate-income neighborhoods that were identified in this Consolidated Plan as economically vulnerable areas by the Miami-Dade County Department of Regulatory and Economic Resources are also those neighborhoods



that are only five feet above sea level and tend to flood more often. These economically vulnerable neighborhoods are scattered throughout the county, with clusters in the central, western, southern, and northern parts of the County that are further away from the Atlantic Coast. The more affluent neighborhoods in Miami-Dade County are typically located to the east and at nine feet above sea level, near the Atlantic Coast and along the limerock ridge along and east of U. S. Highway 1/Biscayne Boulevard/South Dixie Highway.

The Miami-Dade County Department of Regulatory and Economic Resources Office of Resiliency is recommending the designation of Little River as an Adaptation Action Area. This involves extensive community engagement and builds on previous and ongoing efforts by the University of Miami, The CLEO Institute, Catalyst Miami and Florida International University. This is helping to create a shared understanding of current issues and future risk, feasible adaptation approaches and tools, and a path forward for neighborhood improvements and increased planning and project investment. It will also involve leveraging new and existing funding at the right time to raise roads or seawalls, install parks, open spaces and blue infrastructure, and connect residents on vulnerable septic systems to sewer. This improved coordination for resilient infrastructure upgrades can also support efforts in Community Redevelopment Areas and Opportunity Zones.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

As required by the United States Department of Housing and Urban Development (HUD) a strategic plan is due to HUD. Miami-Dade County's (the County's) last plan was for the five year period 2013-2017. The County received permission from HUD to extend its current plan until 2019. The County has identified the following areas of concentration for the strategic plan: decent housing, economic development, suitable living environment and the citizen participation plan. Activities to support health and human services and neighborhood and unincorporated area municipal services (recreation and culture, enabling strategies, transportation, public safety) are important as well. As part of the strategic plan the County has identified that it is necessary to make the provision of very low, low and moderate income households to decent, sustainable, affordable housing. The County continues to identify and address those very low and low and moderate income households that impacted by sea level rising and are part of the digital divide. The Office of Sustainability is working closely with the Department of Public Housing and Community Development (PHCD) to address sea level rise and the implementation of those strategies that would be most advantageous to very and low and moderate income households.

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

### Geographic Area

Table 47 - Geographic Priority Areas

1	<b>Area Name:</b>	Countywide Regional Eligible Strategy Area - Central
	<b>Area Type:</b>	Strategy area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	11/30/2020
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
<b>Are there barriers to improvement in this target area?</b>		
2	<b>Area Name:</b>	Countywide Regional Eligible Strategy Area - North
	<b>Area Type:</b>	Strategy area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	11/30/2020
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	

	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	
<b>3</b>	<b>Area Name:</b>	Countywide Regional Eligible Strategy Area - South
	<b>Area Type:</b>	Strategy area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	11/30/2020
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

**General Allocation Priorities**

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

Beginning with program year 2020, Miami-Dade County is focusing on a regional perspective that will assist low- and moderate-income areas. Exhibit 1 is a map of block groups with a majority of low- to moderate-income persons and residential land use greater than 50.0% that are not located in entitlement cities. The map shows 321 census block groups within Miami-Dade County that qualify as low- and moderate-income areas (LMA)s.

During the process of identifying and mapping low- and moderate-income areas, clusters of poverty remain in areas of the County that have traditionally been impoverished, including: Brownsville,

Pinewood, West Little River, Opa-Locka, Sweetwater, Richmond Heights, West Perrine, South Miami Heights, Goulds, Naranja and Leisure City areas. However, more than 100 eligible low-to-moderate-income block groups emerged that are not adjacent to the strategy/target areas that were included in Miami-Dade County's 2013-2017 Consolidated Plan.

Miami-Dade County is proposing to allocate investments geographically to a newly identified Countywide Regional Eligible Strategy Area, consisting of the following eligible low- and moderate-income areas:

Ives Estates north unincorporated area

Aventura Isles neighborhood west of Ives Estates south unincorporated area

Country Club of Miami south unincorporated area

Unincorporated area west of Miami Gardens, Acadia Park

City of North Miami Beach multiple areas

City of Sunny Isles Beach north and south ends

Town of Miami Lakes southwest portion

City of Opa-Locka multiple areas, Magnolia North neighborhood

Biscayne Shores and Gardens unincorporated area

City of Miami Springs south end

Virginia Gardens west end

Brownsville unincorporated area Olinda Park and Partners Park

Gladeview unincorporated area eastern portion Greynolds Park

West Little River unincorporated area northern and western portions Arcola Lakes Park

City of Sweetwater

Unincorporated area Ruben Dario Park and The Women's Park

Coral Lakes unincorporated area

Tamiami Lakes unincorporated area

City of Coral Gables northern end

City of West Miami west side

Olympia Heights unincorporated area

Westwood Lakes unincorporated area

University Park east unincorporated area

Westchester unincorporated area west

portions of West Kendall and Kendale Lakes unincorporated areas

portions of Southridge and South Miami Heights unincorporated areas

Richmond Heights unincorporated area west

Unincorporated areas east and west of Zoo Miami

Goulds unincorporated area

Modello unincorporated area

Princeton unincorporated area

Leisure City unincorporated area

Naranja unincorporated area

Quail Roost unincorporated area west of SW 184th Street and SW 186 Street busway terminals

West Perrine unincorporated area

Town of Cutler Bay south

City of Florida City south

A number of these newly identified low- and moderate-income areas are in participating municipalities, and a number of them are in unincorporated Miami-Dade County. In an effort to address poverty Countywide, Miami-Dade County is proposing a regional eligible strategy area model with North, Central

and South regions, instead of the previous model that targeted a majority of Community Development Block Grant funds to specific target areas. The regional model will allow the County to address the needs of impoverished communities throughout Miami-Dade County by providing CDBG funds to serve eligible projects and activities in any and all low- and moderate-income eligible areas, in unincorporated areas or participating municipalities.

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

### Priority Needs

Table 48 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South
	<b>Associated Goals</b>	Microenterprise Lending & Technical Assistance Special Economic Development Business Incubators Technical Assistance to Businesses



	<b>Description</b>	CDBG funds will be leveraged to foster economic development activities that create jobs for low and moderate income persons, create or expand community based businesses, and assist businesses of the County's Eligible Block group areas. This investment strategy strives to fully engage low- income residents in the implementation of economic development activities that directly impact their target areas, and create empowerment and self-sufficiency opportunities for low income persons to reduce generational poverty in federally assisted and public housing.
	<b>Basis for Relative Priority</b>	Miami Dade County's 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. Deep economic challenges have resulted in a higher unemployment rates, particularly among the County's adult population without a high school diploma. In addition, children are also adversely affected, with a high percentage of the children living below the poverty level due to current economic conditions.
<b>2</b>	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High

<p><b>Population</b></p>	<p>Extremely Low  Low  Moderate  Middle  Large Families  Families with Children  Elderly  Rural  Chronic Homelessness  Individuals  Families with Children  Mentally Ill  Chronic Substance Abuse  veterans  Persons with HIV/AIDS  Victims of Domestic Violence  Unaccompanied Youth  Persons with Mental Disabilities  Persons with Physical Disabilities  Persons with Developmental Disabilities  Persons with Alcohol or Other Addictions  Persons with HIV/AIDS and their Families  Victims of Domestic Violence  Non-housing Community Development</p>
<p><b>Geographic Areas Affected</b></p>	<p>Countywide Regional Eligible Strategy Area - North  Countywide Regional Eligible Strategy Area - Central  Countywide Regional Eligible Strategy Area - South</p>
<p><b>Associated Goals</b></p>	<p>Tenant Based Rental Assistance  Program Administration  Rehabilitation/Reconstruction of Rental Housing  New Construction Homeownership  Homeowner Sewer Connections</p>
<p><b>Description</b></p>	<p>Target: Very low income Renter Households with income levels under 30% AMI and Rent Burden &gt;50%. This segment of the County's population has the most severe Rent Burden, with over 50% of income spent on housing.</p>

	<b>Basis for Relative Priority</b>	<p>Elderly- This demographic group has evidenced the most significant needs in the County with the largest percentage with low incomes and high cost burdened households. This group typically has fixed incomes which are below the level that can afford market rate housing. Combined with health issues, this target group has a severe need for assistance.</p> <p>Youth- The characteristics of this target group reveal that they have minimal to no income and have no support system. If housing was not provided under this program, this group would likely be considered as "Unaccompanied Youth Homeless"</p> <p>Homeless- This target group also has minimal to no income with little support. The use of the funds for this group will alleviate the pressure on providing homeless shelter and support services.</p>
<b>3</b>	<b>Priority Need Name</b>	Emergency Shelter for the Homeless
	<b>Priority Level</b>	High
	<b>Population</b>	Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South
	<b>Associated Goals</b>	Emergency Overnight Shelter Program Administration
	<b>Description</b>	Provide operating support for the Emergency Shelter, for Homeless Families and Individuals.
	<b>Basis for Relative Priority</b>	Homeless individuals and families, and those at-risk of homelessness are typically unable to access decent, affordable rental housing due to insufficient household income, high rates of unemployment, mental impairment, or other socio-economic issues.
<b>4</b>	<b>Priority Need Name</b>	Public Services

<b>Priority Level</b>	High
<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
<b>Geographic Areas Affected</b>	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South

	<b>Associated Goals</b>	Public Service Programs Upgrades to Public Facilities/Capital Improvements Program Administration Educational Programs Senior Services Program Services for Persons with Disabilities Child Care Services Health Services Youth Services Meals Program Employment Training
	<b>Description</b>	Public Services- Youth Services, Employment Training, Childcare Services, Health Services, and Mental Health Services. Target Low to moderate income residents on a County wide basis.
	<b>Basis for Relative Priority</b>	There is a high level of need for a variety of public service programs, including nutritional programs, afterschool and senior programs. This is based on consultation with various County Departments that provide public/social services on a County wide basis.
<b>5</b>	<b>Priority Need Name</b>	PHCD Program Administration
	<b>Priority Level</b>	Low

	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South
	<b>Associated Goals</b>	Program Administration
	<b>Description</b>	PHCD annual administration and monitoring of CDBG, HOME and ESG programs.
	<b>Basis for Relative Priority</b>	PHCD continues to utilize a portion of CDBG, HOME and ESG funds for program administration and monitoring, subject to administrative caps for each of the respective programs. The administration funding is needed to support staff which administer the programs.
6	<b>Priority Need Name</b>	Suitable Living Environment
	<b>Priority Level</b>	High

<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
<b>Geographic Areas Affected</b>	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South
<b>Associated Goals</b>	Emergency Overnight Shelter Public Infrastructure Improvements Upgrades to Public Facilities/Capital Improvements Upgrades to Public Parks
<b>Description</b>	Create a suitable living environment.
<b>Basis for Relative Priority</b>	A suitable living environment is a high priority in Miami-Dade County.

**Narrative (Optional)**

The county has established its FY 2020-2024 priorities based on consultations with a host of stakeholders, including County agencies, participating municipalities, Community Development Corporations, the community and other organizations that represent the community, residents, and community activists. The County also met with agencies that have regional/metropolitan planning responsibilities. The establishment of the top priorities and goals identified in this new five year plan was done in collaboration with all of these entities to ascertain the priorities on a county wide basis.

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

**Influence of Market Conditions**

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	Availability and leveraging of federal and state and local resources
TBRA for Non-Homeless Special Needs	Availability and leveraging of federal and state and local resources
New Unit Production	Availability and leveraging of federal, state and local resources; access to land; construction costs; financing
Rehabilitation	Availability and leveraging of federal, state and local resources; construction cost; financing
Acquisition, including preservation	Availability and leveraging of federal, state and local resources; access to land; construction cost; financing

**Table 49 – Influence of Market Conditions**



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

**Introduction**

Annually, Miami-Dade County allocates its federal, state and local funds based on need and the ability of the project or activity to address the stated needs of the community and the neighborhood.

Miami-Dade County uses a competitive application process to select eligible activities for each Fiscal Year. The funding recommendations confer higher priorities to activities that were outlined in each year's Action Plan and the Overall Activities and Goals of the Consolidated Plan.

The priorities are based on the unmet needs in the community as well as consultation with the community. Priority is given to activities that are located in eligible block groups with high poverty, overcrowding, and low-to-moderate income populations.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	11,261,380	5,492,434	0	16,753,814	56,306,900	The 2020 CDBG Annual Allocation is a slight increase compared to FY 2019. The 2020 CDBG Allocation is the net amount available after deducting \$1,947,751.39 as a Voluntary Grant Reduction.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description	
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$			Total: \$
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	4,962,281	1,644,775	0	6,607,056	24,811,405	The 2020 HOME Annual Allocation is a slight increase compared to FY 2019

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,127,686	0	0	1,127,686	5,638,430	The 2020 ESG Annual Allocation is a slight increase compared to the 2019 Annual Allocations.

Table 50 - Anticipated Resources

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

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

The County has publicly owned land/property that, when appropriate, is utilized for affordable housing or economic development activities. Miami-Dade County is partnering with Miami-Dade County Public Schools to provide housing and economic development activities on land owned by public schools.

**Discussion**

PHCD is continually seeking to identify resources to fund improvements which provide support to a wide range of housing, public facility, capital improvement, and economic development needs in Miami-Dade County.

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

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Black Economic Development Coalition, Inc.	Non-profit organizations	Economic Development	Jurisdiction
Neighbors and Neighbors Association, Inc.	Non-profit organizations	Economic Development	Jurisdiction
South Florida Puerto Rican Chamber of Commerce, Inc.	Non-profit organizations	Economic Development	Jurisdiction
Partners for Self Employment	Non-profit organizations	Economic Development	Jurisdiction
City of South Miami	Government	neighborhood improvements public services	Jurisdiction
City of Sweetwater	Government	neighborhood improvements public facilities	Jurisdiction
ASSISTANCE TO THE ELDERLY	Non-profit organizations	Homelessness Rental public facilities	Jurisdiction
THELMA GIBSON HEALTH INITIATIVE, INC.	Non-profit organizations	public services	Jurisdiction
Camillus House, Inc.	Non-profit organizations	Homelessness Rental	Jurisdiction
Citrus Health Network, Inc.	Non-profit organizations	Homelessness	Jurisdiction

**Table 51 - Institutional Delivery Structure**

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

Above is a list of the top ten entities that the County works with in its delivery system.

The primary strengths in the institutional delivery system are the level of experience of agencies, both public and private, in Miami-Dade County that serve a broad range of needs, including housing, economic development, public services, and public facilities and capital improvements.

Among the weaknesses of the institutional delivery system is a lack of organizational capacity, in the form of both financial capacity and human capital, of nonprofit groups and service providers to implement programs, projects, and activities. Further, a major weakness in the institutional delivery system is the relatively fragile financial state of many of the County's nonprofit housing developers and social service providers. Some of these groups have developed a dependency on County/federal funds for both operations and program services, and have failed to cultivate and establish relationships with the corporate and foundation sectors to attract operating and programmatic capital to their efforts, thereby enabling them to further leverage the County's investment of federal funds. Without such efforts, these organizations are not able to create a viable financial model to sustain their operations. As federal funding becomes increasingly scarce, this will have a corresponding impact on the ability of these fragile agencies to sustain their operations and to continue their important community revitalization efforts.

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

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

**Table 52 - Homeless Prevention Services Summary**

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

The Miami-Dade Homeless Trust has set future goals of rehousing 3000 persons. These persons will come from the emergency shelter system, transitional housing, non-congregate housing and street outreach. The rehousing will include chronically homeless (individuals or families), persons with HIV (though the City of Miami provide HIV services to all of Miami-Dade County. Clients must be referred through the Housing Trust's coordinated chronic outreach effort. Coordinated outreach is a program funded by the Trust which provides behavioral health outreach workers who work alongside the Housing Trust's regular outreach workers targeting chronically homeless persons).

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

The primary strengths in the institutional delivery system are the number and variety of agencies, both public and private, in Miami-Dade County that serve a broad range of needs for special needs population and persons experiencing homelessness.

Among the gaps of the delivery system is the dearth of organization capacity, in the form of both financial capacity and human capital, of nonprofit groups and service providers to implement programs, projects, and activities. Further, a major weakness in the institutional delivery system is the relatively fragile financial state of many of the County's nonprofit housing developers and social service providers. Many of these groups have developed a dependency on County/federal funds for both operations and program services, and have failed to cultivate and establish relationships with the corporate and foundation sectors to attract operating and programmatic capital to their efforts, thereby enabling them to further leverage the County's investment of federal funds. Without such efforts, these organizations are not able to create a viable financial model to sustain their operations. As federal funding becomes increasingly scarce, this will have a corresponding impact on the ability of these fragile agencies to sustain their operations and to continue their important community revitalization efforts.

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

To overcome gaps in the institutional structure the County is working to insure that the State and local resources are aligned with the federal resources allowable to the County. The County will be utilizing demographic information along with community outreach to ascertain where there are gaps in the institutional structure and service delivery. The County is conferring with service providers and receiving information that informs the County where services are needed. The TBRA program is constantly being re-examined to make sure this funding source (HOME) is meeting the needs of community residents.

The County plans to show more flexibility in making changes so that it will be able to redirect funding to areas that have been identified as in need of services. In addition, potential service providers are vetted to insure that they have the capacity to provide the services they have been contracted to carry out. The County will continue to carry out training and technical assistance programs that work to enhance the organizational and real estate development capacity of these organizations. The County will also encourage such organizations to partner with more experienced and better capitalized for-profit development entities, many of which either already have a strong presence in many of the County's low-income target areas, or seek to expand their presence in such areas.



**SP-45 Goals Summary – 91.215(a)(4)**

**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Microenterprise Lending & Technical Assistance	2020	2024	Non-Housing Community Development	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South	Economic Development	CDBG: \$1,580,844	Jobs created/retained: 200 Jobs
2	Tenant Based Rental Assistance	2020	2024	Affordable Housing	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area	Affordable Housing	HOME: \$600,000 ESG: \$468,000	Tenant-based rental assistance / Rapid Rehousing: 400 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					- Central Countywide Regional Eligible Strategy Area			
<b>3</b>	Special Economic Development	2020	2024	Non-Housing Community Development	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area	Economic Development	CDBG: \$500,000	Jobs created/retained: 25 Jobs
<b>4</b>	New Construction of Rental Housing Units	2020	2024	Affordable Housing	Countywide Regional Eligible Strategy Area - North Countywide Regional		HOME: \$5,510,828	Rental units constructed: 20 Household Housing Unit Rental units rehabilitated: 2 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South			
5	Owner Occupied Homeownership Rehabilitation	2020	2024	Affordable Housing	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South		CDBG: \$324	Homeowner Housing Rehabilitated: 1 Household Housing Unit
6	Housing Code Enforcement and Graffiti Abatement	2020	2024	Affordable Housing	Countywide Regional Eligible Strategy Area - North		CDBG: \$0	Housing Code Enforcement/Foreclosed Property Care: 0 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South			
7	Emergency Overnight Shelter	2020	2024	Homeless	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South	Emergency Shelter for the Homeless Suitable Living Environment	ESG: \$617,049	Overnight/Emergency Shelter/Transitional Housing Beds added: 240 Beds
8	Rapid Re-Housing Assistance	2020	2024	Homeless	Countywide Regional Eligible		ESG: \$426,060	Homelessness Prevention: 300 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
140					Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South			
143	Public Infrastructure Improvements	2020	2024	Non-Housing Community Development	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South	Suitable Living Environment	CDBG: \$1,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Public Service Programs	2020	2024	Non-Housing Community Development	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible	Public Services	CDBG: \$1,000,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
13	Upgrades to Public Facilities/Capital Improvements	2020	2024	Non-Housing Community Development	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible	Public Services Suitable Living Environment	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	Code Enforcement	2020	2024	Non-Housing Community Development	Countywide Regional Eligible Strategy Area - North		CDBG: \$0	Buildings Demolished: 0 Buildings Housing Code Enforcement/Foreclosed Property Care: 0 Household Housing Unit
16	Upgrades to Public Parks	2020	2024	Non-Housing Community Development	Countywide Regional Eligible Strategy Area - North	Suitable Living Environment	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
17	Homebuyer Counseling and Education	2020	2024	Affordable Housing	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible		HOME: \$0	Other: 0 Other
18	Program Administration	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible	Affordable Housing Emergency Shelter for the Homeless Public Services PHCD Program Administration	CDBG: \$11,261,380 HOME: \$6,607,057 ESG: \$1,127,688	Other: 1 Other



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Strategy Area - South			
<b>19</b>	Business Incubators	2020	2024	Non-Housing Community Development	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide	Economic Development		Jobs created/retained: 1 Jobs
<b>20</b>	Technical Assistance to Businesses	2020	2024	Non-Housing Community Development	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide	Economic Development	CDBG: \$400,000	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
21	Rehabilitation/Reconstruction of Rental Housing	2020	2024	Affordable Housing	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South	Affordable Housing		Rental units constructed: 1 Household Housing Unit
22	New Construction Homeownership	2020	2024	Affordable Housing	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area	Affordable Housing		Homeowner Housing Added: 1 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
23	Senior Services Program	2020	2024	Non-Housing Community Development	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South	Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
24	Educational Programs	2020	2024	Non-Housing Community Development	Countywide Regional Eligible Strategy Area - North Countywide Regional	Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South			
<b>25</b>	Homeowner Sewer Connections	2020	2024	Affordable Housing	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area	Affordable Housing		Homeowner Housing Rehabilitated: 1 Household Housing Unit
<b>26</b>	Services for Persons with Disabilities	2020	2024	Non-Housing Community Development	Countywide Regional Eligible Strategy Area - North	Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
27	Child Care Services	2020	2024	Non-Housing Community Development	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area	Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
28	Health Services	2020	2024	Non-Housing Community Development	Countywide Regional Eligible	Public Services		Public service activities other than Low/Moderate

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South			Income Housing Benefit: 50 Persons Assisted
29	Youth Services	2020	2024	Non-Housing Community Development	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South	Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
30	Meals Program	2020	2024	Non-Housing Community Development	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible	Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
31	Employment Training	2020	2024	Non-Housing Community Development	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible	Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Strategy Area – South			

Table 53 – Goals Summary

**Goal Descriptions**

1	<b>Goal Name</b>	Microenterprise Lending & Technical Assistance
	<b>Goal Description</b>	Job Creation
2	<b>Goal Name</b>	Tenant Based Rental Assistance
	<b>Goal Description</b>	Tenant Based Rental Assistance
3	<b>Goal Name</b>	Special Economic Development
	<b>Goal Description</b>	Job Creation
4	<b>Goal Name</b>	New Construction of Rental Housing Units
	<b>Goal Description</b>	Provide new construction of Rental Housing Units.
5	<b>Goal Name</b>	Owner Occupied Homeownership Rehabilitation
	<b>Goal Description</b>	Provide Owner Occupied Homeownership Rehabilitation



6	<b>Goal Name</b>	Housing Code Enforcement and Graffiti Abatement
	<b>Goal Description</b>	Housing Code Enforcement and Graffiti Abatement
7	<b>Goal Name</b>	Emergency Overnight Shelter
	<b>Goal Description</b>	Emergency Overnight Shelter for the Homeless
8	<b>Goal Name</b>	Rapid Re-Housing Assistance
	<b>Goal Description</b>	Rapid Re-Housing Assistance
10	<b>Goal Name</b>	Public Infrastructure Improvements
	<b>Goal Description</b>	Public Infrastructure Improvements
12	<b>Goal Name</b>	Public Service Programs
	<b>Goal Description</b>	Public Service
13	<b>Goal Name</b>	Upgrades to Public Facilities/Capital Improvements
	<b>Goal Description</b>	Public Services, Senior Centers, Youth Centers
15	<b>Goal Name</b>	Code Enforcement
	<b>Goal Description</b>	Housing Code Enforcement & Graffiti Abatement
16	<b>Goal Name</b>	Upgrades to Public Parks
	<b>Goal Description</b>	Parks, Open Spaces and Recreational Facilities

<b>17</b>	<b>Goal Name</b>	Homebuyer Counseling and Education
	<b>Goal Description</b>	Homebuyer Counseling and Education services
<b>18</b>	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	Construction/Rehabilitation of Rental Housing, Emergency Shelter for the Homeless, Housing Code Enforcement & Graffiti Abatement, Job Creation, Microenterprise Lending and Technical Assistance, PHCD Program Administration, Parks, Recreational Facilities, Public Facilities and Capital Improvements, Public Infrastructure Improvements, Public Services, Rapid Re-Housing Assistance, Senior Centers, Youth Centers, Tenant Based Rental Assistance, Homebuyer Counseling and Education
<b>19</b>	<b>Goal Name</b>	Business Incubators
	<b>Goal Description</b>	Provide a space and training to assist new and start up small businesses.
<b>20</b>	<b>Goal Name</b>	Technical Assistance to Businesses
	<b>Goal Description</b>	Provide education and guidance to small businesses
<b>21</b>	<b>Goal Name</b>	Rehabilitation/Reconstruction of Rental Housing
	<b>Goal Description</b>	Provide rehabilitation and reconstruction of rental housing.
<b>22</b>	<b>Goal Name</b>	New Construction Homeownership
	<b>Goal Description</b>	Provide new construction of homeownership
<b>23</b>	<b>Goal Name</b>	Senior Services Program
	<b>Goal Description</b>	Provide services to residents over the age of 55.

24	<b>Goal Name</b>	Educational Programs
	<b>Goal Description</b>	Provide educational programs for children, youth and seniors.
25	<b>Goal Name</b>	Homeowner Sewer Connections
	<b>Goal Description</b>	Provide sewer connections to homeowners, and remove septic tanks.
26	<b>Goal Name</b>	Services for Persons with Disabilities
	<b>Goal Description</b>	Provide Services for Persons with Disabilities
27	<b>Goal Name</b>	Child Care Services
	<b>Goal Description</b>	Child Care Services
28	<b>Goal Name</b>	Health Services
	<b>Goal Description</b>	Health Services
29	<b>Goal Name</b>	Youth Services
	<b>Goal Description</b>	Youth Programs
30	<b>Goal Name</b>	Meals Program
	<b>Goal Description</b>	Meals Program
31	<b>Goal Name</b>	Employment Training
	<b>Goal Description</b>	Employment Training

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

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Utilizing the projected five year HOME allocation of \$25,000,000 the County projects that a minimum of 50 households will be assisted annually through housing rehabilitation activities. This is likely to come in the form of housing rehabilitation to very low-income owner-occupied households and the rehabilitation of multi-family rental developments that will benefit, and be affordable to, very low-income households. Notwithstanding, the County expects to serve 1,450 very low-income households through its Tenant-based Rental Assistance (TBRA) Program.

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

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

There are 38 residents seeking a reasonable accommodation for an UFAS unit. There are 218 applicants remaining on the waiting list which have indicated mobility aide accessibility or wheelchair accessibility.

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

Resident Councils elections are held every three years. The last election cycle was March 2016 thru March 2019. As of this year, we have conducted twenty-one elections and another eight pending to be completed by December 2019. This election cycle is from March 2022 thru December 2022. These newly elected Resident Councils represent both elderly and family developments throughout PHCD. Resident Councils advocate for the rights of residents, coordinate activities for the benefit of all the residents of the developments they represent. In addition, we're in the process of scheduling a series of community meetings with all PHCD residents to discuss community concerns.

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

No

### **Plan to remove the 'troubled' designation**

Not applicable

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

### **Barriers to Affordable Housing**

Public policy is often considered a significant factor in Miami-Dade County's ability to address the current housing crisis. Governmental policy and regulation become a barrier when they prohibit or excessively increase the cost of new or rehabilitated affordable housing for the public. The negative effects of public policy include but are not limited to:

- Policies that inhibit land use
- Infrastructure costs as it relates to water and sewer connection fees
- Local building policies (design requirements)
- Development impact fees
- Property taxes

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

Miami-Dade County continues to look for ways to address the lack of affordable housing, recognizing limited resources as one of its major concerns. As such, the Board of County Commissioners (BCC) established an Affordable Housing Trust to serve as a permanent, renewable source of revenue to assist with the housing needs of low to moderate income residents throughout the County. As of May 2020 the County has allocated \$11,984,279 in revenues to further address affordable housing initiatives. The managing arm of the trust, the Affordable Housing Trust Fund Board focused efforts included awarding funds for the development of a 96 unit elderly housing development located in Commission District 5.

The County's enlisted strategy to remove or ameliorate barriers to housing affordability also includes consistent monitoring of adopted policy and procedures conducted by the Affordable Housing Advisory Board on a triennial basis. The Affordable Housing Advisory Board (AHAB) serves as the Affordable Housing Advisory Committee to the BCC. The Board is charged with reviewing established County policies and procedures, ordinances, land development regulations and adopted comprehensive plans to provide recommendations for initiatives that facilitate increasing affordable housing in Miami-Dade County. AHAB continuously explores opportunities to meet the County's housing needs, including the consideration prohibitive costs associated with building reasonably priced housing, AHAB efforts include promoting cost effectiveness through coordination with stakeholders, mitigating construction costs and increasing and improving developer incentives.

The County provides down payment assistance, home purchase assistance, funding for new construction and rehabilitation of affordable rental housing as well as homeownership options to increase the affordable housing stock for its residents. Additional efforts include promoting cost effectiveness through coordination with stakeholders, mitigating construction costs and increasing and improving developer incentives. Miami-Dade County implements a wide range of housing programs designed to

enhance housing opportunities for low- and moderate-income, individuals and families who are legal residents of the County.

Miami-Dade County recognizing the limited stock of land and resources created the Naturally Occurring Affordable Housing (NOAH) Preservation Program to incentivize the preservation and rehabilitation of existing NOAH rental units by providing rehabilitation financing to owners of existing single-family homes, duplexes or small rental housing developments. NOAH properties refer to unsubsidized privately owned residential properties that are lower in cost because they are older and usually poorly maintained. Rents charged for NOAH multifamily units are typically lower than those charged at market-rate units due to their age, condition, outdated design and location. However, many NOAH properties are desirable for tenants because of the location within neighborhoods that are convenient to places of work, worship, and transportation hubs, and because the rent is affordable. The goal of the NOAH Preservation Program is to preserve affordability by providing Miami-Dade County's low- and moderate-income households with access to decent housing that is convenient to jobs, transportation, and essential services.

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

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

The CoC has established a Coordinated Entry System (CES), covering the full geographic boundaries of Miami-Dade County. The CES coordinates access to CoC resources, housing need assessment, prioritization and referral for CoC permanent housing assistance and Homeless Management Information System (HMIS) data collection. Access to the CoC is through the CoC Helpline, the CoC Outreach, Assessment and Placement program (OAP), 12+ walk-in service centers, 5 youth & 5 DV focused access points and targeted in-reach at schools. The OAP street teams work cooperatively with specialized CE access points that provide on the phone, walk-in and outreach to youth (5 access points) and individuals and families who are fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, or stalking (5 access points). Homeless Helpline cards are distributed at police stations, social service agencies, and locations frequented by the homeless. OAP is fully staffed between 7:00 a.m. - 5:00 p.m. on weekdays and on-call after hours. The CES walk-in access points operate on weekends and holidays.

The CoC contracts with two Entitlement Jurisdictions to staff its OAP teams, the City of Miami and the City of Miami Beach. The City of Miami's OAP teams also serve the entirety of Miami-Dade County, except Miami Beach. Combined, the OAP teams have over 50 staff with central offices in Miami Beach, City of Miami and South Miami-Dade. Staff utilize city vehicles to canvas the boundaries of the CoC and provide transportation to unsheltered persons. OAP teams perform outreach, engagement, homeless verification, HMIS data collection, standardized assessment of need and provide transportation. OAP teams use mobile phones and tablets to complete real-time HMIS and vulnerability assessments.

OAP staff are co-located at the CES walk-in access point established at Camillus House, a Federally Qualified Health Center, ES, TH and PH provider with a long history of feeding and serving unsheltered persons. OAP staff are also located at the county jail and one floating team works with institutions that may discharge into homelessness (hospitals and crisis units). OAP teams cover indoor feeding sites. OAP is represented by staff with lived experience; youth; and English/Spanish/Creole speaking persons. OAP use sign language interpreters to assist persons who are deaf/hard of hearing and equipped to transport persons, including wheelchair accessible vehicles. OAP has access to shelters for persons with pets.

The CoC funds a Federally Qualified Health Center to provide specialized OAP with an emphasis on medical/behavioral health services to unsheltered persons refusing all services due to serious mental health/substance/alcohol dependence (Lazarus Project). The team is able to diagnose and treat in the field, earn trust and follow clients into PH. CoC partners with PATH-funded OAP to enhance coverage and access to MH/SA services, including detox and treatment.

Upon seeking CoC assistance, the individual or family is assessed for need and vulnerability utilizing a uniform assessment tool, the Vulnerability Index & Service Prioritization Decision Assistance Tool (VI-



SPDAT). Information collected through the VI-SPDAT is entered into the HMIS, which assists in facilitating referrals and prioritization. The CoC prioritizes persons with the longest history of homelessness and greatest vulnerability for PH. The person or family is placed on a By Name List (BNL) maintained by the CoC Housing Coordinator for referral and placement into PSH or RRH, based on the household assessment and the CoC's Orders of Priority. BNLs are kept for unsheltered persons, youth, families, veterans, chronic homeless and persons over the age of 55.

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

The CoC employs the following strategies to address the emergency and transitional housing needs of homeless persons: Diversion assists persons facing homelessness to either remain where they have been living or identify alternate safe and suitable housing arrangements to avoid entry to emergency shelter. Mediation assistance and flexible cash assistance are offered to overcome barriers to housing arrangements. Emergency Housing provides temporary shelter, food, showers, clothing, food, mail, telephones, and medical care in shelters, benefits, job training/employment and community-based resources. Shelters' housing case management and housing navigation assistance supports rapid exit from homelessness into permanent housing. Two shelters provide services for homeless persons with pets. Families with minor children encountered by street outreach or that call the Homeless Helpline are placed into emergency housing or temporarily placed in hotels, funded with the local Food and Beverage (F&B) Tax and provided with food vouchers. Families in hotels receive case management through Chapman Partnership, and can request legal services for landlord mediation, vocational training, supportive employment and childcare. The CoC partners with Head Start and Miami-Dade County Public Schools to ensure that a family's education is not disrupted by homelessness. Emergency Shelter Standards of Care ensure that shelters incorporate policies to keep families intact and stop discrimination due to the age of a minor child, sexual orientation, gender identity or marital status. Dedicated Domestic Violence Shelter and Transitional Housing; Human Trafficking Coordination of Services The Homeless Trust oversees 15% of local Food & Beverage tax proceeds dedicated to addressing immediate housing needs of domestic violence survivors. Emergency Shelter is provided by Victims Response, Inc. (aka. The Lodge) and Miami-Dade Community Action and Human Services Department (CAHSD). Transitional housing is provided by CAHSD's Inn Transition. Plans are underway for a new 60-bed domestic violence shelter to address unmet needs of survivors of domestic violence and their children. Dedicated Unaccompanied Youth Shelter and Transitional Beds The housing needs of homeless youth are addressed by 12 beds at Citrus FRAT and 12 LGBTQA+ beds at Citrus Safe Haven; Camillus House offers 12 emergency beds; Lotus House offers 38 female beds; the Runaway & Homeless Youth Program at Miami Bridge Youth and Family Services offers 10 beds; former foster youth served at Casa Valentina and Emmaus Place with 21 beds; Our Kids, Chapman Partnership and Carrfour Supportive Housing serve youth, and Educate Tomorrow, Pridelines/Project SAFE and the Alliance for LGBTQ Youth. In 2018, Miami-Dade added two youth focused CoC access points, Pridelines and Educate Tomorrow, to HMIS participating agencies. In December 2017, the Homeless Trust (CoC) and Helping Our Miami-Dade Youth Collective (HOMY), issued the *Comprehensive Plan to Prevent & End Youth Homelessness in Miami-Dade County*. A Safe Haven serves homeless persons with severe mental illness living on the streets who are unable to participate in supportive services. It provides 24-hour residence for an

unspecified duration without requiring participation in services as a condition of occupancy. Hopefully, safe haven participants will seek a permanent housing situation. Transitional Housing with Rapid Re-Housing is a CoC strategy to rapidly rehouse homeless youth using a Housing First approach that does not require income or service participation requirements. It supports permanent housing options for homeless single adults and families, and transitional housing to support the criminally involved with severe mental illness, substance abusers, survivors of domestic violence and unaccompanied youth.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The CoC is working with individuals and families to exit from homelessness into permanent housing quickly by (1) housing-focused case planning and placement coordination; (2) identifying, and reducing barriers to accessing permanent housing; and (3) providing resources and support to promote the household's housing stability.

*Shortening Length of Homelessness: Diversion* assists homeless persons to access safe and suitable housing options to avoid entry into emergency shelter, which includes mediating conflict w/roommates or family, flexible cash assistance or offer relocation assistance to support networks; *Street Level Housing Placement Coordination* through case staffing to place homeless persons into permanent housing, predominantly permanent supportive housing, directly from the street; *Emergency Shelter Rapid Re-Housing (RRH) Strategies* to rehouse sheltered individuals and families which include family reunification, relocation assistance, RRH assistance and participation in coordination for PSH placement.

*CoC Strategies to Increase Access to Permanent Housing:* **Permanent Housing Rental Assistance:** time-limited rent assistance under the RRH Program and long-term rent assistance with supportive services for persons with a disability in need of greater support; **Housing Navigation & Stability Services:** housing navigation and stability services as may be required to facilitate placement into permanent housing as quickly as possible, in a manner designed for long-term housing stability. Services performed by providers may include helping clients with obtaining documentation (homeless verification documents; disability certification, proof of veteran status, and proof of income or non-income); initiation of benefit applications; assistance with housing search and tenant applications, and accompanying them to all housing related appointments. **Landlord Recruitment, Retention & Risk Mitigation Fund Program:** RentConnect recruits private landlords to expand housing options for those assisted with RRH or scattered site PSH, offering landlords an online listing tool, direct landlord liaison services and risk mitigation funds, and trainings for CoC housing navigators; **Reduction of Barriers to Tenancy:** negotiating with property owners to reduce tenancy application requirements; **Move-In**

**Assistance:** assistance with rental and utility deposits and other related moving costs; **Expansion of Permanent Housing Options through Local Partnerships:** The CoC expanded the reach of McKinney Vento and F & B funds to provide permanent housing options through: (1) partnerships with affordable housing developers and Multifamily property owners to set aside units expressly for CoC referrals; (2) partnerships with PHAs who have established homeless preferences for Section 8 vouchers and public housing, awarded project-based vouchers to permanent supportive housing developments, established a voucher preference to support the CoC's Move-Up Program for persons no longer requiring supportive housing to free up PSH for those in need; and agreement to rehabilitate off-line public housing units with F & B funds in exchange for unit referral under a homeless preference; (3) partnerships with Entitlement Jurisdictions, local government SHIP recipients, VA and state programs to direct ESG, HOME, SSVF, Temporary Assistance for Needy Families, Emergency Food & Shelter Program to the CoC's rapid rehousing strategy; and Florida Housing Finance Corporation awards to create new PSH units.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Discharge Coordination: In 2008, an interagency agreement establishing policies to prevent institutional discharge into the streets was executed by more than a dozen organizations, including the Miami Dade Homeless Trust; Department of Corrections and Rehabilitation; Florida Department of Children and Families; State of Florida 11th Judicial Circuit; Jackson Memorial Hospital/Public Health Trust; Our Kids, Inc. Foster Care; the State Attorney's Office, and; six mental health agencies, including receiving facilities. Mental Health Crisis units contact the CoC's funded MOA coordinator prior to patient discharge when placement options are not readily available. Referrals are coordinated into crisis outplacement beds funded by the State through the CoC and the 11th Judicial Circuit of Florida Criminal Mental Health Program.

The Mental Health Diversion Facility, a conversion of a former state psychiatric hospital, will provide a comprehensive and coordinated system of care for individuals with serious mental illnesses who are frequent and costly recidivists to the criminal justice system, homeless continuum of care, and acute care medical and mental health treatment systems. When completed, the facility will house a comprehensive array of treatment and support services including screening and assessment, crisis stabilization and detox services, various levels of residential treatment, substance use and trauma-related treatment services, outpatient behavioral health and primary care treatment, crisis respite services, and employment/vocational training services. Community re-entry support services will assist individuals with permanent housing placement and linkages to basic needs after discharge, including ongoing treatment, housing, medications, clothing, and food. The facility will include space for the

courts and social service agencies, such as housing providers, legal services, and immigration services that will address the comprehensive needs of individuals served.

*Prevention Helpline and Referral for Assistance:* The Homeless Trust funds a county-wide Prevention Helpline operated by Camillus House. The helpline connects persons at risk of homelessness due to eviction or foreclosure with prevention assistance funded by the F&B Tax, Entitlement Jurisdictions ESG, EFSP administered by the United Way of Miami-Dade and Veteran Affairs SSVF Program. Such assistance is made available through the prevention programs operated by Camillus House and HAND (Homeless Assistance Network of Dade, Inc. led by Citrus Health Network). Assistance includes rental or mortgage assistance, including assistance with payments in arrears, rent and security deposits as well as moving and storage costs. HAND partners with the CAHSD to accept and process walk-in applications for HAND assistance at its 12 Community Service Centers, which co-locate services that address housing, health, social services, employment, and education.

*Legal Assistance* with evictions and foreclosures is provided by a network of attorneys funded through Citrus. Legal Services of Greater Miami-Dade, Inc. (LSGMD) is funded with F&B and provides housing-related legal services, Fair Housing and housing advocacy.

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

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

It should be noted that Lead Based Paint (LBP) hazards are declining nationwide and in Miami-Dade County. The Miami-Dade Department of Public Housing and Community Development (PHCD) works very closely the Miami-Dade County Health Department (MDCHD). MDCHD has a Healthy Homes and Lead Poisoning Prevention Program which since its inception in 1999, has set a goal of increasing primary prevention activities and lead screening among children at high risk to lead poisoning and following federal guidelines does targeted screening of children for lead poisoning. PHCD continues to institute policies and procedures that will alleviate the potential of lead based poisoning for the residents of Miami-Dade County in alignment with the federal Healthy People Initiative which aims to decrease in children from a low of 10µg/dl to 1.4g/dl. PHCD currently employs the following methods to address LBP hazards:

- Prohibition of lead based paints in all contracts funded through HOME and and CDBG
- All Tenant Based Rental Assistance (TBRA) sub-recipients must conduct LBP inspections prior to renting a housing unit to a client and most provide PHCD with a copy. Any exemptions to Subpart M of the LBP regulations must be documented on HSQ report report.
- Identify lead-based hazards in housing rehabilitation sites through the HUD environmental review process and require mediation if needed.
- Monitoring adherence to PHCD's lead-based paint requirements through staff monitoring on an annual basis

Housing without LBP hazards is being reduced because all new construction and rehabilitation projects must agree to use LBP-free paints which is closely monitored by staff.

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

As previously mentioned, in working closely with MDCHD PHCD thereby strengthening the department's lead-based paint policies. In particular, the department works with the MDCHD insure through education, monitoring and outreach that residents are provided information concerning LBP hazards. By adopting to and adhering to local and federal requirement regarding LBP such as requiring HQS inspections indicating if there is or is not lead-based paint present and monitoring through site visits and documentation will result in a decrease in LBP occurrences.

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

PHCD's LBP requirements are part of the contracts of entities receiving funding and therefore enforceable. The requirements are also monitored by construction and project management staff through site visits and office visits that check for the proper LBP-free documentation.

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

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

Miami-Dade County's goal is to reduce the number of poverty-level families is through the continuous provision of urban revitalization projects in the form of community development and affordable housing development projects. Specific County programs to reduce the number of poverty-level families include but are not limited to:

- Neighborhood revitalization and stabilization activities;
- Continual utilization of CDBG and HOME funds as mechanisms to fund housing and non-housing (economic development and public service) initiatives that provide low- and moderate-income persons with affordable housing, access to capital, jobs/employment, and educational opportunities;
- Affordable housing opportunities for all segments of the community: very low, low and low-moderate income residents, disabled residents, public housing residents, Section 8 Voucher recipients, formerly homeless individuals/families, and workforce housing;
- Reduction in the number of homeless families through the Continuum of Care as administered by the Miami-Dade County Homeless Trust through its service providers; and
- Public/private partnerships that leverage opportunities in housing and economic development for the community.

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

Miami-Dade County's implementation of the anti-poverty strategies is a cooperative effort between multiple County agencies including Miami-Dade Public Housing and Community Development as the administrator of CDBG, HOME, ESG, and other federal/state programs; the Miami-Dade Homeless Trust and the Miami-Dade Community Action and Human Services Department for work with the homeless and other special needs populations; and, the South Florida Workforce Investment Board along with its' partner agencies for their roles in job training.

PHCD utilizes CDBG, HOME, ESG, as well as local Surtax funds, in the coordination and implementation of the County's affordable housing plan. CDBG funds support economic development initiatives that foster job-creation for low- and moderate-income persons, provide much need capital to community-based businesses, and assist businesses that provide services needed by low- and moderate-income residents. HOME and local Surtax funds are utilized for new construction or rehabilitation of multi-family affordable housing and rehabilitate single-family housing for low-to-moderate income homeowners. Moreover, HOME funds to provide construction and permanent financing for rental housing development, as well as first and second mortgage financing to assist very low- and low-to-moderate

income families to purchase a home. For rental housing developed with HOME funds, at least 20% of all units must be affordable to very low-income households.

The needs of very low-income households, particularly renters and homeless persons, have been established as highest in priority in the Consolidated Plan. The County will focus its HOME resources on assisting these families through the provision of Tenant-based Rental Assistance (TBRA) and through the construction or rehabilitation of affordable rental housing. The Miami-Dade Public Housing and Community Development 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 and not the cause of it, the primary focus of the Anti-Poverty Plan must be the creation of decent employment opportunities.

## **SP-80 Monitoring – 91.230**

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

Every activity is monitored on an annual basis. The awardee will receive either a remote/desk or on-site review, which is determined by a risk assessment that analyzes the awardee’s compliance history and the nature of the activity in comparison to the plan.

If the activity is determined to be low risk, a desk review will be done. High risk activities and activities that received more than one finding in the previous year of monitoring receives an on-site review. All funded program activities receive an on-site review every three years. Each project monitoring is inclusive of but not limited to the organization’s structure, the management of financial, personnel, procurement, construction and project management processes. Following the review, the awardee receives a report of findings and concerns, which must be addressed within a specified time period. Awardees that do not correct and address the findings will not be recommended for future funding.

To ensure minority business outreach, PHCD annually funds three different agencies from the CDBG public service allocation. These agencies provide outreach and technical assistance to minority businesses throughout the County.



## **Expected Resources**

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

#### **Introduction**

Annually, Miami-Dade County allocates its federal, state and local funds based on need and the ability of the project or activity to address the stated needs of the community and the neighborhood.

Miami-Dade County uses a competitive application process to select eligible activities for each Fiscal Year. The funding recommendations confer higher priorities to activities that were outlined in each year's Action Plan and the Overall Activities and Goals of the Consolidated Plan.

The priorities are based on the unmet needs in the community as well as consultation with the community. Priority is given to activities that are

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located in eligible block groups with high poverty, overcrowding, and low-to-moderate income populations.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description	
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$			Total: \$
CDBG	public – federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	11,261,380	5,492,434	0	16,753,814	56,306,900	The 2020 CDBG Annual Allocation is a slight increase compared to FY 2019. The 2020 CDBG Allocation is the net amount available after deducting \$1,947,751.39 as a Voluntary Grant Reduction.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description	
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$			Total: \$
HOME	public – federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	4,962,281	1,644,775	0	6,607,056	24,811,405	The 2020 HOME Annual Allocation is a slight increase compared to FY 2019

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description	
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$			Total: \$
ESG	public – federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,127,686	0	0	1,127,686	5,638,430	The 2020 ESG Annual Allocation is a slight increase compared to the 2019 Annual Allocations.

Table 54 - Expected Resources – Priority Table

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

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

The County has publicly owned land/property that, when appropriate, is utilized for affordable housing or economic development activities. Miami-Dade County is partnering with Miami-Dade County Public Schools to provide housing and economic development activities on land owned by public schools.

**Discussion**

PHCD is continually seeking to identify resources to fund improvements which provide support to a wide range of housing, public facility, capital improvement, and economic development needs in Miami-Dade County.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Microenterprise Lending & Technical Assistance	2020	2024	Non-Housing Community Development	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South	Economic Development	CDBG: \$800,000	Jobs created/retained: 35 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Tenant Based Rental Assistance	2020	2024	Affordable Housing	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South	Affordable Housing	HOME: \$300,000 ESG: \$426,061	Tenant-based rental assistance / Rapid Rehousing: 650 Households Assisted
3	Special Economic Development	2020	2024	Non-Housing Community Development	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South	Economic Development	CDBG: \$500,000	Jobs created/retained: 15 Jobs

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	New Construction of Rental Housing Units	2020	2024	Affordable Housing	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South	Affordable Housing	HOME: \$5,510,828	Rental units constructed: 25 Household Housing Unit Rental units rehabilitated: 25 Household Housing Unit
5	Owner Occupied Homeownership Rehabilitation	2020	2024	Affordable Housing	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South	Affordable Housing	CDBG: \$324 HOME: \$0	Homeowner Housing Rehabilitated: 3 Household Housing Unit

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Emergency Overnight Shelter	2020	2024	Homeless	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South	Emergency Shelter for the Homeless	CDBG: \$617,049	Overnight/Emergency Shelter/Transitional Housing Beds added: 240 Beds
10	Public Infrastructure Improvements	2020	2024	Non-Housing Community Development	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South	Suitable Living Environment	CDBG: \$1,650,565	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 25 Households Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Public Service Programs	2020	2024	Non-Housing Community Development	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South	Public Services	CDBG: \$1,085,122	Public service activities other than Low/Moderate Income Housing Benefit: 845 Persons Assisted
13	Upgrades to Public Facilities/Capital Improvements	2020	2024	Non-Housing Community Development	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South	Suitable Living Environment	CDBG: \$1,650,565	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
18	Program Administration	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South	Economic Development Affordable Housing Emergency Shelter for the Homeless Public Services PHCD Program Administration	CDBG: \$2,252,276 HOME: \$496,228 ESG: \$84,576	Other: 1 Other
19	Technical Assistance to Businesses	2020	2024	Non-Housing Community Development	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South	Public Services	CDBG: \$630,000	Businesses assisted: 150 Businesses Assisted

Table 55 – Goals Summary

Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Microenterprise Lending & Technical Assistance
	<b>Goal Description</b>	Provide microloans and technical assistance to small businesses to create jobs.
<b>2</b>	<b>Goal Name</b>	Tenant Based Rental Assistance
	<b>Goal Description</b>	
<b>3</b>	<b>Goal Name</b>	Special Economic Development
	<b>Goal Description</b>	Special Economic Development: Create up to 15 jobs, with 51 percent or more of those jobs for low- and moderate-income persons.
<b>4</b>	<b>Goal Name</b>	New Construction of Rental Housing Units
	<b>Goal Description</b>	Provide funding for new construction and/or rehabilitation of multi-family rental housing.
<b>5</b>	<b>Goal Name</b>	Owner Occupied Homeownership Rehabilitation
	<b>Goal Description</b>	Housing Rehabilitation for 3 low mod income families
<b>7</b>	<b>Goal Name</b>	Emergency Overnight Shelter
	<b>Goal Description</b>	Emergency Shelter program provides emergency services to persons who are homeless.
<b>10</b>	<b>Goal Name</b>	Public Infrastructure Improvements
	<b>Goal Description</b>	Provide public infrastructure improvements.

<b>12</b>	<b>Goal Name</b>	Public Service Programs
	<b>Goal Description</b>	
<b>13</b>	<b>Goal Name</b>	Upgrades to Public Facilities/Capital Improvements
	<b>Goal Description</b>	Provide upgrades to public facilities and capital improvements.
	<b>Goal Name</b>	Program Administration
<b>18</b>	<b>Goal Description</b>	Administration of CDBG, HOME and ESG activities.
	<b>Goal Name</b>	Technical Assistance to Businesses
<b>19</b>	<b>Goal Description</b>	
	<b>Goal Name</b>	

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The 2020 Action Plan represents the goals, activities and projects for the first year of Miami-Dade County's Five Year Consolidated Plan (2020-2024). The funding allocated is to address a variety of community priorities. Through the planning process the County looked at priorities identified by the community, and placed funding in those areas. This Action Plan seeks to prioritize economic development activities, housing needs, and public services in the County's North, Central and South Eligible Block Groups.

#### Projects

#	Project Name
1	PHCD Public Service for COVID-19 Response Countywide
2	Greater Miami Service Corps., Youth Employment Training
3	Teen Upward Bound - Enrichment Camp
4	The ARC of South Florida, Youth Special Needs Program
5	Jewish Community Services, Senior Services Program
6	Miami Lighthouse for the Blind Youth Program
7	City of South Miami Senior Meals Program
8	Thelma Gibson Health Initiative, Inc. Job Readiness/Placement and Family Stabilization
9	Thelma Gibson Health Initiative, Inc. Counseling/Social Service Support
10	Rebuilding Together Miami-Dade, Inc. Housing Rehabilitation
11	Little Havana Activities and Nutrition Center Senior Meals Program
12	Three Virtues Organization, Inc. Senior Meals Program
13	Curley's House of Style, Inc., Elderly Meals Program
14	Neighbors and Neighbors Association, Inc., Technical Assistance to Businesses
15	Miami-Dade Chamber of Commerce Technical Assistance to Businesses
16	Hispanic Business Initiative of Florida dba Prospera
17	South Florida Puerto Rican Chamber of Commerce Technical Assistance to Businesses
18	Branches, Inc. Assets Miami
19	Dynamic Community Development Corporation Technical Assistance Program
20	79th Street Corridor Neighborhood Initiative Technical Assistance to Businesses
23	Neighbors and Neighbors, Inc. Accelerate South Dade Business Incubator
24	Neighbors and Neighbors Association, Inc ESBDAH Business Incubator/Goulds BRC
25	Public Housing and Community Development Special Economic Development set-aside

#	Project Name
26	Public Housing and Community Development Section 108 Loan Payment
27	Public Housing and Community Development Roadway Improvement Project in the City of Opa-Locka
28	Public Housing and Community Development Midway Area Roadway Improvements
29	Public Housing and Community Development Sewer Infrastructure Improvement Project
30	Easter Seals of South Florida, Inc. Miami Gardens Building Improvements
31	Neighbors and Neighbors Association, Inc Re-purpose Former School for Use as Community Center
32	Public Housing and Community Development Administration of CARES Act CDBG-CV Funds
33	Public Housing and Community Development Administration of 2020 CDBG Program Grant
34	Public Housing and Community Development Housing Development
35	Assistance to the Elderly, Inc. Tenant Based Rental Assistance
36	Camillus House Homeless Tenant Based Rental Assistance
37	Public Housing and Community Development HOME Program Administration
38	Public Housing and Community Development Emergency Solutions Grant

**Table 56 – Project Information**

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

**AP-38 Project Summary**  
**Project Summary Information**

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<b>1</b>	<b>Project Name</b>	PHCD Public Service for COVID-19 Response Countywide
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South
	<b>Goals Supported</b>	Public Service Programs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$953,325
	<b>Description</b>	Provide public services for COVID-19 response countywide, allocated in each commission district.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	95 low- and moderate-income families.
	<b>Location Description</b>	Multiple locations, countywide.
	<b>Planned Activities</b>	Provide public services for COVID-19 response countywide, allocated in each commission district.
<b>2</b>	<b>Project Name</b>	Greater Miami Service Corps., Youth Employment Training
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - North
	<b>Goals Supported</b>	Public Service Programs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$48,108
	<b>Description</b>	To provide 25 18-24 year olds with an opportunity to earn their GED or high school diploma, gain industry credentials paid and unpaid work experience, job training, and employment. [CDF 1 = \$48,107.94]
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 low- and moderate-income families
	<b>Location Description</b>	810 NW 28th Street, Miami, Florida 33127 and 15355 Harding Lane, Miami, Florida 33033

	<b>Planned Activities</b>	Provide 25 18-24 year olds with an opportunity to earn their GED or high school diploma, gain industry credentials paid and unpaid work experience, job training, and employment.
3	<b>Project Name</b>	Teen Upward Bound - Enrichment Camp
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - North
	<b>Goals Supported</b>	Public Service Programs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$47,216
	<b>Description</b>	Provide tutoring and after school activities for youth ages 5-18. [CDF 1 = \$47,216.06]
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 low- and moderate-income families
	<b>Location Description</b>	Activity Address 717 Opa-Locka Blvd., Opa-Locka, FL 33054. Main Office 3869 NW 125th Street, Opa-Locka, FL 33054.
	<b>Planned Activities</b>	Provide tutoring and after school activities for youth ages 5-18.
4	<b>Project Name</b>	The ARC of South Florida, Youth Special Needs Program
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - North
	<b>Goals Supported</b>	Public Service Programs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$25,324
	<b>Description</b>	Provide a program for 45 children with developmental delays and disabilities.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	45 low- and moderate-income families
	<b>Location Description</b>	15389 NW 79th Court, Hialeah, Florida 33016

	<b>Planned Activities</b>	Provide a program for 45 children with developmental delays and disabilities.
<b>5</b>	<b>Project Name</b>	Jewish Community Services, Senior Services Program
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - North
	<b>Goals Supported</b>	Public Service Programs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$35,000
	<b>Description</b>	Provide a senior service program to serve 100 seniors with meals and medical supplies. [CDF 4 = \$35,000]
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 low- and moderate-income families.
	<b>Location Description</b>	735 NE 125th Street, Miami, Florida 33161
<b>Planned Activities</b>	Provide a senior service program to serve 100 seniors with meals and medical supplies.	
<b>6</b>	<b>Project Name</b>	Miami Lighthouse for the Blind Youth Program
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - North
	<b>Goals Supported</b>	Public Service Programs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$35,000
	<b>Description</b>	Program to serve visually impaired youth with emphasis on kindergarten and first grade. [CDF 4 = \$35,000]
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	35 low- and moderate-income families.
	<b>Location Description</b>	601 SW 8th Avenue, Miami, Florida 33130
<b>Planned Activities</b>	Program to serve visually impaired youth with emphasis on kindergarten and first grade.	

7	<b>Project Name</b>	City of South Miami Senior Meals Program
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - South
	<b>Goals Supported</b>	Public Service Programs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Senior meals program to serve 75 senior residents of District 7. [CDF 7 = \$30,000]
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	70 low- and moderate-income seniors.
	<b>Location Description</b>	6701 SW 62nd Avenue, South Miami, Florida 33143
	<b>Planned Activities</b>	Senior meals program to serve 75 senior residents of District 7.
8	<b>Project Name</b>	Thelma Gibson Health Initiative, Inc. Job Readiness/Placement and Family Stabilization
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South
	<b>Goals Supported</b>	Public Service Programs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$35,000
	<b>Description</b>	Job readiness and placement program with family stabilization services. [CDF 7 = \$35,000]
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	35 low- and moderate-income families.
	<b>Location Description</b>	3750 South Dixie Highway, Miami, Florida 33133
	<b>Planned Activities</b>	Job readiness and placement program with family stabilization services.
	<b>Project Name</b>	Thelma Gibson Health Initiative, Inc. Counseling/Social Service Support

9	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South
	<b>Goals Supported</b>	Public Service Programs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Social Services program providing life skills. [CDF 7 = \$30,000]
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 low- and moderate-income families.
	<b>Location Description</b>	3750 South Dixie Highway, Miami, Florida 33133
	<b>Planned Activities</b>	Social Services program providing life skills.
	10	<b>Project Name</b>
<b>Target Area</b>		Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South
<b>Goals Supported</b>		Owner Occupied Homeownership Rehabilitation
<b>Needs Addressed</b>		Affordable Housing
<b>Funding</b>		CDBG: \$324
<b>Description</b>		Housing rehabilitation for low- and moderate-income homeowners. [CDF 7 = \$324]Note: \$18,994.12 in reallocated CDBG funding, CDF 2019 District 7 is also being provided to this activity, for a total of \$19,318.12
<b>Target Date</b>		12/31/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>		3 low- and moderate-income families.
<b>Location Description</b>		Multiple locations within District 7. Office address: 3628 Grand Avenue, Miami, Florida 33133
<b>Planned Activities</b>		Housing rehabilitation for low- and moderate-income homeowners.
11	<b>Project Name</b>	Little Havana Activities and Nutrition Center Senior Meals Program
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - Central

	<b>Goals Supported</b>	Public Service Programs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$114,475
	<b>Description</b>	Provide a senior meals program.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	114 low- and moderate-income families.
	<b>Location Description</b>	700 SW 8th Street, Miami, Florida 33130
	<b>Planned Activities</b>	Provide a senior meals program.
<b>12</b>	<b>Project Name</b>	Three Virtues Organization, Inc. Senior Meals Program
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - South
	<b>Goals Supported</b>	Public Service Programs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Provide nutritional snacks for families.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	20 low- and moderate-income seniors.
	<b>Location Description</b>	283 South Krome Avenue, Homestead, Florida 33030
	<b>Planned Activities</b>	Provide nutritional snacks for families.
<b>13</b>	<b>Project Name</b>	Curley's House of Style, Inc., Elderly Meals Program
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - North
	<b>Goals Supported</b>	Public Service Programs
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$35,000
	<b>Description</b>	Provide increased bulk meals for elderly clients in the community.
	<b>Target Date</b>	12/31/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	35 low- and moderate-income families.
	<b>Location Description</b>	6025 NW 6th Court, Miami, Florida 33127
	<b>Planned Activities</b>	Provide increased bulk meals for elderly clients in the community.
<b>14</b>	<b>Project Name</b>	Neighbors and Neighbors Association, Inc., Technical Assistance to Businesses
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South
	<b>Goals Supported</b>	Microenterprise Lending & Technical Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$90,000
	<b>Description</b>	Provide technical assistance to 50 businesses Countywide.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide technical assistance to 50 businesses Countywide.
	<b>Location Description</b>	5120 NW 24th Avenue, Miami, Florida 33142
	<b>Planned Activities</b>	Provide technical assistance to 50 businesses Countywide.
<b>15</b>	<b>Project Name</b>	Miami-Dade Chamber of Commerce Technical Assistance to Businesses
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South
	<b>Goals Supported</b>	Microenterprise Lending & Technical Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$90,000
	<b>Description</b>	Provide business technical assistance to 40 L/M businesses.
	<b>Target Date</b>	12/31/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Provide business technical assistance to 40 low and moderate income businesses.
	<b>Location Description</b>	100 South Biscayne Boulevard, Miami, Florida 33131
	<b>Planned Activities</b>	Provide business technical assistance to 40 low and moderate income businesses.
<b>16</b>	<b>Project Name</b>	Hispanic Business Initiative of Florida dba Prospera
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South
	<b>Goals Supported</b>	Microenterprise Lending & Technical Assistance
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$90,000
	<b>Description</b>	Technical assistance to 170 small business owners including training, one-on-one consulting and grants.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Technical assistance to 170 small business owners including training, one-on-one consulting and grants.
	<b>Location Description</b>	2305 NW 107 Avenue, Suite 1M17, Miami, Florida 33172
	<b>Planned Activities</b>	Technical assistance to 170 small business owners including training, one-on-one consulting and grants.
<b>17</b>	<b>Project Name</b>	South Florida Puerto Rican Chamber of Commerce Technical Assistance to Businesses
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South
	<b>Goals Supported</b>	Technical Assistance to Businesses
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$90,000
	<b>Description</b>	Provide business technical assistance to 40 L/M businesses.



	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>18</b>	<b>Project Name</b>	Branches, Inc. Assets Miami
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South
	<b>Goals Supported</b>	Technical Assistance to Businesses
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$90,000
	<b>Description</b>	Technical Assistance to 50 small businesses.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>19</b>	<b>Project Name</b>	Dynamic Community Development Corporation Technical Assistance Program
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South
	<b>Goals Supported</b>	Technical Assistance to Businesses
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$90,000
	<b>Description</b>	Provide business technical assistance to 40 low/medium businesses.
	<b>Target Date</b>	12/31/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
20	<b>Project Name</b>	79th Street Corridor Neighborhood Initiative Technical Assistance to Businesses
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South
	<b>Goals Supported</b>	Technical Assistance to Businesses
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$90,000
	<b>Description</b>	Technical assistance to 40 businesses.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
21	<b>Project Name</b>	Neighbors and Neighbors, Inc. Accelerate South Dade Business Incubator
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South
	<b>Goals Supported</b>	Microenterprise Lending & Technical Assistance
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$140,000
	<b>Description</b>	Cost-effective business support services and resources to new and growing micro-enterprise businesses. Jobs = 4

	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 low- and moderate-income families.
	<b>Location Description</b>	10700 Caribbean Boulevard, Suite 301, Miami, Florida 33189
	<b>Planned Activities</b>	Cost-effective business support services and resources to new and growing micro-enterprise businesses. Jobs = 4
<b>22</b>	<b>Project Name</b>	Neighbors and Neighbors Association, Inc ESBDAH Business Incubator/Goulds BRC
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South
	<b>Goals Supported</b>	Microenterprise Lending & Technical Assistance
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$377,694
	<b>Description</b>	Cost-effective business support services and resources to new and growing micro-enterprise businesses. Jobs = 11
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	11 low- and moderate-income families.
	<b>Location Description</b>	5210 NW 24th Avenue, Miami, Florida 33142 and 22121 South Dixie Highway, Miami, Florida 33170
	<b>Planned Activities</b>	Cost-effective business support services and resources to new and growing micro-enterprise businesses.
<b>23</b>	<b>Project Name</b>	Public Housing and Community Development Special Economic Development set-aside
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South
	<b>Goals Supported</b>	Special Economic Development

	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$500,000
	<b>Description</b>	Special Economic Development set-aside for an open and rolling applications process. Create up to 15 jobs, with 51% or greater of these jobs for low- and moderate-income individuals.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 low- and moderate-income families.
	<b>Location Description</b>	701 NW 1st Court, Miami, Florida 33136
	<b>Planned Activities</b>	Special Economic Development set-aside for an open and rolling applications process. Create up to 15 jobs, with 51% or greater of these jobs for low- and moderate-income individuals.
<b>24</b>	<b>Project Name</b>	Public Housing and Community Development Section 108 Loan Payment
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	PHCD Program Administration
	<b>Funding</b>	CDBG: \$2,129,053
	<b>Description</b>	Payment of Section 108 Loan, which provided support for Section 108 small businesses located in the County's Targeted Urban Areas (TUAs).
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	701 NW 1st Court, Miami, Florida 33136
	<b>Planned Activities</b>	Payment of Section 108 Loan, which provided support for Section 108 small businesses located in the County's Targeted Urban Areas (TUAs).

25	<b>Project Name</b>	Public Housing and Community Development Roadway Improvement Project in the City of Opa-Locka
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - North
	<b>Goals Supported</b>	Public Infrastructure Improvements
	<b>Needs Addressed</b>	Suitable Living Environment
	<b>Funding</b>	CDBG: \$560,000
	<b>Description</b>	Provide roadway and drainage improvements to NW 131st Street from NW 31st to NW 32nd Avenues.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	NW 131st Street from NW 31st to NW 32nd Avenues, Opa-Locka, Florida
<b>Planned Activities</b>	Provide roadway and drainage improvements to NW 131st Street from NW 31st to NW 32nd Avenues.	
26	<b>Project Name</b>	Public Housing and Community Development Midway Area Roadway Improvements
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - Central
	<b>Goals Supported</b>	Public Infrastructure Improvements
	<b>Needs Addressed</b>	Suitable Living Environment
	<b>Funding</b>	CDBG: \$345,565
	<b>Description</b>	Provide paved swale blocks and on-street parking infrastructure at NW 8th to NW 10th Streets, between NW 79th Avenue to approximate NW 84th Avenue.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	NW 8th to NW 10th Streets, between NW 79th Avenue to approximate NW 84th Avenue, Miami, Florida

	<b>Planned Activities</b>	Provide paved swale blocks and on-street parking infrastructure at NW 8th to NW 10th Streets, between NW 79th Avenue to approximate NW 84th Avenue.
27	<b>Project Name</b>	Public Housing and Community Development Sewer Infrastructure Improvement Project
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - North
	<b>Goals Supported</b>	Public Infrastructure Improvements
	<b>Needs Addressed</b>	Suitable Living Environment
	<b>Funding</b>	CDBG: \$500,000
	<b>Description</b>	Provide sewer pump station upgrade at NW 131 Street and NW 31st and NW 32nd Avenues in the City of Opa-Locka to improve sewer capacity for PHCD-owned affordable housing units.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	NW 131 Street and NW 31st and NW 32nd Avenues, Opa-Locka, Florida
<b>Planned Activities</b>	Provide sewer pump station upgrade at NW 131 Street and NW 31st and NW 32nd Avenues in the City of Opa-Locka to improve sewer capacity for PHCD-owned affordable housing units.	
28	<b>Project Name</b>	Easter Seals of South Florida, Inc. Miami Gardens Building Improvements
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - North
	<b>Goals Supported</b>	Upgrades to Public Facilities/Capital Improvements
	<b>Needs Addressed</b>	Suitable Living Environment
	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Building improvements of a child care center to include energy efficiency upgrades and security enhancements for 15 low- and moderate-income children.
	<b>Target Date</b>	12/31/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	16425 NW 25th Avenue, Miami Gardens, Florida 33054
	<b>Planned Activities</b>	Building improvements of a child care center to include energy efficiency upgrades and security enhancements for 15 low- and moderate-income children.
<b>29</b>	<b>Project Name</b>	Neighbors and Neighbors Association, Inc Re-purpose Former School for Use as Community Center
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central
	<b>Goals Supported</b>	Public Infrastructure Improvements
	<b>Needs Addressed</b>	Suitable Living Environment
	<b>Funding</b>	CDBG: \$145,000
	<b>Description</b>	Make capital improvements to a public facility used to provide social services.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	5120 NW 24th Avenue, Miami, Florida 33142
	<b>Planned Activities</b>	Make capital improvements to a public facility used to provide social services.
<b>30</b>	<b>Project Name</b>	Public Housing and Community Development Administration of CARES Act CDBG-CV Funds
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	PHCD Program Administration
	<b>Funding</b>	CDBG: \$1,473,109

	<b>Description</b>	Provide program administration activities.
	<b>Target Date</b>	12/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	701 NW 1st Court, Miami, Florida 33136
	<b>Planned Activities</b>	Provide program administration activities.
31	<b>Project Name</b>	Public Housing and Community Development Administration of 2020 CDBG Program Grant
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	PHCD Program Administration
	<b>Funding</b>	CDBG: \$2,252,276
	<b>Description</b>	Provide administration for the CDBG 2020 Program grant.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	701 NW 1st Court, Miami, Florida 33136
	<b>Planned Activities</b>	Provide administration for the CDBG 2020 Program grant.
32	<b>Project Name</b>	Public Housing and Community Development Housing Development
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South
	<b>Goals Supported</b>	New Construction of Rental Housing Units
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$5,510,828



	<b>Description</b>	Provide leverage funding to Documentary Stamp Surtax and State Housing Initiatives Partnership funds for new construction and/or rehabilitation of multi-family rental housing.
	<b>Target Date</b>	12/31/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	22 low-income families.
	<b>Location Description</b>	701 NW 1st Court, Miami, Florida 33136
	<b>Planned Activities</b>	Provide leverage funding to Documentary Stamp Surtax and State Housing Initiatives Partnership funds for new construction and/or rehabilitation of multi-family rental housing.
<b>33</b>	<b>Project Name</b>	Assistance to the Elderly, Inc. Tenant Based Rental Assistance
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South
	<b>Goals Supported</b>	Tenant Based Rental Assistance
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$300,000
	<b>Description</b>	Provide rental subsidy for 85 elderly, disabled, HIV, and mental health individuals with special needs housing.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	85 low-income elderly and disabled, mental health and HIV patients
	<b>Location Description</b>	5617 NW 7 Street, Miami, Florida 33126
	<b>Planned Activities</b>	Provide rental subsidy for 85 elderly, disabled, HIV, and mental health individuals with special needs housing.
<b>34</b>	<b>Project Name</b>	Camillus House Homeless Tenant Based Rental Assistance
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South

	<b>Goals Supported</b>	Tenant Based Rental Assistance
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$300,000
	<b>Description</b>	Provide tenant based rental assistance for homeless individuals and families.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	1603 NW 7th Avenue, Miami, Florida 33136
	<b>Planned Activities</b>	Provide tenant based rental assistance for homeless individuals and families.
<b>35</b>	<b>Project Name</b>	Public Housing and Community Development HOME Program Administration
	<b>Target Area</b>	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	PHCD Program Administration
	<b>Funding</b>	HOME: \$496,228
	<b>Description</b>	Provide Administration Activities for the HOME program.
	<b>Target Date</b>	12/31/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	701 NW 1st Court, Miami, Florida 33136
	<b>Planned Activities</b>	Provide Administration Activities for the HOME program.
<b>36</b>	<b>Project Name</b>	Public Housing and Community Development Emergency Solutions Grant

<b>Target Area</b>	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South
<b>Goals Supported</b>	Emergency Overnight Shelter Program Administration
<b>Needs Addressed</b>	Emergency Shelter for the Homeless
<b>Funding</b>	ESG: \$1,127,686
<b>Description</b>	Camillus House, Inc Emergency Shelter Program - Emergency Shelter program provides emergency services to persons who are homeless. Clients = 240 \$617,048.94 Citrus Health Network, Inc. Tenant Based Rental Assistance (TBRA) - ESG/TBRA providing rental assistance to 300 households/940 individuals who are homeless or at-risk for homelessness. \$426,060.61 Department of Public Housing and Community Development (PHCD) - Emergency Solutions Grant Administration - Provide administration for the ESG program. \$84,576.45
<b>Target Date</b>	12/31/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	240 individuals 300 households
<b>Location Description</b>	701 NW 1st Court, Miami, Florida 33136
<b>Planned Activities</b>	Camillus House, Inc Emergency Shelter Program - Emergency Shelter program provides emergency services to persons who are homeless. Clients = 240 \$617,048.94 Citrus Health Network, Inc. Tenant Based Rental Assistance (TBRA) - ESG/TBRA providing rental assistance to 300 households/940 individuals who are homeless or at-risk for homelessness. \$426,060.61 Department of Public Housing and Community Development (PHCD) - Emergency Solutions Grant Administration - Provide administration for the ESG program. \$84,576.45

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

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

The geographic area of the Miami-Dade County entitlement includes all areas within the county limits of Miami-Dade County, except the city limits of these entitlement cities: City of Hialeah; City of Homestead; City of Miami; City of Miami Beach; City of Miami Gardens; and the City of North Miami.

However, projects and activities located within the above entitlement cities may be funded by Miami-Dade County, if they meet the metropolitan significance criteria. To qualify, a project or activity must demonstrate that a reasonable benefit is being provided to residents of Miami-Dade County's entitlement area, and meets the county's community development objectives. Miami-Dade County provides direct assistance to Eligible Block Groups.

### Geographic Distribution

Table 4 - Geographic Distribution

### Geographic Distribution

Target Area	Percentage of Funds
Countywide Regional Eligible Strategy Area - North	33
Countywide Regional Eligible Strategy Area - Central	34
Countywide Regional Eligible Strategy Area - South	33

Table 57 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Beginning with program year 2020, Miami-Dade County is focusing on a regional perspective that will assist low- and moderate-income areas. Exhibit 1 is a map of block groups with a majority of low- to moderate-income and residential land use greater than 50.0% that are not located in entitlement cities. The map shows 321 census block groups within Miami-Dade County that qualify as low- and moderate-income areas (LMA)s.

During the process of identifying and mapping low- and moderate-income areas, clusters of poverty remain in areas of the County that have traditionally been impoverished, including: Brownsville, Pinewood, West Little River, Opa-Locka, Sweetwater, Richmond Heights, West Perrine, South Miami Heights, Goulds, Naranja and Leisure City areas. However, more than 100 eligible low-to-moderate-income block groups emerged that are not adjacent to the strategy/target areas that were included in

Miami-Dade County's 2013-2017 Consolidated Plan.

Newly identified low- and moderate-income areas are listed from north to south, and include:

Ives Estates north unincorporated area

Aventura Isles neighborhood west of Ives Estates south unincorporated area

Country Club of Miami south unincorporated area

Unincorporated area west of Miami Gardens, Acadia Park

City of North Miami Beach multiple areas

City of Sunny Isles Beach north and south ends

Town of Miami Lakes southwest portion

City of Opa-Locka multiple areas, Magnolia North neighborhood

Biscayne Shores and Gardens unincorporated area

City of Miami Springs south end

Virginia Gardens west end

Brownsville unincorporated area Olinda Park and Partners Park

Gladeview unincorporated area eastern portion Greynolds Park

West Little River unincorporated area northern and western portions Arcola Lakes Park

City of Sweetwater

Unincorporated area Ruben Dario Park and The Women's Park

Coral Lakes unincorporated area

Tamiami Lakes unincorporated area

City of Coral Gables northern end

City of West Miami west side

Olympia Heights unincorporated area

Westwood Lakes unincorporated area

University Park east unincorporated area

Westchester unincorporated area west

portions of West Kendall and Kendale Lakes unincorporated areas

portions of Southridge and South Miami Heights unincorporated areas

Richmond Heights unincorporated area west

Unincorporated areas east and west of Zoo Miami

Goulds unincorporated area

Modello unincorporated area

Princeton unincorporated area

Leisure City unincorporated area

Naranja unincorporated area

Quail Roost unincorporated area west of SW 184th Street and SW 186 Street busway terminals

West Perrine unincorporated area

Town of Cutler Bay south

City of Florida City south

A number of these newly identified poverty pockets are in participating municipalities, and a number of them are in unincorporated Miami-Dade County. In an effort to serve as many low- and moderate areas as possible, Miami-Dade County is shifting away from a model of targeting a majority of Community Development Block Grant funds to neighborhood revitalization strategy areas, to a regional model of providing CDBG funds to serve eligible projects and activities in any and all low- and moderate-income eligible areas.

**Discussion**

The major issue that impacts the allocation of funding is the large amount of need in relation to the

funding available. The primary obstacle to meeting underserved needs is the lack of dollars to meet all of the needs. There is a need to cultivate more eligible Community Housing Development Organizations (CHDOs), in order to comply with federal regulations on minimum expenditures, and to satisfy demand for affordable housing in Miami-Dade County.

Miami-Dade County follows a competitive Request for Application (RFA) process to select eligible activities for each fiscal year. Public Housing and Community Development allocates its investments geographically because the Board of County Commissioners has determined that the County's funds must place importance on funding the most underserved areas. The RFA provides incentives in the form of score bonuses for high priority activities outlined in the Action Plan and the overall activities and goals of the Consolidated Plan. The ability of the project to address the stated needs of the community and the neighborhood is also an important factor in determining funding allocations. All investments are also tracked by County Commission District to evaluate the geographic distribution of funding. The priorities are based on the unmet needs in the community and consultation with the community in low- and moderate-income areas. Priority was given to activities that were located in Eligible Block Groups with high poverty, overcrowding, and low- to moderate-income populations.

# Affordable Housing

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

### Introduction

Current census data and statistics place Miami-Dade County’s housing cost burden among the highest in the nation. Cost burden is defined as the percentage of a household’s income that is used to pay rent and related housing expenses. According to current ACS data, Miami-Dade County had more than 61,200 households with incomes at or below 30% of AMI. Of this figure, more than 42,000 households, or nearly 70%, experienced a housing cost burden of greater than 50%.

The severity of the housing cost burden was greatest among the elderly and small related households. This problem was prevalent among both owner and renter households, although the severity of the housing cost burden problem was more pronounced among renter households with incomes at or below 30% of AMI, of which nearly 24,400 renter households were severely cost burdened, paying in excess of 50% of household income for housing related expenditures, compared with only 17,660 owner-occupied households.

The **2005-2009 ACS data** also revealed the severity of the County’s overcrowded housing conditions, which continues to have an impact on both renter and owner households across all income levels. Based on current data, overcrowding impacts nearly **14,000** households in Miami-Dade County. The high cost of rental units in the County has been largely driven by the continuing strong demand for rental housing. The demand for affordable rental housing is driven by population growth as well as by the impact of the foreclosure crisis, which has forced many households out of the home ownership market and into an already crowded rental market. As the relationship between supply and demand continues to place upward pressure on rents in the Miami-Dade County market, households are increasingly forced to either share housing or downsize to smaller, more affordable rental units that meet their household budgetary constraints, having a corresponding impact on the rate of overcrowded housing in the County.

The County also recognizes a need to assist very low- and low-income home owners. Households in this category may best benefit from programs that provide assistance with housing rehabilitation, weatherization, and utility payments. While many of these owners may have retired their mortgage debt many years ago, they may currently be living in older homes that now require moderate to substantial rehabilitation in order to remain in livable condition. These households are also more likely to experience difficulty paying for monthly housing utility costs or accessing rehabilitation financing from conventional financial markets to address larger code violations, long-term obsolescence, and necessary upgrades to their aging residences.

To address these specific housing needs, during FY 2020, the County proposes an investment strategy that will specifically target the development of new affordable rental housing development, single-family housing rehabilitation programs, Tenant-based Rental Assistance Programs, and Homebuyer



Counseling and Education, including Foreclosure Mitigation.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	8,000
Non-Homeless	1,600
Special-Needs	100
Total	9,700

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	500
The Production of New Units	419
Rehab of Existing Units	400
Acquisition of Existing Units	100
Total	1,419

**Table 59 - One Year Goals for Affordable Housing by Support Type Discussion**

The Miami area is within the top five in the nation as one of the most unaffordable places in the country. While the County is utilizing all available tools such as HUD’s Rental Assistance Demonstration program (RAD) and working with other County departments such as RER expedite the housing production process, the County continues to struggle in meeting demand. According to a report issued by Florida International University, between 2006 through 2015 the County produced 57,600 housing units. Housing affordability is primarily a function of income. When a household contributes more than 30% of their annual income it usually indicates that they are cost burdened. This is more acute in the senior community since many have fixed incomes as the rental costs, taxes and the cost of homes escalate it becomes more difficult for them to sustain their housing without housing subsidies or some other supplement to their income. Many of Miami-Dade’s jobs are service industry jobs that historically are low wage jobs. Homeownership prices have escalated and a family or individual attempting to become a homeowner finds it difficult to purchase a single-family home for less than \$200,000.

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

### **Introduction**

PHCD has a public housing stock that is aging and therefore there are mounting maintenance issues within the entire stock of public housing. Along with the ongoing affordable housing crisis many more residents seek public housing and/or subsidies such as Section 8. Homeownership has become a dream deferred as average housing prices reach \$300,000. In addition, PHCD receives less capital funds from the federal government than is needed to operate public housing. With the raising rents and home prices and the acute dearth of affordable housing options for low and moderate income residents, PHCD has aggressively sought to address the housing crisis in general and particularly within public housing has taken the approach that impactful redevelopment projects using private and public resources is the most effective way to address the housing issues facing the community.

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

As previously indicated, PHCD has embarked on a massive redevelopment initiative utilizing the Rental Assistance Demonstration Program (RAD). RAD is a program that was authorized by Congress in 2012 and has been updated in 2019. It is intended to preserve and improve public housing properties by leveraging public and private debt and equity to reinvest in public housing. Through this program PHCD will not only replace up to 6,426 current public housing units but will increase the number of other affordable housing and workforce housing by developing non-public housing on under-utilized public housing sites. PHCD plans to continue to leverage affordable housing resources in the community through the creation of mixed-financed housing and pursue housing resources other than public housing.

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

In an effort to encourage public housing residents to become more involved in management, the agency has implemented quarterly meetings with resident councils to provide training on various aspects of resident organization, leadership development, and empowerment.

To encourage homeownership, PHCD has implemented the Section 8 homeownership option as part of its Section 8 Housing Choice Voucher program. PHCD coordinates the Section 8 Homeownership program as part of its efforts to promote homeownership.

The Section 8 program is comprised of 15,704 allocated Housing Choice Vouchers (including 271 VASH and 1,955 Moderate Rehabilitation project-based units. Additionally, PHCD administers 290 units under

the Single Room Occupancy (SRO) Section 8 Moderate Rehabilitation Program.

a. Size of Program:

- Currently, there are 173 families in the program.

b. PHCD-established eligibility criteria:

- The family must be currently in good standing with the housing agency, including no outstanding debt to PHCD for previous Housing Quality Standard (HQS) damages or unpaid rent.
- Meet HUD income requirements.
- Must earn the minimum wage equivalent to 2,000 hours annually at the State of Florida minimum rate.
- The family must be in compliance with the current lease.
- The family shall not have HQS violations existing in the unit.
- The family shall not have a history of late rent payments. The family must not have a previous default on a mortgage obtained through a PHCD homeownership program. As an alternative to homeownership, PHCD may consider pursuing lease-to-own options for homeownership units.

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

Not applicable. PHCD (Miami-Dade County's Public Housing Authority) is currently designated as a standard performer, and not designated as troubled.

**Discussion**

As previously noted, PHCD is addressing the challenges facing Public Housing by using federal programs such as RAD, seeking public/private partnerships which leverages funds for housing and developing housing on underutilized public housing sites. By developing these underutilized sites aging sites are either being replaced by new buildings or major rehabilitation is occurring on these sites. The redevelopment provides new housing and in some instances creates mixed use and mixed income on the redeveloped sites which not only provides new housing but improves the general environment for public housing residents.

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

### **Introduction**

PHCD is the Entitlement Jurisdiction’s administrator of HUD Community Block Grant funds. PHCD works closely with the Miami-Dade County Homeless Trust, which is the CoC Lead Agency and recipient of federal CoC funds. PHCD has incorporated the CoC’s goals and strategies into its own plans for the use of federal and other resources under its administrative control. These goals are aligned with HUD’s key system performance measures:

- Shorten the length of time persons remain homeless
- Reduce the number of persons returning to homelessness
- Increase income and job access for people experiencing homelessness
- Reduce the number of persons who become homeless for the first time
- Increase successful housing placements

To further the CoC’s overall goals and strategies, PHCD will continue to direct both federal and state resources toward CoC strategies to assist homeless persons within its jurisdictional boundaries. PHCD will coordinate its planning and funding processes to ensure that its resources are directed toward CoC priorities.

In its 2020 Action Plan, Miami-Dade County expects to receive \$1,127,686 in Emergency Solutions Grant (ESG) funds. ESG funds are administered by Miami-Dade County Homeless Trust.

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

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

The goals for the Miami-Dade County Homeless Trust during the next year are:

- to reduce the length of time persons experience homelessness to less than 88 nights.
- to ensure that less than 27% of all persons who exit to permanent destinations, return to

homelessness

- to ensure that more than 56% of persons served access permanent housing
- to reduce the number of persons who become homeless for the first time to less than 4327
- to reduce the number of unsheltered persons below 1008
- to reduce the number of sheltered persons to less than 2464

to increase employment and income growth for more than 48% of persons who exit our system.

The Miami-Dade County Homeless Trust oversees the Continuum of Care (CoC) Coordinated Outreach and Assessment Process (COAP) for outreach to and assessment of homeless persons, which is supported by other sources of funding.

The Miami-Dade County Homeless Trust contracts with the MNetwork, a marketing firm, to ensure we are properly reaching out to homeless persons (especially unsheltered persons). They maintain our website, advertise in social media and tv/radio, and work with our public schools to promote homeless education.

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

The Jurisdiction will continue to make Community Development Block Grant and/or Emergency Solutions Grant funds available through a competitive process for Continuum of Care services that benefit homeless individuals and families.

The Miami-Dade County Homeless Trust annually assesses the needs within the Miami-Dade County system to ensure that there are an appropriate level of access points, reviews vulnerability assessment tools and reviews the inventory of housing services.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

#### Shortening Period of Homelessness

PHCD will continue to direct ESG and HOME funds toward the CoC's Rapid Rehousing strategy. In addition, PHCD has incorporated the Rapid Re-Housing strategy into its Local Housing Assistance Plan for

its allocation of State Housing Trust Program funds. Awarded providers are required to comply with the CoC's Coordinated Entry Standards, policies and procedures and Standards of Care for the strategy.

The Rapid Re-Housing (RRH) strategy targets families and individuals currently in emergency housing programs or living in places not meant for human habitation, for the purposes of rapidly moving them into private market housing. Rapid rehousing programs may provide time-limited rental assistance and/or other types of financial assistance required to secure permanent housing. Households receive supportive services on a time-limited basis, including assistance with locating, securing, and stabilizing in affordable housing so that they can independently sustain their housing after assistance ends. Rapid Re-Housing also includes bridge housing for homeless persons who qualify, but are waitlisted for placement in permanent supportive housing. The scope of RRH is governed by each of the funding sources supporting the strategy. For example, RRH funded by ESG must be conducted in compliance with ESG regulations.

Our system is designed to assist persons at imminent risk of homelessness, as well as engage unsheltered persons and persons being discharged from publicly funded systems of care to transition to permanent housing. We competitively bid housing and support services that have demonstrated shortening the period of time that individuals and families experience homelessness, facilitating access to affordable housing, and preventing homeless recidivism. Our programs provide specialized services to veterans, chronic homeless, youth, families, elderly, survivors of violence and disabled persons.

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

Facilitating Access to Affordable Housing

-

PHCD also is the County's Public Housing Authority (PHA). PHCD's Community Development Block Grant funds and its PHA resources are being used to increase access to affordable permanent housing for both chronic and non-chronic homeless individuals and families. PHCD will continue the strategies below for

the use of its resources.

- *Entitlement Jurisdiction HOME Funds:* HOME Capital funds are made available through competitive process to create new units of PSH for persons in need of affordable housing and long-term support services. In addition, HOME funds will continue to be directed toward tenant-based rental assistance for homeless individuals and families.
- *PHA Tenant-Based Vouchers:* PHCD administers 271 VASH rental subsidy vouchers targeting homeless veterans in partnership with the VA, which provides case management and support services. PHCD established a Housing Choice Voucher preference for homeless households and designated 120 vouchers for homeless veterans. Based upon re-evaluation of CoC needs, PHCD is working with the COC to re-direct the vouchers to three categories of homeless persons in the following order of priority:

1st Priority: Individuals and/or couples with at least one household member who is a veteran who has served on active duty in the armed forces, regardless of how long they served or the type of discharge they received, experiencing chronic homelessness as defined in 24 CFR 578.3, and not eligible for permanent housing through the VASH Program.

2nd Priority: Individuals and/or couples with at least one household member that is experiencing chronic homelessness as defined in 24 CFR 578.3.

3rd Priority: Individuals and/or couples with at least one household member with a disability with the longest periods of continuous or episodic homelessness with severe service needs.

- *PHA Mainstream Vouchers:* PHCD administers 89 Mainstream Vouchers, which are limited to non-elderly (under 62 years old) households with a disabled household member and subject to a

homeless preference.

- *PHA Project-Based Housing Choice Vouchers:* PHCD has awarded project-based vouchers to support the operation of four PSH developments. In addition, PHCD and the CoC have entered into referral agreement for ten project-based vouchers awarded to Liberty Square Phase 1, a redevelopment of a public housing site.
- *Public Housing Units:* Through a funding agreement with the Homeless Trust, Miami-Dade Public Housing and Community Development (PHCD) committed to rehabilitate 45 units of public housing set aside for homeless households. PHCD has partnered with private affordable housing developers to redevelop public housing sites with Low Income Housing Tax Credit financing and other funding sources. PHCD and the developers have entered referral agreements with the CoC for units set aside for persons with special needs (LINK Program units required by the state's Housing Credit Program).

## **Discussion**

### *Preventing Returns to Homelessness*

Through award of ESG funds, homeless prevention assistance will be made available to formerly homeless households who have been rehoused through the CoC. Homeless prevention includes assistance with rent or utility payments in arrears, rent and re-location if necessary such as security deposits and moving and storage costs. Households currently participating in a federally-funded rental subsidy program may only be eligible for utility assistance.



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

### **Introduction:**

Public Housing and Community Development is in a continual process of identifying barriers to affordable housing in Miami-Dade County, analyzing available data, and working to implement solutions to remove barriers.

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

Miami-Dade County's public policy is designed to improve the availability of affordable housing, to meet the needs of its residents. In particular, the County's Comprehensive Development Master Plan Policy HO-3A is to provide additional administrative and, where applicable, fiscal incentives for new developments to ensure the inclusion of a wide spectrum of housing options, particularly for extremely low, very low, low and moderate-income households, including workforce housing. This policy is reflected in the Surtax/SHIP Request for Applications, where Miami-Dade County provides incentives as scoring bonuses. The Affordable Housing Advisory Board (AHAB), under Section 420.9076 of Florida Statutes, reviews the County's established policies and procedures, ordinances, land development regulation, and CDMP then submits a report to the Board of County Commissioners with recommendations for specific actions or initiatives that will encourage affordable housing development.

### **Discussion:**

Miami-Dade County continues to address any impediments as identified in the presentations, counseling, newsletters and utilization of other media outlets to educate the community on fair housing and how to address fair housing issues. Miami-Dade County understands the importance of educating the public about fair housing and providing the public with information about how to resolve housing complaints. The County reviews its Ordinances to insure that they are compliant with the Federal Fair Housing Act.

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

### **Introduction:**

Miami-Dade County will continue to address barriers to affordable through the implementation of public policy and programs designed to educate, remove, and improve the availability of affordable housing. Public policies that affect zoning, permitting, land use and other potential barriers to affordable housing development are regularly monitored for increase effectiveness.

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

As part of Miami-Dade County's strategy to address obstacles to meet the needs of underserved residents, resources are allocated throughout the County. The County will equip departments and community organizations with resources to carry out objectives aligned with its Comprehensive Development Master Plan (CDMP). The CDMP addresses land use planning and zoning activities, functional planning and programming of infrastructure and County services. Miami-Dade will also leverage County resources to improve housing, employment and transportation needs of its residents.

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

Miami-Dade County is working on creating a program to incentivizing the preservation and rehabilitation of existing Naturally Occurring Affordable Housing stock by providing rehabilitation financing to owners of existing single-family homes, duplexes or small rental housing developments. The County hopes to provide resources for moderate rehabilitation of existing single-family, duplexes and small or midsize rental housing. The goal will be preserve the affordability by providing Miami-Dade County's low and moderate-income households with access to decent housing that is convenient to jobs, transportation, and essential services. The County in efforts to maintain the affordability of its current housing stock imposes a restrictive covenant on all financially assisted housing programs.

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

Miami-Dade County's Environmental Resource Management division routinely monitors housing developments for potential harm and/or exposure to lead-based paint. The County's effort to reduce lead-based paint exposure includes screening, education, case management, environmental investigations, policy development, community outreach education and training. Miami-Dade enforces policies prohibiting the use of lead-based paints for all affordable housing projects. All federal and state funded contracts contain language that address lead-based paint hazards and remediation requirements. Developers, agencies and/or individuals receiving financial assistance are provided lead-

based disclosure documentation before funding is awarded.

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

Miami-Dade County through comprehensive means addresses poverty throughout the county utilizing its resources to provide childcare, housing, education and training, for low income families. Recognizing the multifaceted barriers to self-sufficiency, the County will coordinate its efforts to provide services that offer a holistic approach to addressing the concerns of low income families. Collaborative efforts are used to provide vocational and job training services, job placement, childcare, counseling and affordable housing, which are essential to strengthening the family unit. County resources will be strategically allocated throughout areas determined to have the highest needs for services.

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

Miami-Dade County's development of institutional structure is evidenced by the adoption of legislation designed to provide oversight of relevant stakeholders in the housing arena. The County addresses the fair and equitable use of available land in the County and in the past year made several in-fill properties available to non-profits for the purpose of building affordable housing. Miami-Dade's Code of Ordinances and Land Development legislation address provisions for developing reasonable housing accommodations for low income families, the elderly and disabled persons.

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

Miami-Dade County's coordinated efforts between public and private housing and social services agencies continue to be successful at getting the best outcome for its residents. PHCD, Community Action and Human Services, the Homeless Trust, Career Source South Florida and other partner agencies provide services throughout the County. PHCD's Resident Services Unit intends to assist Resident Councils on public housing sites. Resident Councils serve as advocates for residents when needed. PHCD is also in the process of organizing creation of Resident Councils where none currently exist. There are long standing collaborative relationships with the Community Action and Human Services Department, Jackson Health System, and community-based organizations (CBOs) that provide physical and mental health services and social services. Miami-Dade County's Office of Management and Budget provides coordination and grant funding to support and help build the capacity of CBOs to provide public service programs. Public Housing and Community Development collaborates with all these entities to link residents to supportive social services, physical and mental health services.

### **Discussion:**

PHCD addressed the affordable housing needs through the administration of public housing programs, the Section 8 Housing Choice Voucher Program, and funds affordable housing development through its Documentary Stamp Surtax, State Housing Initiative Partnerships (SHIP), and HOME programs. PHCD

addressed community development and social service needs through the administration of the CDBG program.

The Homeless Trust is the County's Continuum of Care entity to address needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth and persons at risk for homelessness. Public Housing and Community Development leadership collaborates with the Homeless Trust to develop funding policies to meet the priorities of homeless needs and operation and administration of HMIS. The two agencies collaborated to develop performance criteria for projects funded with ESG funds. As a result, the Request for Proposals contained funds set aside for, Emergency Shelter and Outreach and Homeless Prevention and Rapid Housing as well as Homeless Tenant-Based Rental Assistance. Proposals for homeless services were evaluated and recommended by staff of the Homeless Trust and Public Housing and Community.

## Program Specific Requirements

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

**Introduction:**

Public Housing and Community Development administered CDBG at a lower level after repayment of Voluntary Grant Reduction funds; the HOME program with a slightly lower amount of funds compared to 2019; and the ESG program a slight increase of funds compared to 2019.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

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

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

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

Miami-Dade County utilizes local Documentary Stamp Surtax and State Housing Initiatives

Partnership funding as supplements to those forms of investment identified in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

PHCD uses a restrictive covenant which is for an initial term of twenty years, and is renewable up to a total of sixty (60) years. There is a resale, not recapture provision which only allows a homeowner to take out of the property what they put in, and the property must be sold to low-income persons during the affordability period.

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

PHCD uses a restrictive covenant which is for an initial term of twenty years, and is renewable up to a total of sixty (60) years. There is a resale, not recapture provision which only allows a homeowner to take out of the property what they put in, and the property must be sold to low-income persons during the affordability period.

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

PHCD does not have any plans to refinance existing debt secured by multi-family housing units. The County's refinancing guidelines are attached.

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

Please find attached the County's written Emergency Solutions Grant standards.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Since 1994, the Miami-Dade County Continuum of Care program has used a centralized outreach, assessment, and intake process. Outreach Team Assessments, including the Vulnerability Index-Service Prioritization Decision Assistance Tool (VISPDAT) are entered into the Homeless Managed

Information System (HMIS), facilitating referrals and prioritization. The HMIS is used by the Miami-Dade County Homeless Trust to coordinate administration of the Continuum of Care program.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Miami-Dade County makes sub-awards through an annual competitive solicitation, the Request for Application (RFA) process.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Miami-Dade County meets the homeless participation requirement in 24 CFR 576.405(a). The Miami-Dade County Homeless Trust administers organizes and directs the Miami-Dade County Homeless Plan. Created by Miami-Dade County Ordinance 94-66, the Trust was formed to:

- administer proceeds of a one-percent (1%) food and beverage tax;
  - implement the local continuum of care plan called the Miami-Dade County Community Homeless Plan; and
  - serves in an advisory capacity to the Board of County Commissioners on issues involving homelessness.
5. Describe performance standards for evaluating ESG.

PHCD includes contract language in competitive solicitations for ESG funded activities that require compliance with U.S. HUD performance standards. PHCD tracks all funded projects and evaluates quarterly project status reports and conducts annual on-site or desk monitoring to monitor compliance with performance standards.

PHCD adheres to program specific requirements for the Community Development Block Grant (CDBG) program, Home Investment Partnership Program (HOME), and Emergency Solutions Grant (ESG) as specified above.

## Appendix - Alternate/Local Data Sources

<b>1</b>	<p><b>Data Source Name</b></p> <p>Owner Occupied Units Cost Burden by Racial Group</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p><b>Source:</b> <i>Comprehensive Housing Affordability Strategy data, Department of Housing and Urban Development, 2005-2007 data</i></p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>The data set provides information on the number of Owner Households who are experiencing a Moderate Cost Burden. In addition to the total number of households, the table provides information on the number of households, by race, who are experiencing a Moderate Cost Burden in Miami-Dade County.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>The purpose for developing this data was to determine, among Owner Households, if any particular race is being disproportionately impacted by a Moderate Cost Burden.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>The data were collected from 2007 to 2009.</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>The data source is the U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy, 2005-2007 data. The SOCDs CHAS tables were created from very disaggregated files. (These base files are also available from HUDUSER.) All of the data prior to May 1, 2004 were aggregated from census tract level special tabulation data to jurisdiction totals. For the "CDBG" and "HOME" geography levels, the data continue to be aggregated from the census tract level in order to appropriately represent Urban Counties, State Non-entitlement balances, and to allow for adding in (or subtracting out) annexations over time.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>The sample was taken from the total population of Miami-Dade County, Florida.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>The survey documented a total of 117,660 Owner Households in Miami-Dade County with a Moderate Cost Burden, representing 23.7% of all Owner Households. Based on this data, 19.3% of White households experienced a Moderate Cost Burden, compared with 24.4% for Black and 23.6% for Asian households.</p>



<b>2</b>	<b>Data Source Name</b> Table 13
	<b>List the name of the organization or individual who originated the data set.</b> <b>Source:</b> <i>Comprehensive Housing Affordability Strategy data, Department of Housing and Urban Development, 2005-2007 data.</i>
	<b>Provide a brief summary of the data set.</b> The data set provides information on the number of Renter Households who are experiencing a Moderate Cost Burden. In addition to the total number of households, the table provides information on the number of households, by race, who are experiencing a Moderate Cost Burden in Miami-Dade County.
	<b>What was the purpose for developing this data set?</b> The purpose for developing this data was to determine, among Renter Households, if any particular race is being disproportionately impacted by a Moderate Cost Burden.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> The data were collected from 2007 to 2009.
	<b>Briefly describe the methodology for the data collection.</b> The data source is the U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy, 2005-2007 data. The CHAS tables were created from very disaggregated files. (These base files are also available from HUDUSER.) All of the data prior to May 1, 2004 were aggregated from census tract level special tabulation data to jurisdiction totals. For the "CDBG" and "HOME" geography levels, the data continue to be aggregated from the census tract level in order to appropriately represent Urban Counties, State Non-entitlement balances, and to allow for adding in (or subtracting out) annexations over time.
	<b>Describe the total population from which the sample was taken.</b> The sample was taken from the total population of Miami-Dade County, Florida.
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> The survey documented a total of 89,345 Renter Households in Miami-Dade County with a Moderate Cost Burden, representing 26.7% of all Renter Households. Based on this data, 21.7% of White households experienced a Moderate Cost Burden, compared with 24.3% for Black and 16.0% for Asian households.
<b>3</b>	<b>Data Source Name</b> Table 14
	<b>List the name of the organization or individual who originated the data set.</b> <b>Source:</b> <i>Comprehensive Housing Affordability Strategy data, Department of Housing and Urban Development, 2005-2007 data.</i>

	<p><b>Provide a brief summary of the data set.</b></p> <p>The data set provides information on the number of Owner Households who are experiencing a Severe Cost Burden. In addition to the total number of households, the table provides information on the number of households, by race, who are experiencing a Severe Cost Burden in Miami-Dade County.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>The purpose for developing this data was to determine, among Owner Households, if any particular race is being disproportionately impacted by a Severe Cost Burden.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>The data were collected from 2007 to 2009.</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>The data source is the U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy, 2005-2007 data. The CHAS tables were created from very disaggregated files. (These base files are also available from HUDUSER.) All of the data prior to May 1, 2004 were aggregated from census tract level special tabulation data to jurisdiction totals. For the "CDBG" and "HOME" geography levels, the data continue to be aggregated from the census tract level in order to appropriately represent Urban Counties, State Non-entitlement balances, and to allow for adding in (or subtracting out) annexations over time.</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>The sample was taken from the total population of Miami-Dade County, Florida.</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>The survey documented a total of 121,390 Owner Households in Miami-Dade County with a Severe Cost Burden, representing 24.5% of all Owner Households. Based on this data, 19.2% of White households experienced a Severe Cost Burden, compared with 27.2% for Black and 13.2% for Asian households. Nearly 40% of all American Indian Households experienced a Severe Cost Burden.</p>
4	<p><b>Data Source Name</b></p> <p>Regulatory and Economic Resources Department</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Manny Armada, Chief of Planning and Research</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>2015-2017 data.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>To assess housing needs.</p>

	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>This administrative data covers the entirety of Miami-Dade County.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2015-2017 American Communities Survey</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>

**EXHIBIT 1**



**CITIZEN PARTICIPATION PLAN  
FOR THE CONSOLIDATED PLANNING PROCESS  
AND  
CITIZEN PARTICIPATION GUIDELINES  
FOR  
PUBLIC HOUSING AND  
COMMUNITY DEVELOPMENT DEPARTMENT**

***"Delivering Excellence Every Day"***

**Revised: September 9, 2020**

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## **CITIZEN PARTICIPATION PLAN FOR THE CONSOLIDATED PLANNING PROCESS**

### **Introduction**

The US Department of Housing and Urban Development (HUD) requires that the Five Year Consolidated Plan for each entitlement agency adopt a Citizen's Participation Plan. This Citizen Participation Plan has been adopted by Miami-Dade County and is in conformance with the provisions of Federal Regulations.

The Citizen's Participation Plan outlines the methods used in the development, from a public input process, of the Five Year Consolidated Plan, Annual Action Plans, the Consolidated Annual Performance and Evaluation Report (CAPER) and Substantial Amendments inclusive of strategies employed by Miami-Dade County that provides for maximum citizen participation in the development of these plans.

### Overview of Department Of Public Housing and Community Development

The Department of Public Housing and Community Development (PHCD) administers Federal and State funding that supports the development of low-and moderate-income neighborhoods in Miami-Dade County. The four priority needs are affordable housing, economic development, a sustainable living environment and emergency shelter for the homeless. The main sources of funding utilized to meet these needs are the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) funds. These programs are established to help low- and moderate-income persons. The U.S. Department of Housing and Urban Development (HUD) regulates and governs the CDBG, HOME and ESG programs. The regulations specify that an entitlement area (an area which receives a direct allocation from U.S. HUD to address high priority needs in low to moderate income communities) must adopt a citizen participation plan, which establishes policies and procedures for citizen participation. The following are the entitlement areas of Miami-Dade County: City of Miami, City of Miami Gardens, City of Miami Beach, City of North Miami, City of Hialeah, City of Homestead, and Miami-Dade County.

It is the intent of the County to provide for the citizen participation to gather the most meaningful, thorough and effective input from its citizens in the development of the Consolidated Plan. Citizen participation is broad due to the types of areas the county covers, which includes urban, rural, and agricultural. At the same time, the process makes sure that the low- and moderate-income, disabled, elderly and other special populations are involved in the input process. The diversity of this County is illustrated by the wealthy enclaves to agricultural communities in South Miami-Dade, including a population that includes speakers of English, Spanish and Haitian Creole as a primary language.

The citizen participation/input process consists of a summary of steps which provide for the citizens participation in the development of the Five Year Consolidated Plan, the Annual Action Plan, the CAPER for Miami-Dade County, and substantial amendments to the Consolidated Plan or Annual Action Plan. Details of each of these steps follow in sections of this Citizen Participation Plan.

Citizen participation requirements shall not be construed to restrict the responsibility or authority of the County for the development and execution of its entitlement program activities. The Board of County Commissioners or Mayor of Miami-Dade County remain the sole approving authorities for the Plan and any amendments.

### Applicability and Adoption of the Citizen Participation Plan

Pursuant to 24 CFR Part 91, Consolidated Submissions for Community Planning and Development Programs, the jurisdiction is required to certify that it has developed and is acting in compliance with a Citizen Participation Plan that sets forth the jurisdiction's policies and procedures for citizen participation. The plan must include the following topic areas:

1. **CITIZEN PARTICIPATION:** Provide for and encourage citizen participation, with particular emphasis on participation by persons of low- and moderate-incomes of particular importance are those residents living in slum and blighted areas and where Federal funds are proposed to be used. Encourage the participation of all residents, including minorities, non-English speaking persons and persons with disabilities;
2. **CITIZEN COMMENTS:** Provide citizens with a broad opportunities to examine the proposed Consolidated Plan, Annual Action Plans, and Consolidated Annual Performance and Evaluation Reports (CAPER) and Substantial Amendments. Provide a mechanism to submit written and oral comments and to provide for the consideration of these comments. Provide for a system of responding to citizen complaints;
3. **SUBSTANTIAL AMENDMENTS:** Provide for specification of criteria that Miami-Dade County will use to determine what constitutes a substantial change in the Miami-Dade County's planned or actual activities. This process will include a procedure for notification of the public and receipt of comments;
4. **PUBLIC HEARINGS:** Provide public hearings to obtain citizen views on housing and community development needs, at times and locations that are convenient to potential and actual beneficiaries. Allow for citizens to respond to proposals relative to the selection of funded activities. Respond to questions at all stages of the community development program, including the development of needs, the review of proposed activities and the review of past program performance;
5. **REASONABLE AND TIMELY ACCESS:** Provide citizens with a broader opportunity and timely access to local meetings, information and records related to Miami-Dade County's proposed and actual use of funds at times and locations convenient to potential or actual beneficiaries including:
  - Annual Action Plans
  - Consolidated Annual Performance and Evaluation Reports (CAPERs)
  - Five Year Consolidated Plan
  - Substantial Amendments to the plans

Accommodations for persons with disabilities will be made upon notification to the County within a reasonable time frame. The needs of non-English speaking residents will be met when they can reasonably be expected to participate, by either providing meeting notices in a translated format, or providing staff representatives that can speak Spanish and Haitian Creole.

6. **INFORMATION PROVIDED:** Provide information to citizens, public agencies and other interested parties that include the amount of Federal Assistance available to Miami-Dade County and the range of activities that may be undertaken. The

information will include the estimated amount of funds that will benefit persons of low and moderate-incomes and plans to minimize displacement (even if no displacement is expected to occur);

7. **TECHNICAL ASSISTANCE:** Provide technical assistance to group representatives of persons of low- and moderate-incomes that request such assistance;
8. **PUBLIC HOUSING AUTHORITIES:** Provide for consultation between Miami-Dade County and any public housing authorities in order to encourage participation by residents of public and assisted housing developments in the process and implementation of the Consolidated Plan. Provide information to these agencies about Consolidated Plan activities, so this information can be used in the planning process;
9. **NON-ENGLISH SPEAKING RESIDENT NEEDS:** Identify how the needs of non-English speaking residents will be met in the case of public hearings where a significant number of non-English speaking residents are reasonably expected to attend;
10. **PERSONS WITH DISABILITIES:** Public Hearings and meetings will be held in places which are accessible to persons with disabilities and where needed, accommodations will be made to ensure accessibility.
11. **COMPLAINT RESOLUTION:** Provide for timely written answers to written complaints, as applicable.

This Citizen Participation Plan is divided into five sections with each one addressing a separate report or document required by HUD. Each section will address the goals, requirements, and procedures for each of the documents. The five sections are:

- A. Citizen Participation Plan
- B. Five Year Consolidated Plan
- C. Annual Action Plan
- D. Comprehensive Annual Performance and Evaluation Report
- E. Substantial Amendments



**PUBLIC HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT CITIZEN PARTICIPATION PLAN FOR THE DEVELOPMENT OF CONSOLIDATED PLANS/ ANNUAL ACTION PLANS, CAPERS AND SUBSTANTIAL AMENDMENTS**

**A - Citizen Participation Plan**

**Citizen Participation Plan Update:**

Under the auspices of the Miami-Dade County Board of County Commissioners, the Public Housing and Community Development Department the Citizen Participation Plan (CPP) will be updated as part of the Consolidated Plan every five (5) years and as needed.

Update Process:

1. Submit revisions to the Citizen Participation Plan to the public for their comments.
2. Submit the revised Citizen Participation Plan to the Miami-Dade County Board of County Commissioners separate or in conjunction with submitting the approved plan as part of the Five Year Consolidated Plan to U.S. HUD.

**Citizen Comment on the Citizen Participation Plan and Amendments:**

Citizen comments at all public meetings/hearings will be solicited.

1. A summary of citizen comments received in writing, or orally at public meetings, will accompany all submissions to HUD. Advertising and conducting public hearings will be the responsibility of the Public Housing and Community Development Department.
2. Where a significant number of non-English speaking residents are reasonably expected to attend, a method of communication will be provided for non-English speaking residents. In addition, accommodations for persons with disabilities shall be made upon forty-eight (48) weekday hour, in addition, notification to the Miami-Dade County Public Housing and Community Development Department.
3. When possible, citizen surveys can be included at appropriate public meetings and with agencies involved with providing services. Bi-lingual surveys (or tri-lingual if necessary) will be available where it is anticipated that a significant number of non-English speaking residents will attend.

4. Written comments should be addressed to:

Miami-Dade County  
Public Housing and Community Development  
Director's Office  
701 NW 1<sup>st</sup> Court, 16th Floor  
Miami, Florida 33136  
(786) 469-4100

5. The County will consider any comments or views submitted in writing or orally at the public hearings. The County will compile, read, and consider written

responses or comments from citizens. The County will respond to comments or views when appropriate and where practical.

**B - Five Year Consolidated Plan**

**Consolidated Plan Preparation and Update:** To obtain input from public and private agencies, as well as State and/or local health and welfare agencies that assist in housing, health, economic development, social services and child care agencies for low to moderate-income residents Miami-Dade County will:

1. Consult with parties listed in 24 CFR 91.100, which includes among others, interested area social/health service/housing providers throughout the County who assist with housing, health, economic development, social services, and childcare agencies for low -to moderate-income residents.
2. Conduct two (2) neighborhood meetings/workshops for the purpose of citizen input on community needs. The meetings will be held in areas/locations that are accessible to low and moderate-income residents and beneficiaries of the funds. These meetings will be noticed on the County Website and through various other means such as e-mail lists, through established neighborhood groups, flyers at local facilities and through Commissioners' Offices, if possible. The first meeting/workshop will be held at the beginning of the development of the Consolidated Plan, with a purpose to gather input from the community. The second community meeting/workshop will be held prior to the completion of the Consolidated Plan draft, to report results found as of that date, to convey the input from the first public meeting and any other pertinent information. The meeting may be virtual and accessible by electronic devices.
3. A summary of citizen comments received in writing, or orally at public meetings, will accompany all submissions to HUD. The advertising and conducting of public hearings will be the responsibility of the Public Housing and Community Development Department.
4. Comments regarding the plan can be directed in writing, by phone or email and will be addressed to:

Miami-Dade County  
Public Housing and Community Development  
Director's Office  
701 NW 1<sup>st</sup> Court, 16th Floor  
Miami, Florida 33136  
(786) 469-4100

5. Advertisement of these two neighborhood public meetings or workshops to solicit input for the preparation of the Consolidated Plan will be in a newspaper of general circulation prior to the scheduled meeting/workshop. The advertisement will include:
  - the purpose of the meeting/workshop;
  - date;
  - time; and
  - location.

6. Regarding the Draft of the Consolidated Plan, copies shall be available for public review and comment at sites of public access such as government buildings, libraries, etc., but will always be available on the County's website.
7. As soon as feasible, after the start of the public participation process, the HUD-provided data and any other supplemental information that the County plans to incorporate into its Assessment of Fair Housing (AFH) shall be made available to residents, public agencies and interested parties.
8. There will be two public meetings to obtain citizens' views and to respond to proposals and questions. Meetings may be held in different regions of the county including but not limited to before the Miami-Dade Board of County Commissioners (BCC) or a committee of the Board. Meetings may also be held virtually when viewed to be in the best interest of the County due to an emergency declared by the President, Governor or County Mayor.
9. A public notice summarizing the action to be taken at each public hearing will be placed in a newspaper of general circulation, and newspapers representing significant minorities and non-English speaking persons 15 calendar days prior to the hearing. In cases of emergency declarations, the County may provide a shorter advance notice period, should federal or state agencies provide guidance as such. In the case of emergency declarations without federal or state guidance, a minimum 48-hour advance notice will be provided.
10. The hearings described in Section 8 above will address housing and community development needs, development of proposed activities described in section above and review of program performance. The hearings will be held in a public facility that is easily accessible to the public, including persons with disabilities. The place, date and time of the hearings will be determined by PHCD or the County Mayor in consultation with the Chairperson of the Board of County Commissioners, (BCC), Chairperson of the committee designated for the Department or applicable committee/or individual as determined by the BCC Chairperson.
11. At the time of submission of the Consolidated Plan to the County Commission agenda coordinator, a public announcement summarizing the Consolidated Plan and the availability of copies for public viewing, will be placed in a newspaper of general circulation, and in newspapers representing significant minorities and non-English speaking persons. An electronic copy of the Consolidated Plan will be available to the public. Also, a hard copy will be available upon request at the Public Housing and Community Development Department during regular business hours. This public announcement will allow for a 30-day comment period as per U.S. HUD regulations for citizens to respond to the proposed plan before it is adopted by the Board of County Commissioners or a reduced comment period as may be authorized by HUD.
12. The public hearing may be held at any time during the public comment period by the BCC or appropriate committee. A summary of the comments or views, and a summary of any comments or views not accepted and the reasons therefor, shall be attached to the final consolidated plan.
13. The public hearings/meetings will be held at sites that are accessible to low- and moderate-income persons, persons with disabilities, the elderly and other

special populations. These public hearings will be for the presentation of the Draft Consolidated Plan and the last public hearing will be for the adoption of the Plan and will obtain citizens views and responds to proposals and questions.

14. Where a significant number of non-English speaking residents are likely to attend, a method of communication will be provided for non-English speaking residents and accommodations will be provided for persons with disabilities, upon forty-eight (48) weekday hour's notification to the Miami-Dade County Housing and Community Development Department.
15. Response to inquiries, comments and complaints that are received may be answered by the Public Housing and Community Development Department within fifteen (15) working days when appropriate and where practical.

### **C - Substantial Amendments to the Five Year Consolidated Plan**

#### Criteria for Amendment(s) to Five Year Consolidated Plan

**Amendment to Five Year Consolidated Plan:** The County may from time to time find it necessary to amend its Consolidated Plan. The following will define what constitutes and does not constitute a substantial amendment to the Consolidated Plan.

#### Definitions

A substantial amendment is any change in purpose, scope and/or beneficiaries of an activity, which actually and/or materially affects one or more of the preceding in the manner stated below:

- An activity changes from one CDBG-eligible activity to another.
- The scope of activity is increased by 50% or more.
- The change in the cost of an activity is increased by \$250,000 or more (reduced costs are all considered non-substantial); or
- An activity's services are redirected by more than a 7-mile radius from the site.

Amendments to the Plan that do not meet any of the above stated four (4) threshold criteria shall be deemed non-substantial and may be approved administratively by the Department and shall not require approval by the Board of County Commissioners.

At the time of submission of Substantial Amendments to the Consolidated Plan to the County Commission agenda coordinator, a public announcement summarizing the amendments will be placed in a newspaper of general circulation, and newspapers representing significant minorities and non-English speaking persons. The announcement will be placed at least fifteen days prior to the Hearing, or a number of days as may be allowed due to a declared emergency. Copies of the amendments will be made available at the Public Housing and Community Development Department office located at 701 NW 1 Court, 14th Floor (Community Development Division), Miami, Florida 33136, during regular business hours. Notice of the hearing should also be published on the Departments' website and the County Calendar. This process will allow for a comment period for citizens to respond to the proposed amendments per U.S. HUD regulations, before they are adopted by the Board of County Commissioners or approved by the County Mayor or County Mayor's designee through delegated authority. A public hearing may be held at any time during the public comment period. If a substantial amendment is made pursuant to delegated authority to the County Mayor or County Mayor's designee, the public hearing may be held before PHCD staff rather

than before the Board of County Commissioners. A summary of the comments or views, and a summary of any comments or views not accepted and the reasons therefor, shall be attached to the final consolidated plan submitted to HUD.

**D - Annual Action Plan (AAP)**

**Annual Action Plan Preparation:** To obtain input from public and private agencies as well as State and/or local health and child welfare agencies that assist in housing, health, social services, to low- to moderate-income residents of Miami-Dade County, the following steps will be taken:

1. Conduct a public hearing at a venue accessible by the community or before the Board of County Commissioners (BCC) or appropriate BCC committee for the purpose of gaining citizen input on the Annual Action Plan. This hearing may be held virtually if necessary.
2. The advertising and conducting of public hearings will be the responsibility of the Public Housing and Community Development Department.
3. A summary of citizen comments received in writing, or orally at public meetings, will accompany all submissions to HUD.
4. Advertise all public meetings and workshops to solicit input for the preparation of the agenda item in a newspaper of general circulation at least fifteen (15) days or less as allowed by HUD prior to the scheduled meeting/hearing or an amount of time that may be allowed by HUD. The advertisement will include:
  - the purpose of the hearing;
  - date;
  - time; and
  - location.
5. Provide a draft of the Annual Action Plan for public review and comment at sites of public access such as government buildings, libraries, etc., as well as on the County's website not less than thirty (30) days or the number of days as allowed by HUD prior to the plan's submission.
6. The public hearings/meetings will be held at sites that are accessible to low- and moderate-income persons, persons with disabilities, the elderly and other special populations.
7. Where a significant number of non-English speaking residents are likely to attend, a method of communication will be provided for non-English speaking residents and accommodations will be provided for persons with disabilities, upon forty-eight (48) weekday hour's notification to the Miami-Dade County Public Housing and Community Development Department.
8. Response to inquiries, comments and complaints that are received may be answered by Public Housing and Community Development Department within fifteen (15) working days, where practicable.

**Criteria for Amendment(s) to Annual Action Plan**

**Amendment to Annual Action Plan (AAP):**

The County may from time to time find it necessary to amend its AAP. The following will define what constitutes and does not constitute a substantial amendment to the AAP:

Definitions:

A substantial change in a planned or actual activity will require an amendment to the plan. A substantial change is any change in purpose, scope and/or beneficiaries of an activity, which actually and/or materially affects one or more of the preceding in the manner stated below:

- An activity changes from one CDBG-eligible activity to another.
- The scope of activity is increased by 50%.
- The change in the cost of an activity is increased by \$250,000 (reduced costs are not considered substantial) or more; or
- An activity's services are redirected by more than a 7-mile radius from the site, outside of the previously agreed upon activity service area.

Amendments to the Plan that do not meet any of these four (4) above listed threshold criteria shall be deemed non-substantial and may be approved administratively by the Department and shall not require approval by the Board of County Commissioners.

At the time of submission of Substantial Amendments to the Annual Action Plan to the County Commission agenda coordinator, a public announcement summarizing the amendments will be placed in a newspaper of general circulation, and newspapers representing significant minorities and non-English speaking persons. Copies of the amendments will be available at the Public Housing and Community Development Department during regular business hours.

A public notice summarizing the amendment(s) will be placed in a newspaper of general circulation and newspapers representing significant minorities and other non-English speaking persons at least fifteen days prior to the Hearing. This fifteen (15) day period will allow the public a period of time for comments. Copies of the amendment will be available at the Department's office located at 701 NW 1 Court, 16th Floor, Miami, Florida 33136, during regular business hours. Notice of the hearing should also be published on the Department's website and the County Calendar. This process will allow for a comment period for citizens to respond to the proposed amendments per U.S. HUD regulations, before they are adopted by the Board of County Commissioners in a public hearing. A public hearing may be held at any time during the public comment period. If a substantial amendment is made pursuant to delegated authority to the County Mayor or County Mayor's designee, the public hearing may be held before PHCD staff rather than before the BCC or BCC Committee. A summary of the comments or views, and a summary of any comments or views not accepted and the reasons therefor, shall be attached to the final consolidated plan.

**Availability to the Public**

To provide the public an opportunity to share their views and to respond to the Annual Action Plan:

The Miami-Dade County Public Housing and Community Development Department (PHCD) will post the Annual Action Plan on the Miami-Dade County/Public Housing and Community Development website: (<http://www.miamidade.gov/housing>).

### **Access to Records**

To provide an opportunity for citizens to receive information, submit comments and/or submit concerns on the proposed Annual Action Plan the following strategies will be implemented:

1. Advertise a summary of the Annual Action Plan, or a substantial amendment in a newspaper of general circulation, soliciting comments for a period of thirty (30) days or a reduced number of days as may be allowed by HUD. The summary will describe the contents and purpose of the Annual Action Plan and will include locations where the entire plan may be examined.
2. Copies of the documents will also be placed on the County website.
3. Comments on the documents can be forwarded to:  
Miami-Dade County  
Public Housing and Community Development Department  
Director's Office  
701 NW 1 Court, 16th Floor  
Miami, Florida 33136  
Phone: (786) 469-4100
4. If not satisfied at the local level, complaints may be forwarded to HUD.

### **E – Procedure for Administrative Actions**

The County may find it necessary to perform administrative actions, where permitted by HUD and authorized by the Board of County Commissioners, with CDBG, HOME, ESG, and CARES Act funding, to meet HUD expenditure timeliness requirements. The following items are examples of administrative actions:

- the recapture and reallocation of funding from activities subject to expenditure deadlines to activities that are performing well and meeting a national objective; or
- the recapture of funding from a specific Commission District or area of the county and reallocation of said funding to serve a Countywide need.

These administrative actions will be taken only when delegated such authority by the BCC. The County Mayor or County Mayor's designee will follow the citizen participation process set forth in this CPP, including the accepting of written comments and holding a public hearing at a location readily accessible to the public by mass transportation and with a virtual hearing, when permitted due to emergency conditions.

Under emergency conditions, the County Mayor or County Mayor's designee may follow the Expedited Citizen Participation Process set forth below in section G of this CPP.

Prior to any administrative recapture and reallocation action by the County Mayor or County Mayor's designee, a public notice summarizing the proposed action(s) will be placed in a newspaper of general circulation, and newspapers representing significant minorities and non-English speaking persons at least fifteen days prior to the Hearing. This fifteen (15) day period, or less as allowed by HUD, prior to the scheduled meeting/hearing will allow the public a period of time for comments. Copies of the proposed recaptures and reallocations will be available at the Department's office located at 701 NW 1 Court, 16th Floor, Miami, Florida 33136, during regular business hours. Notice of the hearing should also be published on the

Department’s website and the County Calendar. This process will allow for a comment period for citizens to respond to the proposed recaptures and reallocations per HUD regulations. A summary of the comments or views, and a summary of any comments or views not accepted and the reasons therefor, shall be attached to the final substantial amendment submitted to HUD.

**Availability to the Public**

To provide the public an opportunity to share their views and to respond to proposed administrative recaptures and reallocations:

The Miami-Dade County Public Housing and Community Development Department (PHCD) shall post the proposed recaptures and reallocations on its website: (<http://www.miamidade.gov/housing>).

**Access to Records**

To provide an opportunity for citizens to receive information, submit comments and/or submit concerns on proposed recaptures and reallocations, the following strategies will be implemented:

1. Advertise a summary of the proposed recaptures and reallocations in a newspaper of general circulation, soliciting comments for a period of thirty (30) days or a reduced number of days as may be allowed by HUD. The summary will describe the contents of the proposed recaptures and reallocations and will include locations where the document/exhibit may be examined.
2. Copies of the documents should also be placed on the County website.
3. Comments on the documents can be forwarded to;  
Miami-Dade County  
Public Housing and Community Development Department  
Director’s Office  
701 NW 1 Court, 16th Floor  
Miami, Florida 33136  
Phone: (786) 469-4100
4. If not satisfied at the local level, complaints may be forwarded to HUD.

**F - Comprehensive Annual Performance And Evaluation Report (CAPER)**

To provide an opportunity for citizens to receive information and/or submit comments regarding the draft Comprehensive Annual Performance Report (CAPER) before submission to U.S. HUD the following strategies will be implemented:

1. Notification will be given of the availability for review of the Comprehensive Annual Performance Report in a newspaper of general circulation and newspapers representing significant minorities and Non-English speaking persons. The notification will describe the contents of the Comprehensive Annual Performance Report and will include locations where the Comprehensive Annual Performance Report may be examined.



2. Miami-Dade County will post the Consolidated Annual Performance and Evaluation Report on the Miami-Dade County website.
3. Citizens will be given a period of fifteen (15) days in order to submit views and comments to the Comprehensive Annual Performance Report prior to the report's submission to HUD.
4. Comments may be submitted to the Department regarding the Comprehensive Annual Performance and Evaluation Report at a public meeting that is held annually in the first quarter of the succeeding year following the publication of the performance report or by phone, e-mail or fax.

**Availability to the Public**

To provide the public an opportunity to share their views and to respond to the draft Consolidated Annual Performance and Evaluation Report:

Copies will be made available at the offices of the Public Housing and Community Development Department during regular business hours.

**Access to Records**

To provide an opportunity for citizens to receive information, submit comments and/or submit concerns on the CAPER the following strategies will be implemented:

1. Advertise that the CAPER or a summary of the CAPER is available for period of 15 days for public comment. This advertisement will be in a newspaper of general circulation. The advertisement will describe the contents and purpose of the CAPER and will include locations where the document may be examined.
2. Copies of the documents will also be placed on the County website.
3. When possible, the County will make available electronic copies of the documents to citizens and groups that request it.
4. Comments on the documents can be forwarded to:

Miami-Dade County  
Public Housing and Community Development  
Director's Office  
701 NW 1<sup>st</sup> Court, 16th Floor  
Miami, Florida 33136  
(786) 469-4100

**Availability to the Public**

To provide the public an opportunity to share their views and to respond to the Consolidated Annual Performance and Evaluation Report as submitted to HUD, the following strategies will be implemented:

Miami-Dade County will post the Consolidated Annual Performance and Evaluation Report, as submitted to HUD on the Miami-Dade County website.

### **Technical Assistance**

Upon request, technical assistance will be provided to groups representing low-and moderate-income persons, including persons with disabilities or other special needs. These low-and moderate income groups or persons must complete applications or proposals for funding assistance under any of the programs covered by the Consolidated Plan, as well as preparation of a budget for any proposed activity.

### **Complaints**

The Public Housing and Community Development Department will act timely and objectively in responding to all written complaints utilizing the following strategies:

1. The Public Housing and Community Development Department will respond to citizen complaints within fifteen business (15) days. The PHCD Director's response will be substantive.
2. Citizens may, at any time during the complaint resolution process, contact the U.S. Department of Housing and Urban Development (HUD) directly at the following address:

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
909 SE First Avenue, Room 500  
Miami, Florida 33131-3028

### **G – EXPEDITED CITIZEN PARTICIPATION PROCESS**

Notwithstanding any other provision set forth in this CPP, in order to administer funding allocated to the County pursuant to the Coronavirus Aid, Relief and Economic Security Act (CARES Act) (Public Law 116-136), and in other circumstances where an expedited citizen participation process is permitted by the United States Congress and/or U.S. HUD, the County may utilize the following expedited citizen participation process to draft, propose, or amend consolidated plans and annual action plans. The County will follow citizen participation guidance by Congress or U.S. HUD, but absent such guidance will provide no less than five (5) days' notice and no less than five (5) days' reasonable opportunity to comment. The five-day comment period may run concurrently for comments on an action plan amendment and amended citizen participation plans. In-person public hearings will not be required. The County may meet public hearing requirements with virtual public hearings if: 1) national/local health authorities recommend social distancing and limiting public gatherings for public health reasons; and 2) virtual hearings provide reasonable notification and access for citizens in accordance with the County's certifications, timely responses from local officials to all citizen questions and issues, and public access to all questions and responses.

**Attachments**

## Housing Needs (91.205)

- Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely-low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost-burden, substandard housing, and overcrowding (especially large families).
- To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

### 5 Year Strategic Plan Housing Needs response:

#### NA-10. Housing Needs Assessment

##### Low-Moderate Income

This analysis includes two geographies to illustrate the extent of the housing issue in Miami-Dade County. The primary focus is on the area defined as the Miami-Dade County Entitlement Area and illustrated in Map 1. Secondly, data is provided for the entirety of the County including all entitlement cities, Hialeah, Homestead, Miami, Miami Beach, Miami Gardens and North Miami. Those separate entitlement cities complete their own Consolidated Plan and provide a separate analysis.

The ability to meet housing need is dependent on the overall income level of the household and prevailing and projected housing rental and owner costs. These make it possible to estimate housing cost burden. Cost burden is defined by the percentage of the household income that is required to meet housing costs. The categories of cost burden include: not cost burdened (less than or equal to 30% of income), cost burdened (between 30% and 49.9% of income) and severely cost burdened (50% or more of income).

Cost Burden Categories

Not Cost Burdened	Household spends less than 30% of household income for housing costs.
Cost Burdened	Household spends between 30% and 49.9% of household income for housing costs.
Severely Cost Burdened	Household spends 50% or more of household income for housing costs.

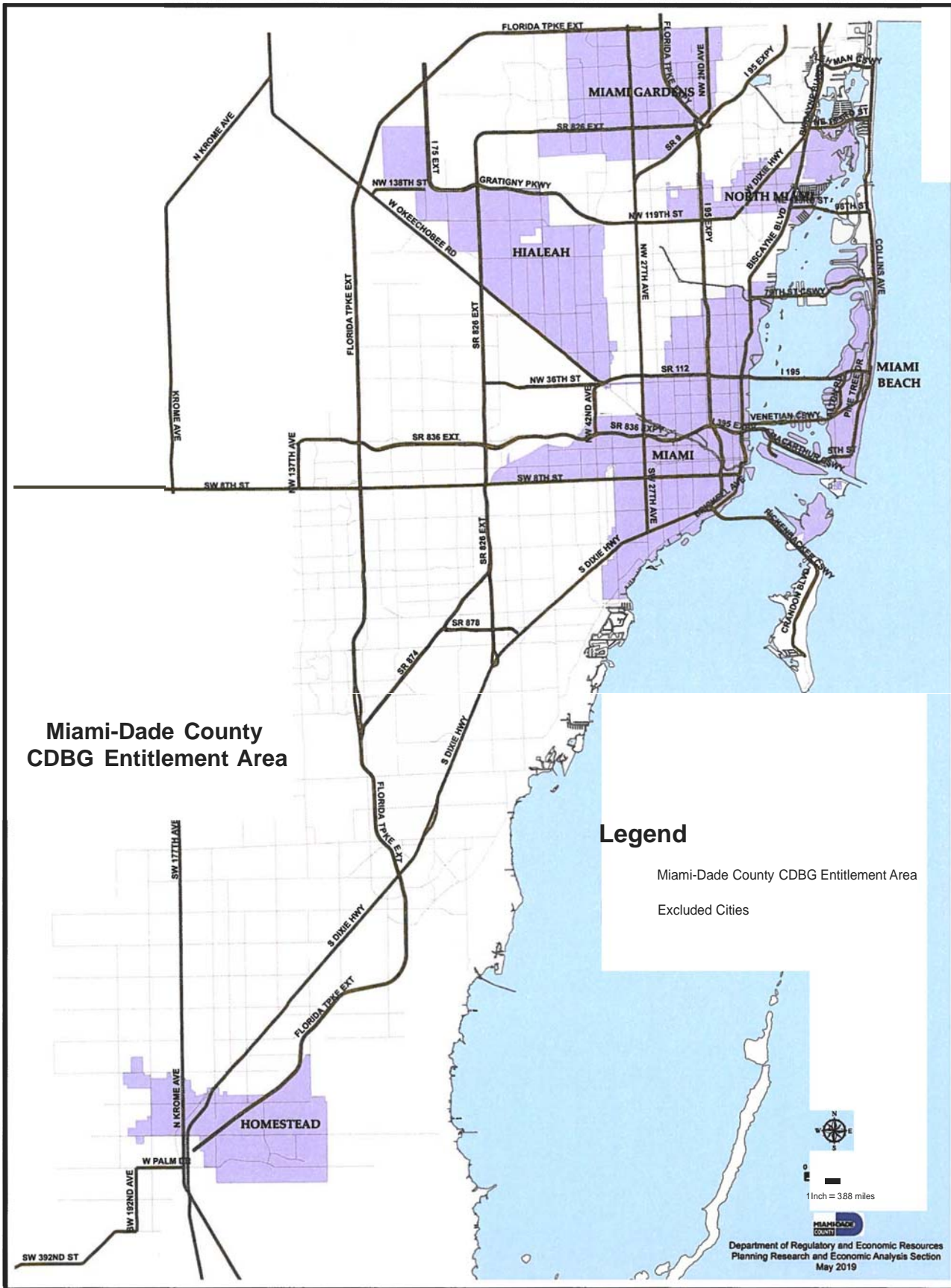
30% of income), cost burdened (between 30% and 49.9% of income) and severely cost burdened (50% or more of income).

Household Income levels are defined with respect to the Area Median Income (AMI) published each year by the Department of Housing and Urban Development (HUD), and are divided into the following categories:

Income Levels

Extremely Low Income	Less than 30% of AMI
Very Low Income	Between 30% and 49.9% of AMI
Low Income	Between 50% and 79.9% of AMI
Moderate Income	Between 80% and 119.9% of AMI
High Income	Greater than or equal to 120% of AMI

Map 1: Miami-Dade County Entitlement Area



The following tables and charts illustrate the number of households that fall into each of these categories for the county's entitlement area and, for purposes of comparison, the county as a whole.

### Miami-Dade County Entitlement Area

- All Households: There were 129,750 households of all income levels and tenure in the entitlement area that were cost-burdened in 2016 as shown in Table 1a. An additional 153,375 households were severely cost-burdened. The total number of cost or severely-cost-burdened households, 283,125, represented 50% of all entitlement-area households.
- Owner Households: There were 79,271 cost-burdened and 86,723 severely-cost-burdened owner households in the entitlement area. Combined they accounted for 165,994 cost-burdened or severely-cost-burdened owner households, or 44% of all owner households.
- Renter Households: There were 51,004 cost-burdened and 69,482 severely-cost-burdened renter households, 120,486 combined, in the entitlement area in 2016. This represented 61% of all renter households.
- Shares by Tenure: In the entitlement area, of the total number of cost-burdened and severely-cost-burdened households, 283,125, owner households represented 58%, while renter households represented the remaining 42%.
- By Income Category: Among all households with extremely-low incomes, 10% were cost-burdened and 79% were severely cost burdened. Very-low income households fared little better, with 25% cost-burdened and 57% severely-cost-burdened. And, for low-income households, 40% were cost-burdened and 30% were severely-cost-burdened.

The total number of cost or severely-cost-burdened households, 283,125, represented 50% of all entitlement-area households, 44% of all owner households, and 61% of all renter households.

**Table 1a: Miami-Dade County Entitlement Area - 2016 Cost Burden by Tenure and Household Income**

		Extremely Low Income	Very Low Income	Low Income	Moderate Income	High Income	Total
All Households	Not Cost Burdened	9,066	13,982	30,193	48,067	177,093	278,401
	Cost Burdened	8,370	18,749	40,165	30,601	31,865	129,750
	Severely Cost Burdened	64,704	43,332	29,657	10,045	5,637	153,375
Owner Households	Not Cost Burdened	3,515	9,367	20,220	30,400	143,819	207,321
	Cost Burdened	4,334	8,475	17,743	20,116	28,603	79,271
	Severely Cost Burdened	29,158	20,836	22,146	9,253	5,330	86,723
Renter Households	Not Cost Burdened	5,697	4,615	9,973	18,061	37,796	76,142
	Cost Burdened	4,108	10,297	22,422	10,574	3,603	51,004
	Severely Cost Burdened	38,103	22,764	7,516	792	307	69,482

Data Source: Florida Housing Data Clearinghouse, Online, Jan 2019

## Miami-Dade Countywide

- **All Households: Table 1b**

indicates that there were 224,451 Miami-Dade County households of all income levels and tenure that were cost-burdened in 2016 according to the Florida Housing Data Clearinghouse. An additional 284,678 households were severely cost-burdened. The total number of cost or severely-cost-burdened households, 509,129 countywide, represented a majority, 53%, of all county households.

The total number of cost or severely-cost-burdened households, 509,129 countywide, represented a majority, 53%, of all county households, 45% of all owner households, and 63% of all renter

- **Owner Households:** Among owner households countywide, there were 114,335 cost-burdened and 129,370 severely-cost-burdened households, which combined, accounted for 243,705 cost-burdened or severely-cost-burdened owner households, 45% of all owner households.
- **Renter Households:** Among renter households countywide, there were 110,116 cost-burdened and 155,308 severely-cost-burdened households in 2016. Combined, therefore, there were 265,424 renter households that were cost-burdened or severely-cost-burdened, representing 63% of all renter households.
- **Shares by Tenure:** The breakdown by tenure in the 2016 data had owner households representing 48% of all cost-burdened or severely-cost-burdened households and renter households representing the remaining 52%.

**Table 1b: Miami-Dade County - 2016 Cost Burden by Tenure and Household Income**

		Extremely Low Income	Very Low Income	Low Income	Moderate Income	High Income	Total
All Households	Not Cost Burdened	25,551	28,099	57,540	88,329	253,104	452,623
	Cost Burdened	21,037	42,351	72,200	47,482	41,381	224,451
	Severely Cost Burdened	140,845	78,230	42,655	15,619	7,329	284,678
Owner Households	Not Cost Burdened	6,476	17,989	32,910	48,232	188,493	294,100
	Cost Burdened	8,330	14,211	27,034	29,042	35,718	114,335
	Severely Cost Burdened	46,410	32,271	30,132	13,727	6,830	129,370
Renter Households	Not Cost Burdened	19,075	10,110	24,630	40,097	64,611	158,523
	Cost Burdened	12,707	28,140	45,166	18,440	5,663	110,116
	Severely Cost Burdened	94,435	45,959	12,523	1,892	499	155,308

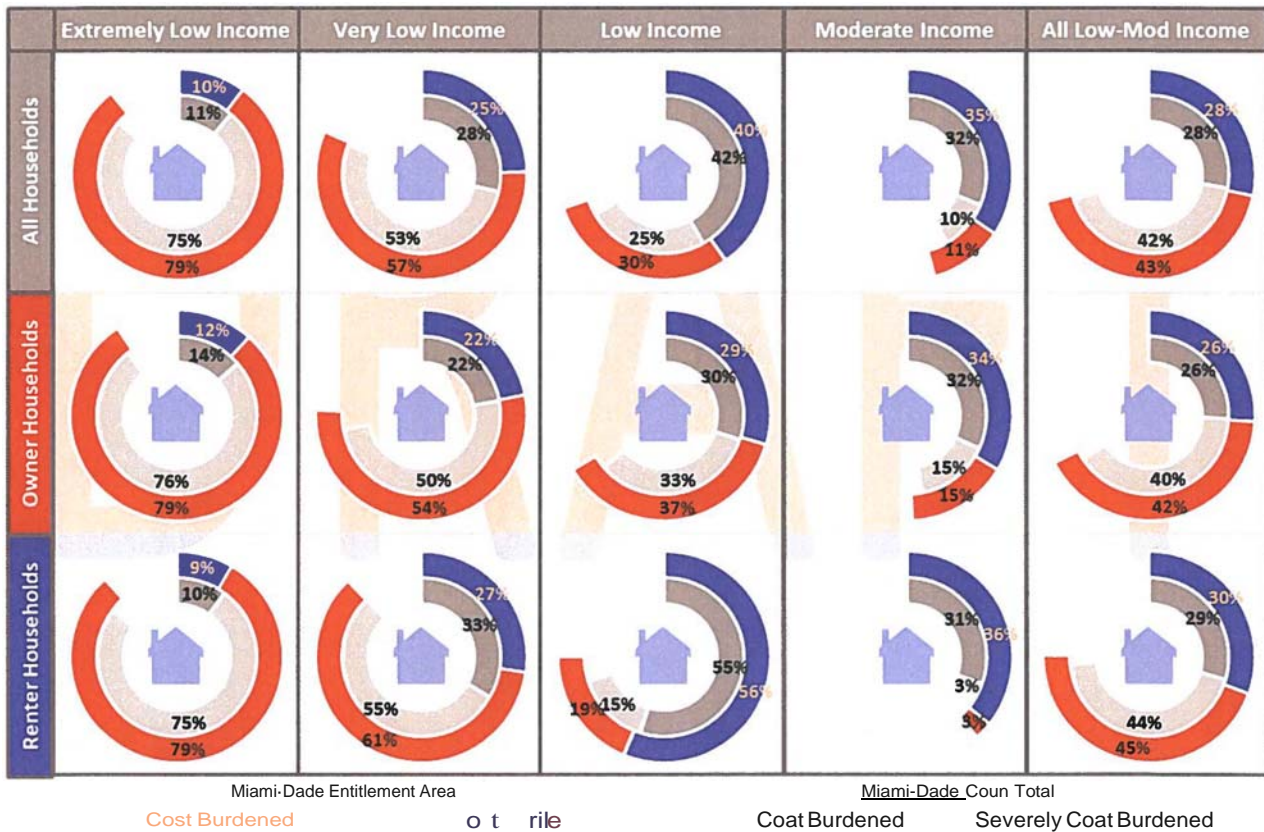
Data Source: Florida Housing Data Clearinghouse, Online, Jan 2019

**Chart 1** on the following page graphically shows the impact on households by income range as a share of AMI, and by tenure.

- The first column of donut charts illustrates the incidence of cost burden for extremely-low-income owner and renter households (earning less than 30% of the AMI). In the entitlement area, 79% of all households in this range are severely-cost-burdened. The numbers are 78% for owner households and 79% for renter households. Combining households that are cost burdened or severely-cost-burdened, the numbers grow to 79% of all households, 90% of owner households, and 78% of renter households.

- The second column, very-low-income (earning between 30 % and 49.9% of the AMI) shows very little improvement. Fifty-seven percent of all households are severely cost-burdened with an additional 25% that are cost-burdened, totaling 82% cost or severely-cost-burdened. Seventy-six percent of owner households in this income range are cost-or-severely-cost-burdened, with severe accounting for 54%, and 88% of renter households are cost-or-severely-cost-burdened, 60% severe.
- The middle column illustrates the data for low-income households (earning between 50% and 79.9% of the AMI). Among all households in this range, 40% are cost-burdened and another 30% severely-cost burdened, totaling 70%. For owner households, 30% are cost-burdened and 37% are severe, and among renter households, 56% are cost burdened with an additional 19% severe.

Chart 1. Miami-Dade County and Entitlement Area Cost Burden by Tenure and Household Income: 2016



### Trends in Affordability

The projections from the Florida Data Clearinghouse show a couple of different challenges, as shown in Table 2 and Chart 2, of cost burden for extremely-low, very-low and low-income households.

- In the entitlement area, the total number of households is projected to grow at an annual rate of 1.3%, adding 212,113 additional households. Of this total number, 113,930 additional households (54%) are projected to be low, very-low or extremely-

By the year 2040 there will be an additional 113,930 additional extremely-low, very-low and low-income households in the entitlement area, of which 74% will cost burdened severely cost burdened.



**Table 2. Miami-Dade County Entitlement Area: 2016-2040 Cost Burden for Low Income Households**

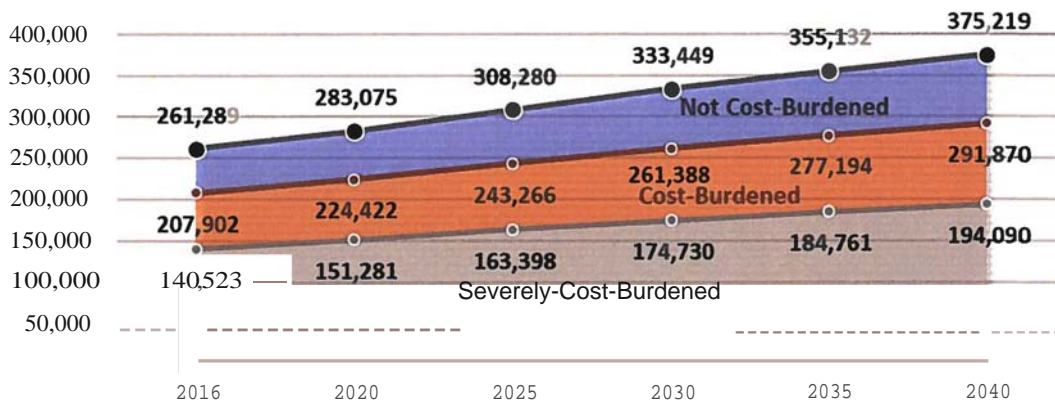
Miami-Dade Entitlement Area								
Extremely Low, Very Low and Low Income Households	2016	2020	2025	2030	2035	2040	Change in Households	Annual Growth rate
Not Cost-Burdened	53,387	58,653	65,014	72,061	77,938	83,349	29,962	1.9%
Cost-Burdened	67,379	73,141	79,868	86,658	92,433	97,780	30,401	1.6%
Severely-Cost-Burdened	140,523	151,281	163,398	174,730	184,761	194,090	53,567	1.4%
Cost-Burdened at 30% and 50%	207,902	224,422	243,266	261,388	277,194	291,870	83,968	1.4%
Total Low/Very/Extremely Low Income	261,289	283,075	308,280	333,449	355,132	375,219	113,930	1.5%
All Entitlement Area households	569,943	613,240	660,965	704,876	744,993	782,056	212,113	1.3%

Data Source: Florida Data Clearing House, Online, Jan 2019.

low-income households. And of these, 83,968 (74%) will be cost-burdened or severely cost-burdened, bringing the total up to 291,870 households by 2040 from 207,902 in 2016.

- Despite the sizable increase the number of cost-burdened households just enumerated, the share of households earning less than 80% of the AMI that are cost-burdened is projected to fall slightly, from 80% in 2016 to 78% in 2040.

**Chart 2: Growth in Extremely-low, Very-low, and Low-Income Households by Cost-Burden Status in the Miami-Dade Entitlement Area**



Data Source: Florida Data Clearing House, Online, Jan 2019.

Table 3 again shows the cost-burden trends for extremely-low, very-low, and low-income households, this time broken out by tenure in the entitlement area.

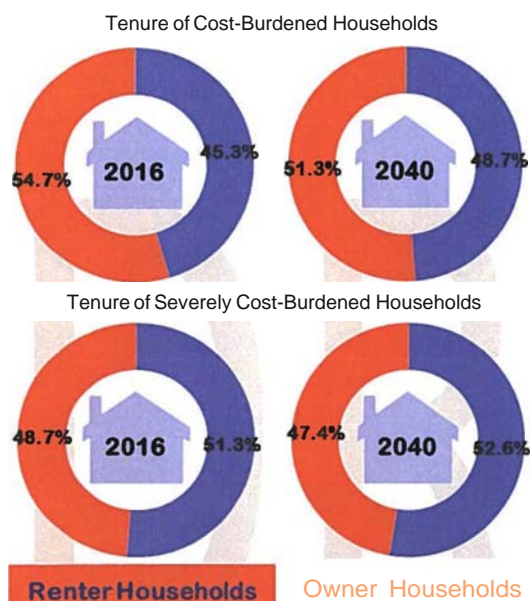
**Table 3. Miami-Dade Entitlement Area Cost Burden by Tenure and Income: 2016-2040**

Extremely Low, Very Low and Low Income Households		Miami-Dade County Entitlement Area			
		Households		Percent Change	Annual Growth
		2016	2040		
Owner	Not Cost Burdened	33,102	53,439	61.4%	2.0%
	Cost Burdened	30,552	47,595	55.8%	1.9%
	Severely Cost Burdened	72,140	102,094	41.5%	1.5%
	Cost-Burdened at 30% and 50%	102,692	149,689	45.8%	1.6%
<b>Owner Total</b>		<b>135,794</b>	<b>203,128</b>	<b>49.6%</b>	<b>1.7%</b>
Renter	Not Cost Burdened	20,285	29,910	47.4%	1.6%
	Cost Burdened	36,827	50,185	36.3%	1.3%
	Severely Cost Burdened	68,383	91,996	34.5%	1.2%
	Cost-Burdened at 30% and 50%	105,210	142,181	35.1%	1.3%
Renter Total		125,495	172,091	37.1%	1.3%
<b>Total Low-Income Households</b>		<b>261,289</b>	<b>375,219</b>	<b>43.6%</b>	<b>1.5%</b>

Data Source: Florida Data Clearing House, Online, Jan 2019.

- The total number of owner households earning less than 80% of the AMI is projected to grow by an average annual rate of 1.7% between now and 2040, adding an additional 67,334 owner-households in the entitlement area. Out of the total number, 203,128 households, 74%, or a total of 149,689 owner households, are projected to be cost-burdened or severely-cost-burdened.
- The entitlement-area share of countywide households earning less than 80% of the AMI is projected to increase from 62.9% in 2016 to 63.1% in 2040. The share of those cost-burdened is projected to increase from 64.8% to 65.1% over the same period.

Chart 3. Entitlement Area Cost-Burden Shares by Tenure for Low/Very-low / Extremely-low Income Households: 2016 & 2040



Data Source: Florida Data Clearing House, Online, Jan 1019.

- The total number of renter households earning less than 80% of the AMI will grow by an annual average rate of 1.3% between now and 2040, adding an additional 46,596 households in the entitlement area to total 172,091 households. of that total number, 83%, or 142,181 are projected to be cost-burdened or severely-cost-burdened.
- In the entitlement area as well, the share of owner households earning less than 80% of the AMI and cost-burdened or severely-cost-burdened is projected to grow. As illustrated in Chart 3, between 2016 and 2040 the share of cost-burdened low-income owner-households is projected to grow from 45.3% to 48.7% while the cost-burdened share of renter-households falls from 54.7% to 51.3%.
- The share of severely-cost-burdened low-income owner-households is projected to grow from 51.3% to 52.6% while the corresponding share of renter-households falls from 48.7% to 47.4% over the same period.

### Household size, Elderly Households and Cost Burden

Table 4. Household Types\* by Cost Burden, Miami-Dade County (2015)

Extremely Low, Very Low and Low Income Households	Miami-Dade County Entitlement Area				Miami-Dade County			
	Not Cost-Burdened	Cost-Burdened	Severely Cost-Burdened	Total Cost-Burdened	Not Cost-Burdened	Cost-Burdened	Severely Cost-Burdened	Total Cost-Burdened
Small Families	17,151	29,505	43,295	72,800	33,685	55,880	81,770	137,650
Large Families	4,564	6,474	8,164	14,638	8,429	12,269	14,454	26,723
Elderly Households	21,700	15,394	28,553	43,947	44,624	31,819	55,898	87,717
Other Households	5,747	8,828	18,191	27,019	13,322	21,403	42,671	64,074
		Shares				Shares		
Small Households	19.1%	32.8%	48.1%	80.9%	19.7%	32.6%	47.7%	80.3%
Large Households	23.8%	33.7%	42.5%	76.2%	24.0%	34.9%	41.1%	76.0%
Elderly Households	33.1%	23.4%	43.5%	66.9%	33.7%	24.0%	42.2%	66.3%
Other	17.5%	26.9%	55.5%	82.5%	17.2%	27.7%	55.1%	82.8%

\*The household types include: Small Family (2 persons, neither 62 years or older, or 3 or 4 persons); Large Family: (5 or more persons); Elderly Households (2 persons with either or both 62 years or older or elderly non family); and Other Household (non-elderly, non-family household).

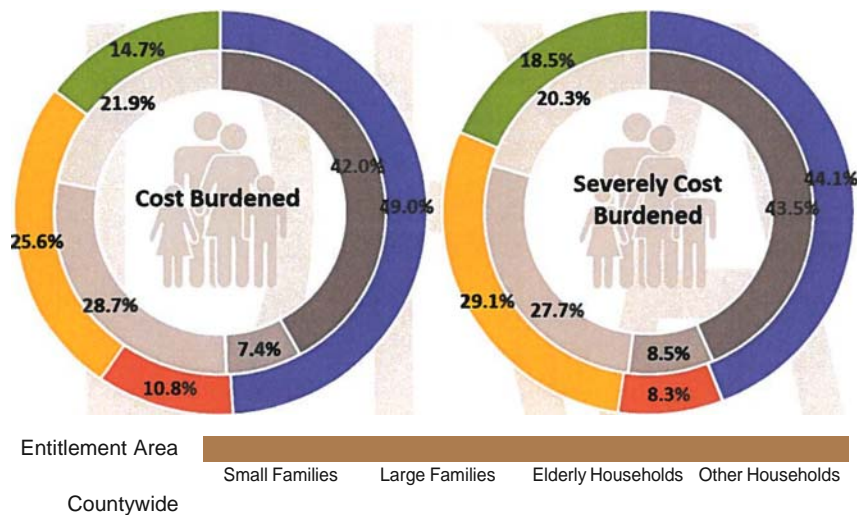
Source: Comprehensive Housing Affordability Data (CHAS), Dept of Housing and Urban Development, 2011-2015 data.

Table 4 shows the incidence of cost burden by household type, specifically, small and large non-elderly families, elderly households, and non-family-non-elderly households (other). The table, as with the previous two tables, only includes households earning less than 80% of the AMI.

For all cost-burdened households spending at least 30% and less than 50% of income on housing costs in the entitlement area, 49% were small families.

- The highest incidence of cost burden in the entitlement area among these households was among small families. There were 72,800 low-income small-family households that were cost-burdened or severely cost-burdened. This represents 81% of small-family households. Almost half, 48% of all low-income small-family households were severely cost-burdened.
- Even though the lowest incidence of cost burden was among elderly low-income households, still two-thirds, 67%, were cost-burdened or severely cost-burdened. The total number of such households was 43,947 that were cost-burdened, of which 28,553 were severely cost-burdened.

Chart 4: Miami-Dade Entitlement Area Cost-Burdened and Severely-Cost-Burdened Households by Household/Family Type



• The numbers of low-income large families and other (low-income, non-elderly and non-family) households were relatively small compared to the other categories in the entitlement area. The rate of cost burden for them was 76% and 82.5%, respectively and they totaled a still very significant, 41,657 households.

Chart 4 reverses the data to examine the type of household or family by the extent of cost burden.

- For all cost-burdened households spending at least 30% and less than 50% of income on housing costs in the entitlement area, 49% were small families. Small families make up 43% of all low-income households in the entitlement area. Countywide, small-family households account for 42% of all low-income cost-burdened households and 41% of all low-income households.
- Elderly households in the entitlement area earning less than 80% of the AMI accounted for 26% of the cost-burdened households and 32% of all low-income households. Countywide the corresponding numbers were 29% and 32%, respectively.
- Low-income-elderly households in the entitlement area accounted for 29% of severely cost-burdened low-income households and 28% countywide.

## Elderly Household Cost-Burden Trends

**Table 5. Miami-Dade Entitlement Area 2016-2040 Cost Burden of Elderly\* Households by Tenure**

Households of All Income Levels		Miami-Dade County Entitlement Area			
		Households		Percent Change	Annual Growth
		2016	2040		
<b>Owner</b>	<b>Not Cost Burdened</b>	18,375	36,475	98.5%	2.9%
	<b>Cost Burdened</b>	14,494	28,937	99.6%	2.9%
	<b>Severely Cost Burdened</b>	22,160	43,410	95.9%	2.8%
<b>Owner Total</b>		<b>55,029</b>	<b>108,822</b>	<b>97.8%</b>	<b>2.9%</b>
Renter	Not Cost Burdened	7,044	14,223	101.9%	3.0%
	Cost Burdened	6,809	14,273	109.6%	3.1%
	Severe Cost Burdened	11,256	23,189	106.0%	3.1%
<b>Renter Total</b>		<b>25,109</b>	<b>51,685</b>	<b>105.50</b>	<b>3.1%</b>
<b>Total Low-Income Households</b>		<b>80,138</b>	<b>160,507</b>	<b>100.3%</b>	<b>2.9%</b>

\*In this table, an elderly household is one with a head-of-household 65+ years of age.

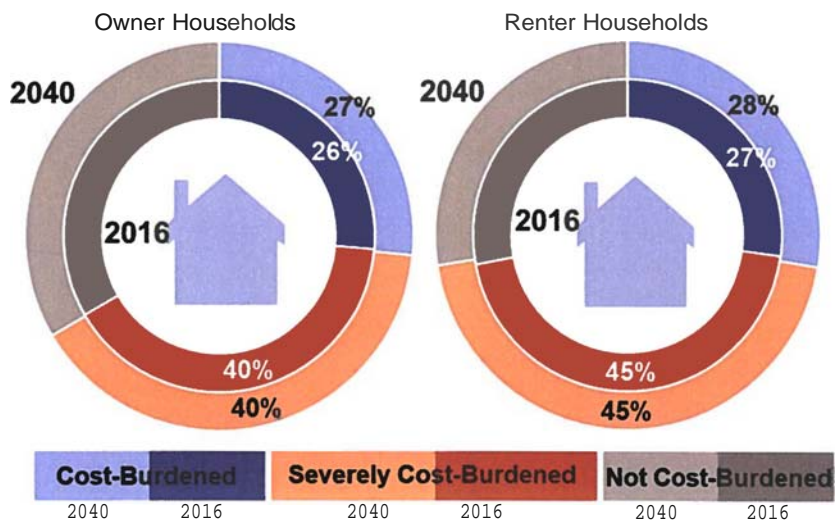
Data Source: Florida Data Clearing House, Online, Jan 2019.

Table 5 shows the projected trends of housing-cost-burden for elderly households, those with a head-of-household 65 years of age or older.

- The most significant observation is that the number of elderly cost-burdened, and elderly severely cost-burdened households in the entitlement area are projected to double by 2040.
- The Florida data projects 72,347 elderly-owner households that will be cost-burdened by 2040, of which 43,410 will be severely cost-burdened. The total number of elderly cost-burdened owner-households represents a 97% increase from the 2016 figure and an average growth rate of 2.9% per year.
- It is projected that the number of cost-burdened elderly-renter households in the entitlement area will grow to 37,462 households by 2040. Of those, 23,189 will be severely cost-burdened. The projected increase of elderly-cost-burdened renter-households is 106% over the 2016 estimate, an average growth rate of 3.1% per year.
- Chart 5 illustrates that despite the increase in numbers of cost-burdened elderly households, the projected shares of cost-burdened and severely cost-burdened households will remain essential unchanged between 2016 (inner ring) and 2040 (outer ring).

The number of elderly cost-burdened, and elderly severely cost-burdened households in the entitlement area are projected to double by 2040.

Chart 5: Miami-Dade Entitlement Area Cost Burden of Elderly Households: 2016 & 2040



Data Source: Florida Data Clearing House, Online, Jan 2019.

## Substandard Housing

Table 6. Miami-Dade Entitlement Area Overcrowding by Tenure and Age of Householder: 2012 & 2017

	Entitlement Area		
	2017	2012	% Change
<b>Total Housing Units</b>	<b>518,238</b>	<b>501,789</b>	<b>3.3%</b>
Overcrowded Housing Units	28,336		18.8%
<i>Percent Overcrowded</i>	5.5%		0.7%
Owner occupied Units		328,045	-4.1%
Overcrowded Owner Occupied Units		10,329	4.3%
<i>Percent Overcrowded</i>		3.1%	0.3%
<b>Renter occupied:</b>			17.2%
<b>Overcrowded Renter Occupied Units</b>			29.9%
<i>Percent Overcrowded</i>			
<b>Housing Units</b>			
Overcrowded Housing Units			0.6%
<i>Percent Overcrowded</i>			
Owner occupied Units	88,272		10.7%
Overcrowded Owner Occupied Units	1,785		44.8%
<i>Percent Overcrowded</i>	2.0%		0.5%
<b>Renter occupied:</b>	28,668		27.4%
<b>Overcrowded Renter Occupied Units</b>	909	492	<b>84.8%</b>
<i>Percent Overcrowded</i>	3.2%	2.2%	1.0%
<b>Percent of All Housing Units that are headed by person 65 years and over</b>	<b>22.6%</b>	<b>20.4%</b>	<b>2.2%</b>
<b>Percent of All Overcrowded Housing Units headed by person 65 years and over</b>	<b>9.5%</b>	<b>7.2%</b>	<b>2.3%</b>

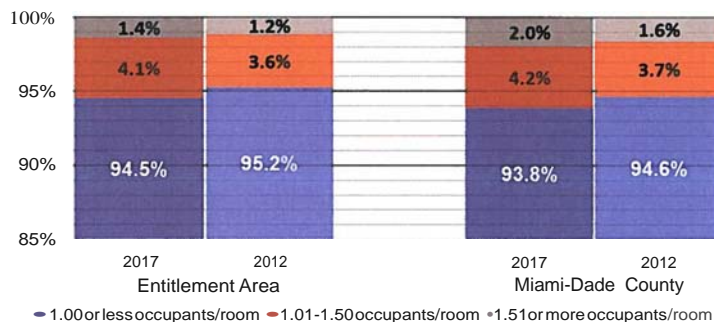
Data Source: 2012 & 2017 American Community Survey 5-year Estimates

## Overcrowding

In the Miami-Dade County entitlement area between 2012 and 2017 the incidence of overcrowding increased significantly, especially for renter households and those with a householder age 65 or over. This data is presented in Table 6 and Chart 6.

- The total number of housing units in the entitlement area grew 3.3% (16,400 units) between 2012 and 2017. The total number of overcrowded housing units grew nearly three times faster, 18.8% (4,500 units).
- The number of owner-occupied units in the entitlement area declined 4.1% (13,500 units) while the number of overcrowded owner-occupied units increased 4.3% (441 units) between 2012 and 2017. The share of owner-occupied units overcrowded increased from 3.1% to 3.4% in 2017 over the five-year period.
- There was a 17.2% increase (29,900 units) in the total number of renter-occupied units in the entitlement area and a 29.9% increase (4,000 units) in those that were overcrowded between 2012 and 2017. The share of overcrowded renter units increased during the five-year period from 7.8% to 8.6%.
- The Census data indicates that the incidence of overcrowding is much lower for elderly-led households compared to all housing units, but the five-year growth rate for the elderly overcrowding was much higher. In 2012, 1.7% of elderly-led housing units were overcrowded, and by 2017 that rate had increased to 2.3%.

Chart 6. Overcrowding in the Miami-Dade Entitlement Area and Countywide: 2012 & 2017



Data Source: 2012 & 2017 American Community Survey 5-year Estimates.

units). The five-year increase for owner-occupied elderly units that were overcrowded was 44% (550 units) and for renter occupied units, 84.8% (420 units).

### Households Lacking Complete Plumbing or Kitchen Facilities

Table 7. Households by Income and Tenure Lacking Complete Plumbing or Kitchen Facilities, 2010 and 2015

Households Income Levels as a Percentage of the Area Median Income (AMI)	Miami-Dade County Entitlement Area					
	Owner Occupied Units Lacking Complete Plumbing or Kitchen Facilities			Renter Occupied Units Lacking Complete Plumbing or Kitchen Facilities		
	2015	2010	Percent Change	2015	2010	Percent Change
<b>Less than or equal to 30%</b>	<b>274</b>	<b>390</b>	<b>-29.7%</b>	<b>598</b>	<b>466</b>	<b>28.3%</b>
Between 30.1% and 50%	247	303	-18.5%			-33.8%
Between 50.1% and 80%	250	243	2.9%			-28.8%
Between 80% and 100%	157	69	127.5%			-39.3%
Greater than 100%	642	868	-26.0%			-40.4%
Total	1,570	1,873	-16.2%	1,492	1,855	-19.6%

Source: Comprehensive Housing Affordability Data (CHAS), Dept. of Housing and Urban Development, 2006-2010 and 2011-2015.

In the Miami-Dade County entitlement area between 2010 and 2015 the number of housing units lacking either complete plumbing, kitchen facilities, or both and generally declined over time.

- In the Miami-Dade entitlement area the number of owner units that lacked complete plumbing or kitchen facilities declined 16.2% between 2010 and 2015 to 1,570 units. This represented just 12 of one percent of all owner-occupied housing units in the entitlement area.
- The number of renter-occupied units declined 19.6% over the same period to 1,492 units. This represented 0.7% of all renter-occupied units in the entitlement area.
- Among income cohorts below 80% of the AMI, only owner-occupied units in the low-income cohort (greater than 50% and less than or equal to 80% of AMI) experienced the number of units without complete plumbing or kitchen facilities increasing, by seven units or 2.9%.
- For renter-occupied units, only households in the extremely-low income cohort, (less than or equal to 30% of AMI) saw the number of units they occupy without complete plumbing or kitchen facilities. The increase was 132 units or 28.3%.
- Countywide, the total number of owner-occupied units lacking complete plumbing or kitchen facilities decreased 3.5% to 2,628 units. This represented 0.6% of all owner-occupied units. Among income cohorts below 80% of AMI, only the very-low cohort (incomes greater than 30% and less than or equal to 50% of AMI) saw an increase, 44 units or 11.2%.
- The total number of renter-occupied units, countywide, lacking complete plumbing or kitchen facilities decreased 1.6% to 4,527 units. This represented 1.1% of all renter-occupied units. Among income cohorts below 80% of AMI, only the extremely-low cohort (incomes less than or equal to 30% of AMI) saw an increase of 552 units or 36.4%.

### Households with at least One Person with a Disability and 1 or more Housing Problem

The CHAS data shows that a considerable number of households with at least one person with a disability in the entitlement area and countywide also has at least one of the housing problems reported above.

- There were 40,096 owner-households earning 80% or less of the AMI and with at least one person with a disability and at least one of the housing problems in the entitlement area. This represents 30% of all households earning less than 80% of AMI. Extremely-low-income households accounted for 39% of the total.

**Table 8. Households by Income with at Least One Person with a Disability and 1 or More Housing Problem: 2015**

Households by Income	Miami-Dade County Entitlement Area			Miami-Dade County		
	Owner	Renter	Total	Owner	Renter	Total
<b>Extremely Low Income</b>	15,613	17,173	32,786	28,623	51,538	80,161
<b>Very Low Income</b>	12,845	9,403	22,248	23,360	22,808	46,168
<b>Low Income</b>	11,638	7,265	18,903	17,088	15,775	32,863
<b>Subtotal: &lt;= 80% of AMI</b>	<b>40,096</b>	<b>33,841</b>	<b>73,937</b>	<b>69,071</b>	<b>90,121</b>	<b>159,192</b>
<b>Greater than 80% of AMI</b>	<b>11,200</b>	<b>2,919</b>	<b>14,119</b>	<b>15,765</b>	<b>5,014</b>	<b>20,779</b>
<b>Total</b>	<b>91,392</b>	<b>70,601</b>	<b>161,993</b>	<b>84,836</b>	<b>95,135</b>	<b>179,971</b>

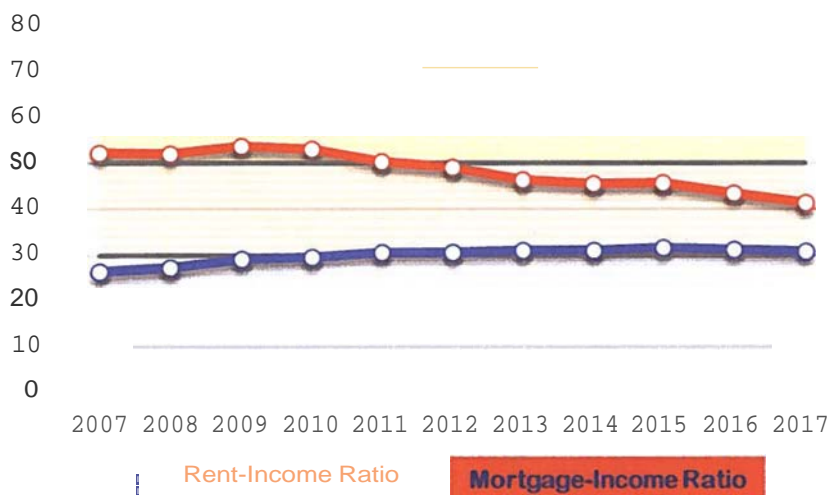
Note: The four housing problems are: lacks complete kitchen facilities, lacks complete plumbing facilities, more than one person per room, and cost burden greater than Source: Comprehensive Housing Affordability Data (CHAS), Dept. of Housing and Urban Development, 2011-2015 data.

- In the entitlement area, there were 33,841 renter households earning 80% or less of the AMI and at least one person with a disability and at least one of the housing problems. This represents 28% of all low, very-low and extremely-low-income renter households. Extremely-low income renter households accounted for 51% of the renter total.
- In total, for all income cohorts in the entitlement area, there were 161,993 households with at least one person with a disability and at least one of the housing problems. This represents 29% of all households in the entitlement area.

### Housing Affordability Trends

According to data from the American Community Survey and illustrated in Chart 7, since 2007, housing costs in Miami-Dade County remain high, but in the case of owner costs, continue to decline.

Chart 7. Ratio of Median Rent and Owner Costs to Income



Data Source: 2007-2017 American Community Survey 1-year estimates.

- Median rents remain high as a share of median household income and have remained stable at about 31% of income since 2011.
- Median owner costs are even higher as a share of income, averaging nearly 49% of median household income. They have, however, declined from a high of 53.8% a median household income in 2009 to 41.5% in 2017.
- One way to look at this data is that the median, or typical, household, whether renter or owner, is cost burdened.

## NA-15 Disproportionately Greater Need: Housing Problems

Table 9. Households by Tenure and Race

		Miami-Dade County Entitlement Area						
		Numbers of Households			Share of Households by Tenure			
Tenure	Race/Ethnicity of Householder	2010		Percent Change	2015		Change in Shares	
		2015	2010		2015	2010		
Owner occupied and earning less than 80% of AMI	White alone, non-Hispanic	20,695	19,443	6.4%	19.0%	18.7%	0.2%	
	Black or African-American alone, non-Hispanic	13,726	14,621	-6.1%	12.6%	14.1%	-1.5%	
	Asian alone, non-Hispanic	2,298	1,422	61.6%	2.1%	1.4%	0.7%	
	Other (including multiple races, non-Hispanic)	1,120	694	61.4%	1.0%	0.7%	0.4%	
	Hispanic, any race	71,262	67,529	5.5%	65.3%	65.1%	0.2%	
	<b>Total:</b>	<b>109,101</b>	<b>103,709</b>	<b>5.2%</b>	<b>100%</b>	<b>100%</b>		
Renter occupied and earning less than 80% of AMI	White alone, non-Hispanic	10,170	9,913	2.6%	9.3%	10.7%	-1.4%	
	Black or African-American alone, non-Hispanic	22,879	21,941	4.3%	21.0%	23.8%	-2.8%	
	Asian alone, non-Hispanic	1,440	1,479	-2.6%	1.3%	1.6%	-0.3%	
	Other (including multiple races, non-Hispanic)	1,029	838	22.8%	0.9%	0.9%	0.0%	
	Hispanic, any race	73,367	58,050	26.4%	67.4%	62.9%	4.4%	
	<b>Total:</b>	<b>108,885</b>	<b>92,221</b>	<b>18.1%</b>	<b>100%</b>	<b>100%</b>		
All Households and Incomes	White alone, non-Hispanic	69,569	72,289	-3.8%	25.1%	24.9%	0.1%	
	Black or African-American alone, non-Hispanic	28,001	31,093	-9.9%	10.1%	10.7%	-0.6%	
	Asian alone, non-Hispanic	6,064	5,349	13.8%	2.2%	1.8%	0.3%	
	Other (including multiple races, non-Hispanic)	2,679	2,129	25.8%	1.0%	0.7%	0.2%	
	Hispanic, any race	171,211	179,087	-4.4%	61.7%	61.8%	-0.1%	
	<b>Total:</b>	<b>277,524</b>	<b>289,927</b>	<b>-4.3%</b>	<b>100%</b>	<b>100%</b>		
Owner occupied	White alone, non-Hispanic	4,160	21,843	10.6%	8.7%	7.5%	1.2%	
	Black or African-American alone, non-Hispanic	30,053	29,844	0.7%	10.8%	10.3%	0.5%	
	Asian alone, non-Hispanic	4,597	2,799	-7.2%	0.9%	1.0%	0.0%	
	Other (including multiple races, non-Hispanic)	1,799	1,386	29.8%	0.6%	0.5%	0.2%	
	Hispanic, any race	108,937	89,969	21.1%	39.3%	31.0%	8.2%	
	<b>Total:</b>	<b>167,546</b>	<b>145,841</b>	<b>14.9%</b>	<b>60%</b>	<b>50%</b>		
Renter occupied	White alone, non-Hispanic	4,160	21,843	10.6%	8.7%	7.5%	1.2%	
	Black or African-American alone, non-Hispanic	30,053	29,844	0.7%	10.8%	10.3%	0.5%	
	Asian alone, non-Hispanic	4,597	2,799	-7.2%	0.9%	1.0%	0.0%	
	Other (including multiple races, non-Hispanic)	1,799	1,386	29.8%	0.6%	0.5%	0.2%	
	Hispanic, any race	108,937	89,969	21.1%	39.3%	31.0%	8.2%	
	<b>Total:</b>	<b>167,546</b>	<b>145,841</b>	<b>14.9%</b>	<b>60%</b>	<b>50%</b>		

Data Source: Comprehensive Housing Affordability Data (CHAS), Dept. of Housing and Urban Development, 2006-2010 and 2011-2015.

**Table 9** uses CHAS data to look at the numbers of extremely-low, very-low and low-income households in the entitlement area and countywide by race and ethnicity and the change in those numbers.

- In the Miami-Dade entitlement area the number of owner households earning 80% or less of the AMI grew 5% between 2010 and 2015. The number of low-income White non-Hispanic households grew 6.4%, of Black non-Hispanic households fell 6.1% and of Hispanic households increased 5.5%.
- Hispanic-owner households in the entitlement area accounted for 65.3% of all households earning less than or equal to 80% of the AMI, up slightly from 65.1% in 2010.
- The number of renter households in the entitlement area earning less than 80% of the AMI increased by 18.1% between 2010 and 2015. Of the largest population groups, Hispanic low-income households grew the fastest, up 26.4% over the five years. Black non-Hispanic households grew 4.3% and White non-Hispanic households grew 2.6%.
- As a result of the high growth rates, Hispanic households grew to 67.4% of all low, very-low or extremely low renter households in 2015, up from 62.9% in 2010.
- Countywide, owner-households earning less than 80% of the AMI grew just 1.6% between 2010 and 2015. The shares by race and ethnicity changed very little with the shares that were White or Black and non-Hispanic declined 0.4% and 0.8% respectively and the Hispanic share grew 0.4% over the timeframe. Asian-non-Hispanic households and Other non-Hispanic households grew dramatically Countywide, as they did in the county entitlement area, but still account for only 2.5% of all Miami-Dade households.
- The five-year growth of renter-households earning less than 80% of the AMI was 11.5% with about 70% of the growth coming from Low-income Hispanic households, up 26.4%. The share



of low, very-low and extremely low-income households increased 4.4%, from 62.9% to 67.4%. The share of Black non-Hispanic households fell 2.8% and of White non-Hispanic households fell 1.4% between 2010 and 2015.

In 2015, 20.8% of all households in the entitlement area earned less than 80% of the AMI and had

Table 10. Households in the Entitlement Area with at Least 1 of the 4 Housing Unit Problems by Race/Ethnicity of Householder and Shares by Tenure and Race/Ethnicity of All Households with at least 1 Housing Problem

Tenure	Race/Ethnicity of Householder	2015	2010	Percent Change	2015	2010	Change
Owner-Occupied	White alone, non-Hispanic	13,805	13,006	6.1%	8.5%	8.5%	-0.1%
	Black or African-American alone, non-Hispanic	9,054	10,958	-17.4%	5.6%	7.2%	-1.6%
	Asian alone, non-Hispanic	1,425	959	48.6%	0.9%	0.6%	0.2%
	Other (including multiple races, non-Hispanic)	757	504	50.2%	0.5%	0.3%	0.1%
	Hispanic, any race	50,388	53,068	-5.1%	30.9%	34.8%	-3.9%
<i>Total- Owner Occupied</i>		<i>75,429</i>	<i>78,495</i>	<i>-3.9%</i>	<i>46.2%</i>	<i>51.5%</i>	<i>-5.3%</i>
Renter-Occupied	White alone, non-Hispanic	7,674	7,800	-1.6%	4.1%	5.1%	-0.4%
	Black or African-American alone, non-Hispanic	17,359	17,007	2.1%	10.6%	11.2%	-0.5%
	Asian alone, non-Hispanic	1,067	1,134	-5.9%	0.7%	0.7%	-0.1%
	Other (including multiple races, non-Hispanic)	790	598	32.1%	0.5%	0.4%	0.1%
	Hispanic, any race	60,777	47,333	28.4%	37.3%	31.1%	6.2%
<i>Total- Renter Occupied</i>		<i>87,667</i>	<i>73,872</i>	<i>18.7%</i>	<i>53.8%</i>	<i>48.5%</i>	<i>5.3%</i>
All Households	White alone, non-Hispanic	21,479	20,806	3.2%	13.2%	13.7%	-0.5%
	Black or African-American alone, non-Hispanic	26,413	27,965	-5.5%	16.2%	18.4%	-2.2%
	Asian alone, non-Hispanic	2,492	2,093	19.1%	1.5%	1.4%	0.2%
	Other (including multiple races, non-Hispanic)	1,547	1,102	40.4%	0.9%	0.7%	0.2%
	Hispanic, any race	111,165	100,401	10.7%	68.2%	65.9%	2.3%
<i>Grand Total</i>		<i>163,096</i>	<i>152,367</i>	<i>7.0%</i>	<i>100%</i>	<i>100%</i>	

Note: The four housing problems are: lacks complete kitchen facilities, lacks complete plumbing facilities, more than one person per room, and cost burden greater than 30%.

Data Source: Comprehensive Housing Affordability Data (CHAS), Dept. of Housing and Urban Development, 2006-2010 and 2011-2015.

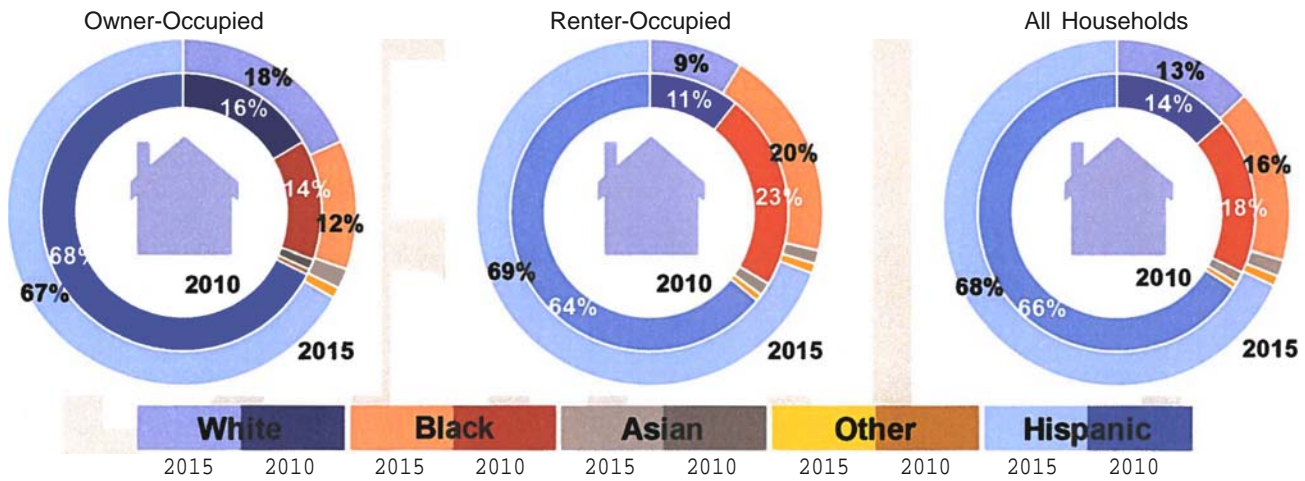
at least one of the four housing-unit problems. **Table 10** and **Chart 7** summarize this data.

- The trend of owner-households mirrors that of renter-households between the 2010 and 2015 data in that it is exactly reversed. In 2010, a majority (51.5%) of low-income households with at least one of the four housing problems were owner-households. This number dropped to 46.2% in the 2015 data. For renter-households, the numbers were 48.5% in 2010 which increased to 53.8% in 2015 for households earning less than 80% of the AMI and with at least one of the housing problems.
- The data in **Table 9** showed an increase (5.5%) in the number of Hispanic owner-households that earned less than 80% of the AMI, but **Table 10** shows that the number of these households with housing problems decreased (5.1%) between 2010 and 2015. Accordingly, the share of low-income Hispanic owner-households that had at least one of the four problems fell from 78.6% in 2010 to 70.7% in 2015.
- The same is not true for the Hispanic renter-households earning less than 80% of the AMI. While the number of such households increased 26.4%, the number of low-income Hispanic households with at least one of the housing problems increased by slightly more, 28.4% over the five years. Consequently, the share of low-income Hispanic renter-households that had at least one of the housing problems increased from 81.5% in 2010 to 82.8% in 2015.

Chart 8 looks at racial and ethnic breakdown of low-income households with at least one of the four housing problems. The "Other" category includes the other races plus those reporting multiple races.

- Among the 75,429 low, very-low and extremely-low-income owner-households in the entitlement area in 2015 with at least one housing problem, 67% had a Hispanic householder, down barely from 68% in 2010. Households with a White non-Hispanic householder accounted for 18%, up from 16% in 2010, and Black non-Hispanic-led households decreased from 14% to 12% between 2010 and 2015.
- There were 87,667 low, very-low and extremely-low-income renter-households in the entitlement area in 2015 with at least one housing problem. Hispanic-led households accounted for 69%, up from 64% in 2010. Both White and Black non-Hispanic households declined in share between 2010 and 2015, 11% to 9% and 23% to 20%, respectively.

Chart 8: Shares of Households in the Entitlement Area, Earning less than 80% of AMI with at least 1 of 4 Housing Problem by Tenure and Race



Data Source: Comprehensive Housing Affordability Data (CHAS), Dept. of Housing and Urban Development, 2010 and 2011-2015.

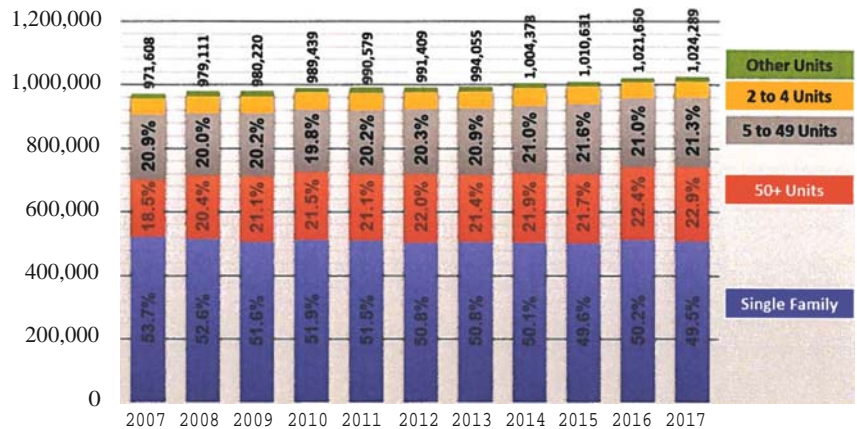
## MIAMI-DADE COUNTY HOUSING MARKET ANALYSIS (MA-05)

This section takes a brief look at the current nature of the housing market in Miami-Dade County with the most recently available data. It starts with a look at the total number of units by type of unit, and then housing costs for homeowners and renters. Finally, the impact of transportation costs for residents are added in.

Supply of Units by type: Chart 9 summarizes the trend in the supply of housing units by the number of units in the structure.

- As can be seen from the data, a significant shift occurred over the last 10 years as the share of total housing units in single family structures declined and multifamily, especially units in buildings with 50 or more units, increased between 2007 and 2017. The single-family share decreased from 53.7% to 49.5% and the 50+ unit share increased from 18.5% to 22.9%, greater than the 21.3% in 5-to-49-unit buildings.
- The actual number of single-family units decreased by nearly 14,800 units. The number of units in buildings with 50 or more units increased over 50,500 units and by 14,700 in buildings with 5-to-49 units.

Chart 9: Housing Units by Number of Units in the Structure

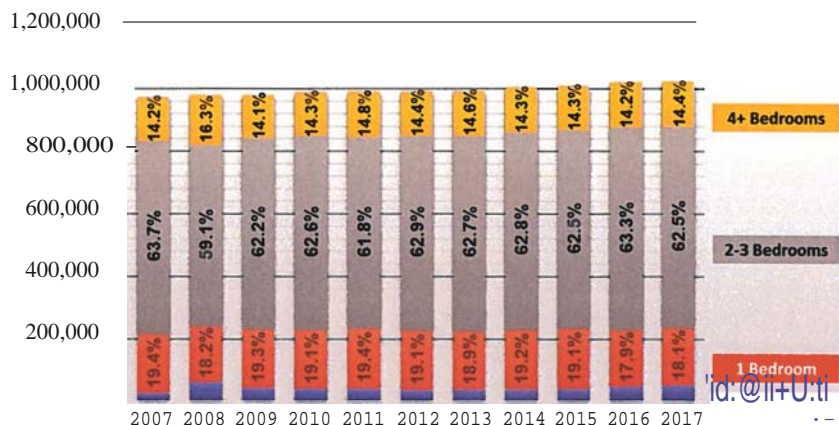


Data Source: American Community Survey 1-year estimates, 2007-2017.  
Note: Data labels indicate the shares of each type of structure. "Other units" include mobile homes, boats, RVs, etc.

Chart 10 illustrates the trend in the number of housing units by number of bedrooms. There was very little change in the data over the ten-year period.

- Except for units with no bedrooms (efficiency units), the distribution of units remained fairly stable with the share of 1-bedroom units falling 1.3%. The share of 2-to-3-bedroom units fell 1.2% and for 4-plus-bedroom units, the share grew about 0.4%.
- The big movement, however, was in the share and number of units without a

Chart 10: Housing Units by Number of Bedrooms



Note: The data labels indicate the share of each type of unit by number of bedrooms.  
Data Source: American Community Survey 1-year estimates, 2007-2017

bedroom. The share increased from 2.6% of all units to 5.0%. Between 2007 and 2017 the total number of households increased by 52,681 units. Efficiency units accounted for 25,664 of those units (49%). An additional 21,232 units (40%) were 2-to-3-bedroom units.

The number of housing units by the year the structures were built in shown in **Chart 11**. Some key observations include:

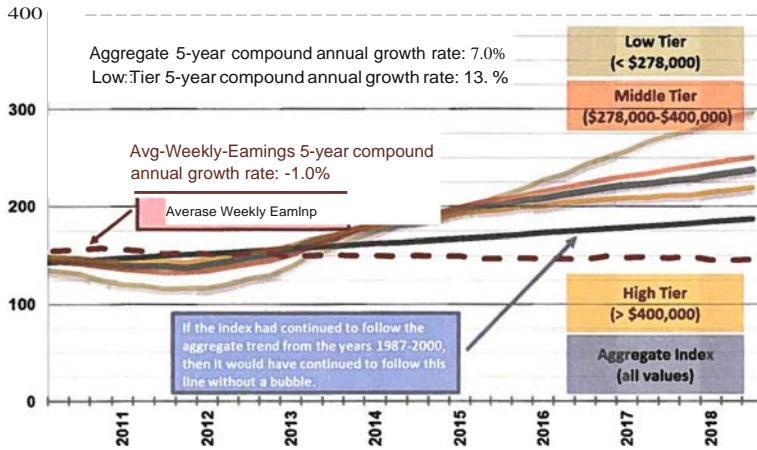
- The biggest change in the data is an apparent shift of approximately 40,000 housing units built before 1989 from owner units to renter units.
- The share of owner-units built before 1970 fell from 40.2% of all units in 2007 to 37.3% in 2017. The 10-year decline in the total number of units 50 years old or older was 35,600 units.
- Over the same 10-year period, the number of renter units built before 1970 increased by 15,400 units as owner-units were converted to rentals. Approximately 43% of owner units lost to the market were moved to the rental market. Despite this increase, the decline in share of total rental-units was from 41.2% in 2007 to 35.6% in 2017.
- The same pattern is exhibited in the units built between 1970 and 1989. There were 38,700 units built between 30 and 50 years ago lost to the owner-market segment between 2007 and 2017 and the share of these units fell from 37.5% to 33.6% of all owner units.
- Over the same ten-year period the rental-market segment gained 24,700 units built between 1970 and 1989. This number represents 64% of the units lost to the owner market. The share of all renter units built between 1970 and 1989 still fell from 37% in 2007 to 34.5% in 2017.
- There were 17,700 units built since 1990 and added to the owner market and 55,900 units built since 1990 added to the rental market.
- In Miami-Dade County, the median year built for both owner and renter housing units was 1977. For the US as a whole, the numbers were very similar with the median year built for owner units at 1979 and for renter units at 1976.

Chart 11: Housing Units by Housing Type (Age of Units)



Note: The data/abets indicate the share of each type of unit by year built for each tenure.  
Data Source: American Community Survey 1-year estimates, 2007-2017

Chart 12: Case-Shiller Rented Housing Price Index Versus the Long Run Aggregate Trend\* (January 2000 = 100\*\*)



\*The Long run aggregate trend is based on data from Jan 1987 through Q4 2000.  
 \*\*If the index value in a given year & 2000 means the price level & if the price level from January 2000. The Miami Metropolitan Statistical Area (MSA) includes Miami-Dade, Broward and Palm Beach Counties. The index is created by matching the sales of the same house over time adjusted for any modifications or renovations.  
 Data Source: S&P Case-Shiller; R.E.R. Planning, Research & Economic Analysis, LLC.

S&P Case-Shiller develops one of the most widely tracked housing price index in the country. The index used here is for the Miami Metropolitan Statistical Area (MSA) which includes Miami-Dade, Broward and Palm Beach Counties. The index is created by matching the sales of the same house over time adjusted for any modifications or renovations.

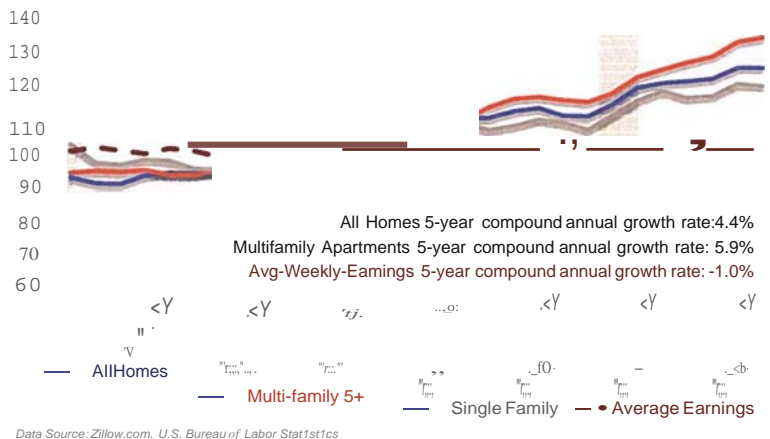
As can be seen in the Case-Shiller chart, Chart 12, the fastest price growth in the MSA occurs in the lowest tier of homes. The annual growth rate for all home values over the last 5 years has been 7.0% per year. The annual growth rate for

homes sold in the lowest tier (priced less than \$278,000) was nearly double over the last 5 years at 13.4%. By comparison, the 5-year average annual growth rate of weekly earnings, adjusted for inflation, for all private workers in Miami-Dade County was negative 1.0%.

The cost squeeze is not only felt by households interested in purchasing a home. Chart 13 shows a rental-price index by type of home. The growth in rental rates shows no sign of slowing. This is especially true for apartment buildings with five or more units which account for six out of every ten rental units. Through the third quarter of 2018, the 5-year average growth rate in the all-homes

rent index was 4.4%. The multifamily 5+ 5-year average growth rate was 5.9%.

Chart 13: Index of Home Rental Index by Type of Unit (2013=100)

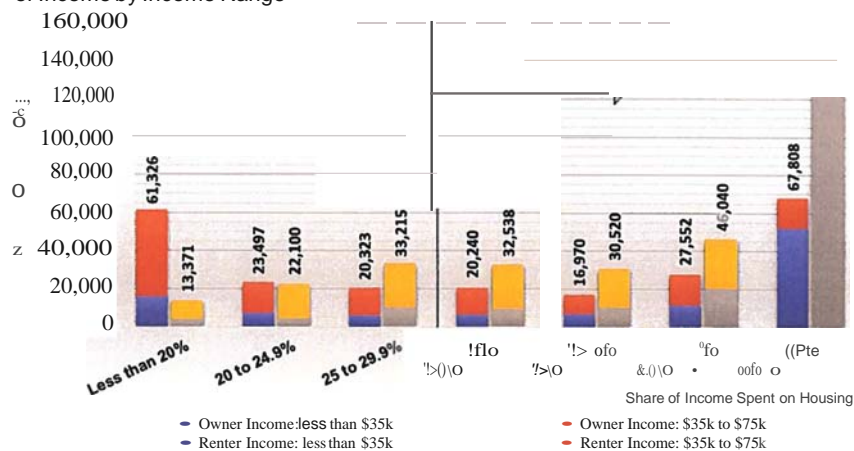


Data Source: Zillow.com, U.S. Bureau of Labor Statistics

Chart 14 shows the number of Miami-Dade County owner and renter households earning less than \$35,000, and between \$35,000 and \$75,000 per year, and the share of income spent on housing costs. These income ranges roughly correspond to low-income and workforce income thresholds. Housing-cost burden is defined as a household spending more than 30% of their income on housing. The data shows that there are 76,000 county owner households earning less than \$35,000 per year, and 56,500 owner households earning more than \$35,000 but less than \$75,000 per year that are cost burdened. That totals 132,500 owner households that are cost burdened, 51% of which pay more than half of their income on housing costs. Overall, across all income groups, there are 155,500 owner households that are cost burdened.

The situation for renter households is worse. There are 165,600 renter households earning less than \$35,000 per year, and 85,400 renter households earning more than \$35,000 but less than \$75,000 per year that are cost burdened. This is a total of 251,000 renter households that are cost burdened, 57% of which pay more than half of their income on rent. In summary, 44% of all households in Miami-Dade County, 383,700 households, earn less than \$75,000 per year (140% of the area median income AMI) and are cost burdened.

Chart 14: Number of Miami-Dade Households by Owner/Renter Cost as a Share of Income by Income Range



Data Source: 1017 American Community Survey 1-year estimates.

## Housing and Transportation

Housing is tied to a specific location. Therefore, to accurately assess the cost of living in a house at a particular location, it is necessary to also take account of the transportation cost to get to a job. The Center for Neighborhood Technology's (CNT) Housing and Transportation (H+T®) Affordability Index does exactly that. CNT is a nonprofit focused on innovations for urban sustainability funded by nearly 20 foundations and government agencies.

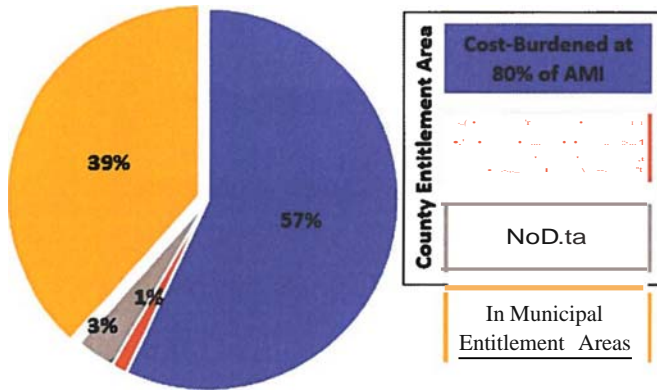
Based on median housing costs and average transportation costs, households earning 80% or less of the Miami-Dade County AMI will be cost burdened in 57% of all county block groups and in 93% of all county-entitlement-area block groups.

It was noted previously in this analysis that housing cost burden is defined as a household spending more than 30% of its income on housing costs. When transportation costs are added to the mix, the threshold defining cost burden increases to 45%.

- The H+T gathers the housing ownership and renter costs in each block group of the county from the American Community Survey and average costs for transportation by household estimated with a computer model.
- These costs are combined.
- They are then compared to the AMI estimated by HUD each year for the county and 80% of AMI (the lower threshold for moderate income) to calculate the index.

Therefore, a household spending more than 45% of its income on housing costs and transportation combined in any proportion is considered cost burdened.

Chart 16: H+T Cost Burden Summary for Miami-Dade County- 2017

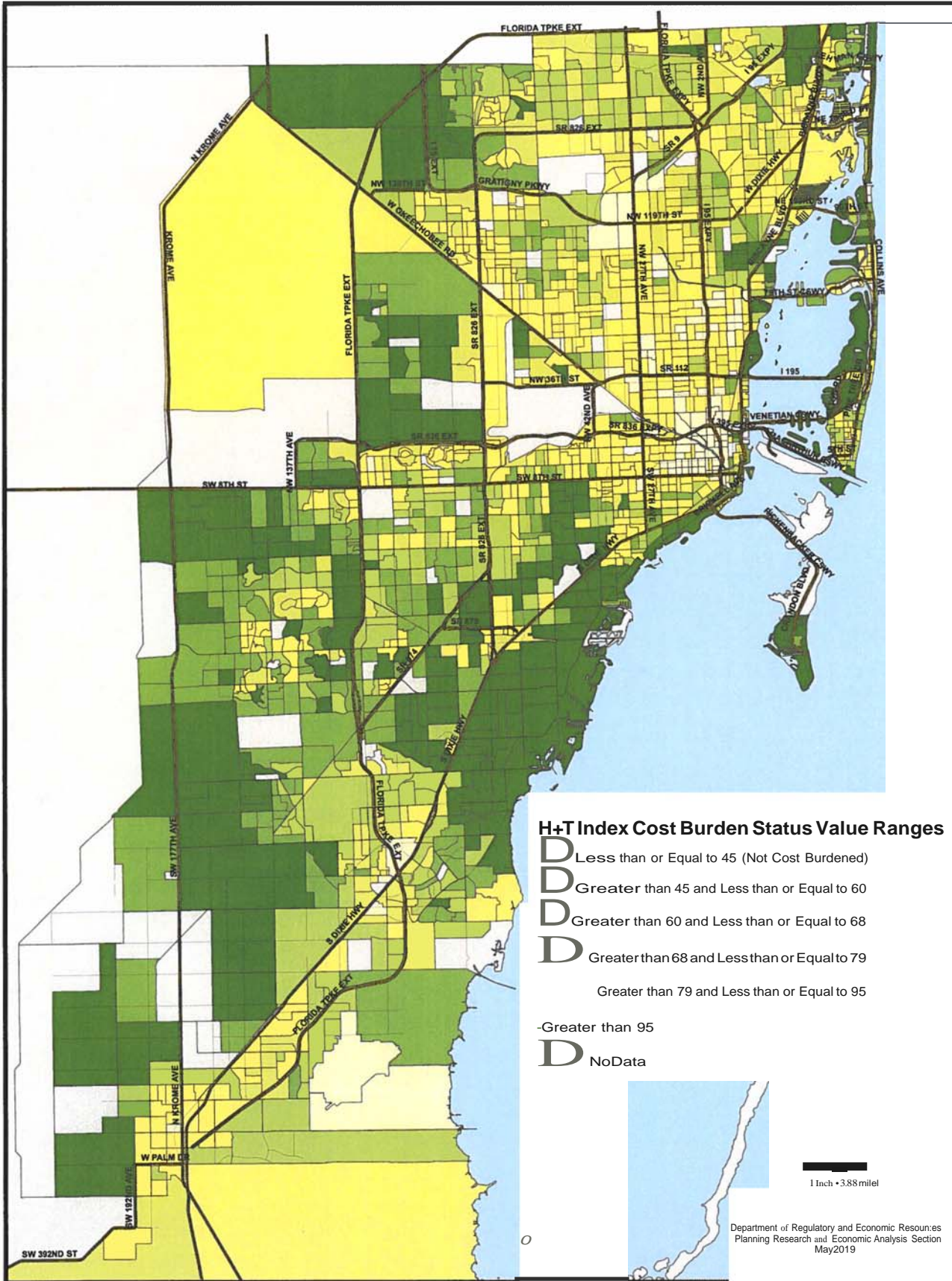


There are 1,594 census block groups in Miami-Dade County of which 612 are within municipal entitlement areas. The remaining block groups, 981 (62% of all county block groups) fall within the county entitlement area. There are 908 of these county-entitlement-area block groups that have an H+T index greater than 45 for households earning 80% of the AMI. In other words, based on median housing costs and average transportation costs, households earning 80% or less of the Miami-Dade County AMI will be cost burdened in 57% of all county block groups and in 93% of all county-entitlement-

area block groups. This can be seen in Chart 16, and the distribution of these block groups can be seen in Map 2.

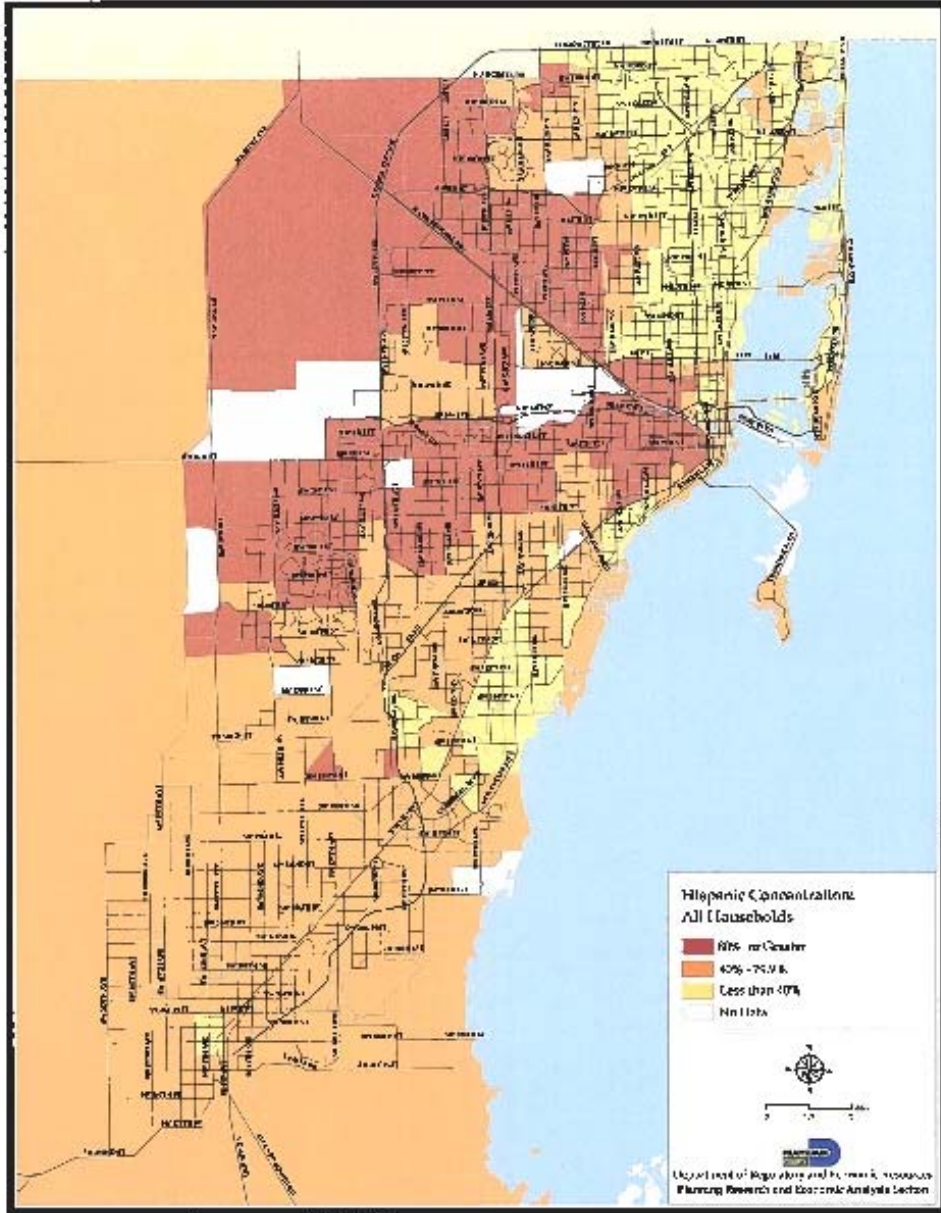
The average index for the 80%-AMI households in the entitlement area was 78, where just 45 is cost burdened. It is possible, of course, and even likely that most low-income households in the entitlement area spend less than the median amount on housing and less than the average amount on transportation and are not, in fact, spending 78% of household income on housing and transportation. The result is that these households that could benefit the most from economic mobility face strict limits on where they can work and the schools they can live close to.

**Map 2: Housing and Transportation (H+T) Index by Census Block Group in Miami-Dade County**

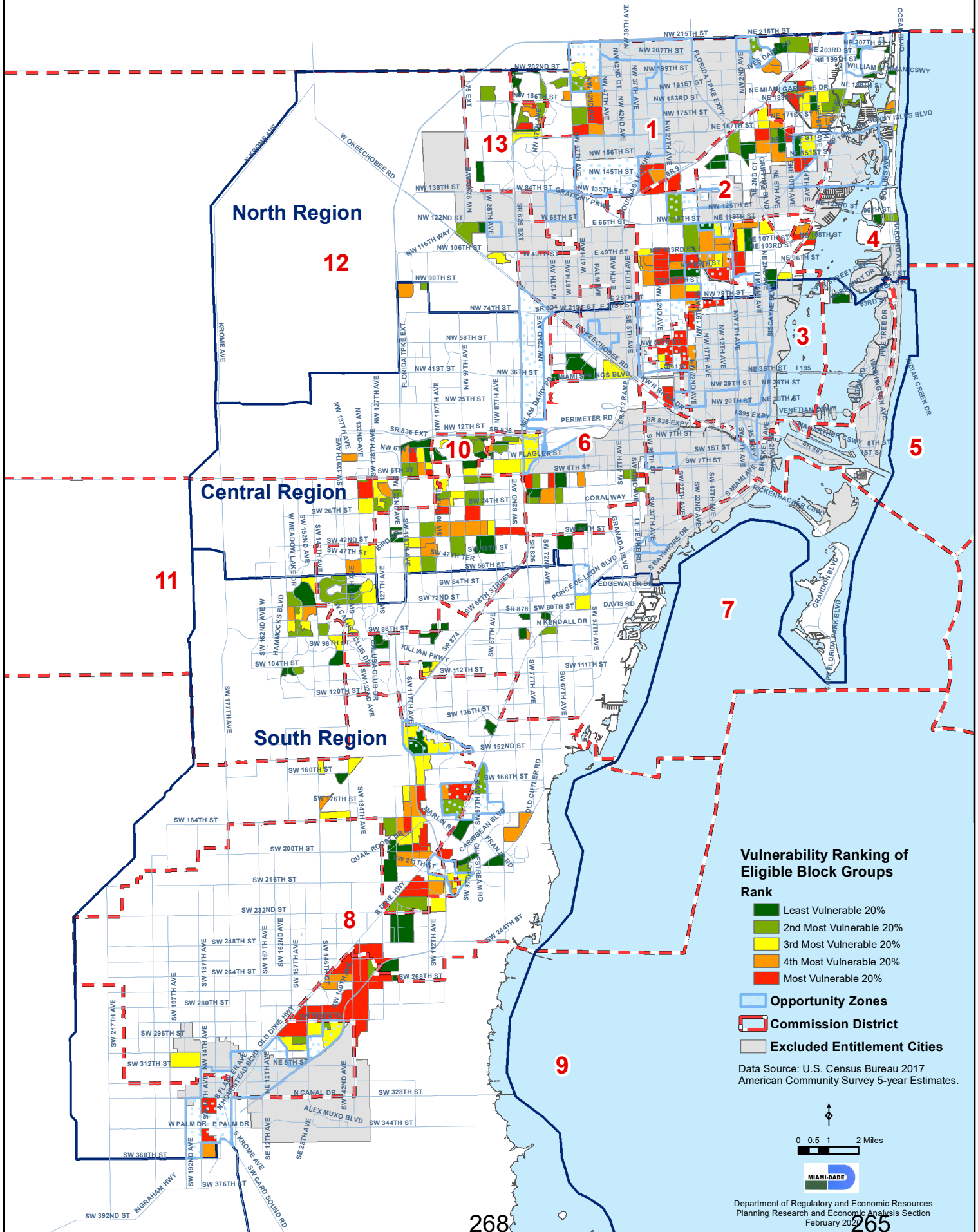




**Concentration of Hispanic Households in Miami-Dade County**



# Miami-Dade County 2019 Eligible Block Groups (CDBG Eligible)

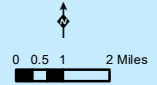


## Vulnerability Ranking of Eligible Block Groups

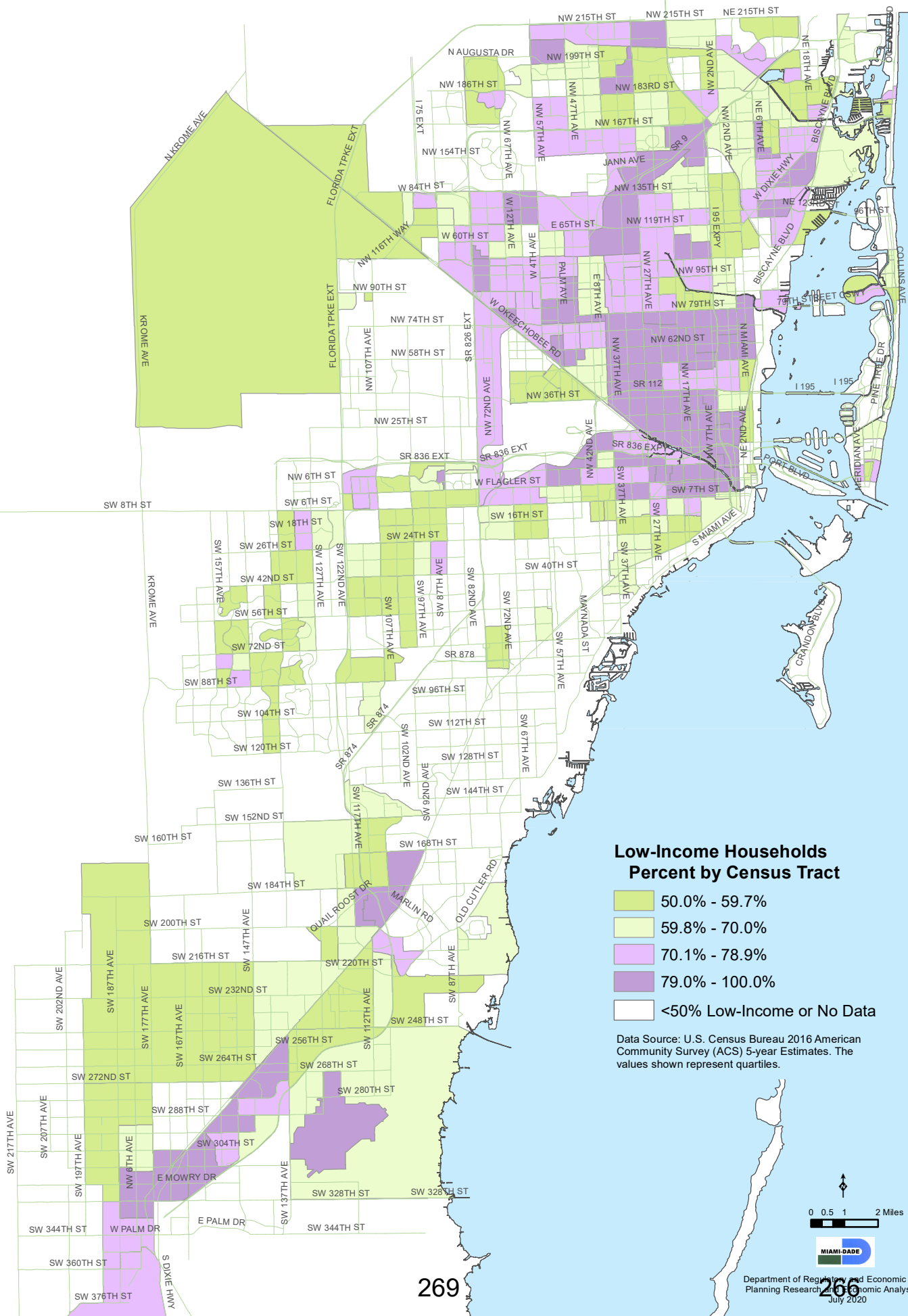
- Rank**
- Least Vulnerable 20%
  - 2nd Most Vulnerable 20%
  - 3rd Most Vulnerable 20%
  - 4th Most Vulnerable 20%
  - Most Vulnerable 20%

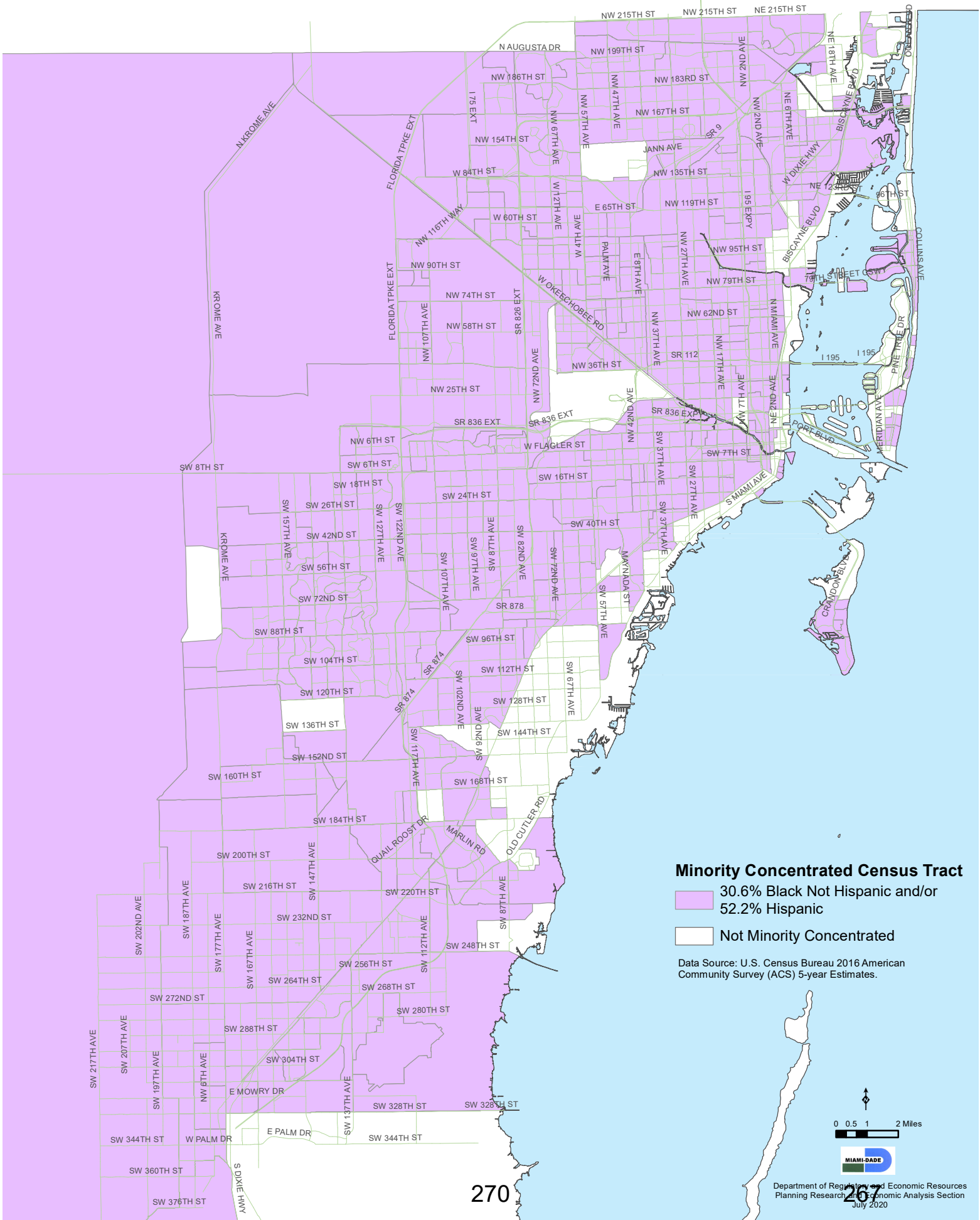
- Opportunity Zones
- Commission District
- Excluded Entitlement Cities

Data Source: U.S. Census Bureau 2017 American Community Survey 5-year Estimates.



Department of Regulatory and Economic Resources  
 Planning Research and Economic Analysis Section  
 February 2020





**Minority Concentrated Census Tract**

30.6% Black Not Hispanic and/or  
52.2% Hispanic

Not Minority Concentrated

Data Source: U.S. Census Bureau 2016 American  
Community Survey (ACS) 5-year Estimates.



# Qualified Census Tracts FHFC January 1, 2019



3/31/2020 3:26:30 PM  
 1:577,791  
 0 4.5 9 18 mi  
 0 5 10 20 km  
 Sources: Esri, HERE, Garmin, USGS, Imagery, INCREMENT P, NRCan, Esri, HERE, Garmin, NGA, USGS, NPS

# Racially and Ethnically Concentrated Areas of Poverty FHFC March 1, 2020



3/31/2020 3:10:42 PM

Racially and Ethnically Concentrated Areas of Poverty: Effective 03-01-20

1:577,791

0 4.5 9 18 (mi)

0 5 10 20 (km)

Sources: Esri, HERE, DeLorme, USGS, Imagery, INCREMENT P, NRCan, Esri, HERE, DeLorme, NGA, USGS, NPS

PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

MIAMI-DADE COUNTY OFFICE OF RESILIENCE RAPID ACTION PLAN  
ASSETS VULNERABILITY EVALUATION  
VULNERABILITY x CRITICALITY SCORE ORDER

#	Department	Folio	Name	Elderly Housing	Address	SLR Depth (ft)			Storm Surge Inundation Depth (ft) <sup>1</sup>			% of Property Exposed to SLR		% of Property Exposed to Storm Surge <sup>1</sup>		Vulnerability Score	Ranking Based on Vulnerability Score	Criticality	Vulnerability x Criticality	Ranking Based on Vulnerability Score	Year Built	Host Property Value 2016 (As Per Folio)
						Min	Max	Mean	Min	Max	Mean	% Exposed Between 0.01 ft and 2 ft	% Exposed >= 2 ft	% Exposed Between 0.01 ft and 2 ft	% Exposed between 2 ft and 5 ft							
1	PHCD	3031120740220	Kline Num	Yes	8300 N MIAMI AVE	0.00	1.00	0.09	5.87	9.28	7.48	21.6%	0.0%	0.0%	0.0%	3.22	1	5	16.08	1	1972	\$1,233,965.00
2	PHCD	0701070101110	Jack Orr Plaza	Yes	455 NW 6 AVE	0.00	0.83	0.07	4.62	9.63	7.62	21.4%	0.0%	3.9%	96.1%	3.17	2	5	13.87	2	1973	\$16,014,468.00
3	PHCD	3031120380060	Little River Plaza	Yes	8252 NW MIAMI CT	0.00	0.82	0.03	5.43	9.23	6.97	9.7%	0.0%	0.0%	100.0%	3.10	5	15.48	3	1975	\$3,556,862.00	
4	PHCD	0701070101030	Gwen Cherry 20	Yes	73 NW 76 ST	0.00	0.00	0.00	5.62	7.05	6.45	0.0%	0.0%	0.0%	100.0%	3.00	4	15.00	4	1972	\$553,785.00	
5	PHCD	0701070901030	Henry Gain	Yes	180 NE 5 ST	0.00	0.00	0.00	5.17	6.28	5.52	0.0%	0.0%	0.0%	100.0%	3.00	5	15.00	5	1970	\$673,111.00	
6	PHCD	0701080901080	Partridge I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	5.00	6.04	5.32	0.0%	0.0%	0.0%	100.0%	3.00	6	15.00	6	1983	\$7,945,182.00	
7	PHCD	0701020400300	Emmer Turkey	Yes	820 N MIAMI AVE	0.00	0.00	0.00	4.84	6.36	5.63	0.0%	0.0%	8.3%	91.7%	2.92	7	13.00	7	1970	\$1,369,110.00	
8	PHCD	0741380031290	Rivside	Yes	950 SW 1 ST	0.00	0.00	0.00	4.30	6.32	5.50	0.0%	0.0%	13.3%	86.7%	2.87	8	13.33	8	1981	\$4,076,690.00	
9	PHCD	0731350192100	Helms Sawyer ALF	Yes	1150 NW 11 STREET RD	0.00	0.42	0.02	2.39	6.06	5.61	11.8%	0.0%	34.4%	65.6%	2.77	9	5	13.87	9	1975	\$5,497,000.00
10	PHCD	3031020000250	Peters Plaza	Yes	191 NE 75 ST	0.00	0.00	0.00	3.50	7.16	5.30	4.6%	0.0%	47.1%	52.9%	2.53	11	11.64	10	1971	\$3,788,355.00	
11	PHCD	0821220107091	OPA Locka Elderly	Yes	2329 NW 136 ST	0.00	1.04	0.03	6.09	3.93	3.93	0.0%	0.0%	29.6%	13.2%	2.11	14	10.53	14	1972	\$3,361,023.00	
12	PHCD	3031020000340	Palmer Towers	Yes	860 NW 95 ST	0.00	0.00	0.00	2.85	3.42	3.15	0.0%	0.0%	100.0%	0.0%	2.00	15	10.00	15	1985	\$1,974,828.00	
13	PHCD	0731350506010	Singer Plaza	Yes	900 SW 95 ST	0.00	0.00	0.00	2.96	3.59	3.29	0.0%	0.0%	100.0%	0.0%	2.00	16	10.00	16	1938	\$80,965.00	
14	PHCD	0731350506010	Scattered Site 11 - D	Yes	1310 NW 16 ST	0.00	0.00	0.00	0.75	6.76	2.96	0.0%	0.0%	13.3%	86.7%	1.89	18	9.46	18	1980	\$5,414,661.00	
15	PHCD	0731270770010	Scattered Site 11 - D	Yes	1919 NW 29 ST	0.00	0.00	0.00	1.29	2.86	2.22	0.0%	0.0%	24.8%	75.2%	1.76	20	8.78	20	1970	\$1,157,655.00	
16	PHCD	0731209700100	New Haven Gdn/Site 05	No	1750 NE 2 AVE	0.00	0.00	0.00	0.00	8.12	5.00	0.0%	0.0%	11.5%	88.5%	2.53	3	7.59	3	1970	\$4,884,661.00	
17	PHCD	0701060901010	Meyers Senior Center	No	450 SW 5 ST	0.00	0.00	0.00	3.15	8.12	5.07	2.3%	0.0%	4.8%	95.2%	2.52	12	7.57	12	1964	\$1,664,302.00	
18	PHCD	0701060901010	Culmer Gardens	No	554 NW 5 AVE	0.00	0.00	0.01	0.00	9.21	5.07	2.3%	0.0%	63.1%	36.9%	2.39	13	7.18	13	1984	\$3,770,051.00	
19	PHCD	1678240290270	Florida City Gardens	Yes	900 SW 6 AVE	0.00	0.00	0.00	0.00	3.40	1.84	0.0%	0.0%	0.0%	100.0%	1.43	24	7.13	24	1983	\$3,770,051.00	
20	PHCD	0702060901010	Joe Moretti	Yes	1221 NW 95 ST	0.00	0.00	0.00	0.00	3.06	1.95	0.0%	0.0%	42.5%	57.5%	1.41	26	6.82	26	1961	\$4,403,560.00	
21	PHCD	3031020300010	Twin Lakes	Yes	900 SW 2 AVE	0.00	3.72	0.13	0.00	3.90	1.61	0.9%	1.3%	50.0%	49.0%	1.41	28	6.82	28	1971	\$1,761,449.00	
22	PHCD	0731360290110	Phyllis Wheatley	Yes	1746 NW 21 AVE	0.00	0.00	0.00	0.59	3.80	1.87	0.0%	0.0%	33.3%	66.7%	1.33	29	6.67	29	1984	\$1,666,163.00	
23	PHCD	0731270780010	Scattered Site 9 - D	Yes	1746 NW 21 AVE	0.00	0.00	0.00	1.39	2.19	1.92	0.0%	0.0%	3.3%	96.7%	1.33	30	6.67	30	1970	\$453,050.00	
24	PHCD	3069350120020	Moody Gardens	Yes	28804 SW 135 AVE	0.00	0.00	0.00	0.00	2.76	1.28	0.0%	0.0%	65.1%	34.9%	1.17	32	5.86	32	1983	\$1,373,613.00	
25	PHCD	0731340800010	Homeownership (010)	No	2000 NW 19 TER	0.00	0.00	0.00	1.89	3.27	2.48	0.0%	0.0%	16.1%	83.9%	1.91	17	5.73	25	1970	\$5,041,266.00	
26	PHCD	3079090260270	Donn Gardens	Yes	2891 NW 19 AVE	0.00	0.00	0.00	0.00	3.32	2.73	0.0%	0.0%	90.9%	9.1%	1.83	19	5.50	19	1973	\$164,864.00	
27	PHCD	0731270680010	Three Round Towers	Yes	2920 NW 18 AVE	0.00	0.00	0.00	0.04	2.61	1.21	2.7%	0.0%	23.1%	76.9%	1.94	59	5.34	59	1963	\$29,728,930.00	
28	PHCD	0731270790010	Ape Atronutz	Yes	1840 NW 28 ST	0.00	0.00	0.00	0.28	2.10	0.99	0.0%	0.0%	1.4%	98.6%	1.04	39	5.07	28	1970	\$21,157,971.00	
29	PHCD	1078130430150	NW Homestead Gardens	Yes	331 SW 4 CT	0.00	0.00	0.00	1.22	1.45	1.32	0.0%	0.0%	100.0%	0.0%	1.01	40	5.07	29	1962	\$2,642,661.00	
30	PHCD	1079080000340	Homestead East	Yes	1630 NW 306 ST	0.00	0.00	0.00	0.00	1.41	0.80	0.0%	0.0%	97.9%	2.1%	1.00	51	5.00	30	2003	\$75,672.00	
31	PHCD	1070101010230	Culmer Plaza	No	800 NW 5 AVE	0.00	0.00	0.00	0.00	6.15	2.51	0.0%	0.0%	41.1%	58.9%	0.98	54	4.90	31	1985	\$1,227,018.00	
32	PHCD	3069350120010	Moody Village	No	26900 SW 135 AVE	0.00	0.00	0.00	0.00	3.60	2.12	0.0%	0.0%	11.1%	88.9%	1.60	21	4.81	32	1975	\$14,510,069.00	
33	PHCD	0731350190340	Green Turnkey	Yes	1500 NW 7 CT	0.00	0.00	0.00	2.49	0.89	0.59	0.0%	0.0%	40.8%	59.2%	1.59	33	4.76	33	1981	\$5,699,398.00	
34	PHCD	0731350210160	Robert King High	Yes	1389 NW 7 ST	0.00	3.61	0.05	0.00	9.57	1.66	2.7%	0.0%	7.6%	92.4%	0.94	59	4.72	59	1963	\$29,728,930.00	
35	PHCD	3069270000500	Naranja	No	13924 SW 260 ST	0.00	0.00	0.00	0.61	3.50	1.99	0.0%	0.0%	51.5%	48.5%	1.52	23	4.55	35	1973	\$7,587,988.00	
36	PHCD	0731270810010	Dante Fascell	Yes	2938 NW 17 AVE	0.00	0.00	0.00	0.00	1.43	0.54	0.0%	0.0%	89.3%	10.7%	0.90	61	4.49	36	1973	\$4,286,111.00	
37	PHCD	3031120280330	North Park - Scott Carver Phase 2A & B	Yes	1785 SW 20 AVE	0.00	0.00	0.00	0.00	2.02	1.11	0.0%	0.0%	80.0%	20.0%	0.87	63	4.33	37	1973	\$140,000.00	
38	PHCD	3069340130010	Heritage Village II	No	28905 SW 142 AVE	0.00	0.00	0.00	0.93	2.34	1.80	0.0%	0.0%	58.3%	41.7%	1.42	25	4.25	38	1982	\$93,988.00	
39	PHCD	0821280190010	Ingram Terrace	No	3150 NW 131 ST	0.00	0.36	0.01	0.59	4.46	1.84	2.8%	0.0%	63.2%	36.8%	1.40	27	4.19	39	1971	\$1,612,506.00	
40	PHCD	0731350190340	Green Turnkey	Yes	1500 NW 7 CT	0.00	0.00	0.00	2.49	0.89	0.59	0.0%	0.0%	12.5%	87.5%	0.83	65	4.13	40	1968	\$1,610,662.00	
41	PHCD	0702060901090	Medwin Apts	Yes	450 SW 3 AVE	0.00	0.00	0.00	0.00	0.89	0.29	0.0%	0.0%	81.3%	18.7%	0.81	67	4.06	41	1975	\$316,229.00	
42	PHCD	0731360730050	Town Park	No	900 NW 19 ST	0.00	0.00	0.00	0.65	3.10	1.76	0.0%	0.0%	70.3%	29.7%	1.29	31	3.88	42	1983	\$971,538.00	
43	PHCD	3068080280300	Southgate I	No	19105 SW 112 PL	0.00	0.00	0.00	0.87	2.38	1.42	0.0%	0.0%	83.3%	16.7%	1.17	33	3.50	43	1980	\$81,945.00	
44	PHCD	0731130330010	Gwen Cherry 06	No	90 NW 71 ST	0.00	0.00	0.00	0.00	3.51	1.31	0.0%	0.0%	49.1%	50.9%	1.13	34	3.40	44	1970	\$651,277.00	
45	PHCD	0731120000730	Victory Homes	No	530 NW 75 ST	0.00	0.00	0.00	0.00	2.62	1.31	0.0%	0.0%	88.1%	11.7%	1.12	35	3.35	45	1941	\$6,006,789.00	
46	PHCD	0731120040010	Gwen Cherry 22	Yes	7101 NE MIAMI CT	0.00	0.00	0.00	0.00	3.94	0.73	0.0%	0.0%	53.2%	46.8%	0.66	72	3.30	46	1961	\$3,836,010.00	
47	PHCD	3068180200170	Goulds	No	11211 SW 221 ST	0.00	0.00	0.00	0.00	3.94	1.36	0.0%	0.0%	35.5%	64.5%	1.08	36	3.24	47	1980	\$1,211,865.00	
48	PHCD	3068063000300	Southgate II	No	11334 SW 190 ST B	0.00	0.00	0.00	0.49	2.06	1.18	0.0%	0.0%	92.3%	7.7%	1.08	37	3.23	48	1982	\$801,771.00	
49	PHCD	3068350110010	Prime Island I	No	28882 SW 127 AVE	0.00	0.00	0.00	0.00	1.37	0.95	0.0%	0.0%	99.2%	0.8%	1.00	41	3.01	49	1980	\$3,982,150.00	
50	PHCD	0731130410020	Briena Vista Homes	No	514 NW 60 ST	0.00	0.00	0.00	0.81	1.12	1.12	0.0%	0.0%	100.0%	0.0%	1.00	42	3.00	50	1983	\$74,966.00	
51	PHCD	3411320110390	FHA Homes Dale Co. - C	No	3822 NW 207 STREET RD	0.00	0															

MIAMI-DADE COUNTY OFFICE OF RESILIENCE RAPID ACTION PLAN  
ASSETS VULNERABILITY EVALUATION  
VULNERABILITY x CRITICALITY SCORE ORDER

PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

#	Department	Folio	Name	Elderly Housing	Address	SLR Depth (ft)			Storm Surge Inundation Depth (ft) <sup>1</sup>			% of Property Exposed to SLR		% of Property Exposed to Storm Surge <sup>1</sup>			Vulnerability Score	Ranking Based on Vulnerability Score	Criticality Between 2 ft and 5 ft	Vulnerability x Criticality	Ranking Based on Vulnerability x Criticality Score	Year Built	Host Property Value 2016 (As Per Folio)
						Min	Max	Mean	Min	Max	Mean	% Exposed between 0.01 ft and 2 ft	% Exposed >= 2 ft	% Exposed between 0.01 ft and 2 ft	% Exposed between 2 ft and 5 ft	% Exposed >= 5 ft							
84	PHCD	1678240290010	Florida City Family	No	641 NW 7 ST	0.00	0.00	0.00	0.00	0.69	0.10	0.0%	0.0%	25.0%	0.0%	0.0%	0.25	83	3	0.75	84	1983	\$69,667.00
85	PHCD	0731250630020	Rainbow Village	No	2000 NW 3 AVE	0.00	0.00	0.00	0.00	3.07	0.16	0.0%	0.0%	19.0%	2.7%	0.0%	0.24	84	3	0.73	85	1972	\$18,950,866.00
86	PHCD	3060070160010	Arthur Mays Village	No	11351 SW 216 ST	0.00	0.00	0.00	0.00	2.51	0.17	0.0%	0.0%	20.2%	0.8%	0.0%	0.22	85	3	0.66	86	1974	\$12,760,144.00
87	PHCD	3050320040600	Perrine Malls	Yes	10000 W JESSAMINE ST	0.00	0.00	0.00	0.00	0.97	0.05	0.0%	0.0%	11.9%	0.0%	0.0%	0.12	91	5	0.60	87	1983	\$896,534.00
88	PHCD	0131250240510	Wynwood	No	401 NW 33 ST	0.00	0.00	0.00	0.00	0.54	0.04	0.0%	0.0%	19.5%	0.0%	0.0%	0.19	86	3	0.58	88	1981	\$227,174.00
89	PHCD	0141020060790	Little Havana Homes	No	1275 SW 1 ST	0.00	0.00	0.00	0.00	3.26	0.22	0.0%	0.0%	6.1%	6.1%	0.0%	0.18	87	3	0.55	89	1985	\$2,660,996.00
90	PHCD	0131250280320	Wynwood	No	1375 NW 30 ST	0.00	0.00	0.00	0.00	0.40	0.02	0.0%	0.0%	17.4%	0.0%	0.0%	0.17	88	3	0.52	90	1981	\$4,272,070.00
91	PHCD	3050320030010	Perrine Gardens	Yes	17305 SW 102 AVE	0.00	0.00	0.00	0.00	0.57	0.01	0.0%	0.0%	8.3%	0.0%	0.0%	0.08	93	5	0.42	91	1975	\$6,672,019.00
92	PHCD	0731250241580	Wynwood Elderly	Yes	301 NW 30 ST	0.00	0.00	0.00	0.00	0.09	0.01	0.0%	0.0%	8.3%	0.0%	0.0%	0.08	95	5	0.42	92	1985	\$1,871,200.00
93	PHCD	0131230372020	Manor Park	No	1601 NW 42 ST	0.00	0.00	0.00	0.00	0.50	0.06	0.0%	0.0%	12.5%	0.0%	0.0%	0.13	90	3	0.38	93	1985	\$1,056,482.00
94	PHCD	0141020064730	Falk Turnkey	Yes	455 NW 16 AVE	0.00	0.00	0.00	0.00	0.38	0.01	0.0%	0.0%	5.7%	0.0%	0.0%	0.06	99	5	0.29	94	1968	\$1,907,287.00
95	PHCD	3079040190010	Leisure Villas	No	28701 SW 163 AVE	0.00	0.00	0.00	0.00	0.38	0.01	0.0%	0.0%	9.2%	0.0%	0.0%	0.09	92	3	0.28	95	1994	\$1,100,000.00
96	PHCD	0131250200131	In Cities - Wynwood	No	979 NW 34 ST	0.00	0.00	0.00	0.00	0.23	0.02	0.0%	0.0%	8.3%	0.0%	0.0%	0.08	94	3	0.25	96	1970	\$1,100,000.00
97	PHCD	0731250270330	Wynwood	No	572 NW 33 ST	0.00	0.00	0.00	0.00	0.69	0.02	0.0%	0.0%	8.2%	0.0%	0.0%	0.08	96	3	0.24	97	1981	\$2,484,407.00
98	PHCD	3050320440010	Perrine Rainbow	No	7515 SW 152 AVE	0.00	0.00	0.00	0.00	0.71	0.27	0.0%	0.0%	7.9%	0.0%	0.0%	0.08	97	3	0.24	98	1981	\$4,287,318.00
99	PHCD	0131300904700	Lennon City	Yes	6660 NE 2 AVE	0.00	0.00	0.00	0.00	1.88	0.05	0.0%	0.0%	4.6%	0.0%	0.0%	0.05	100	5	0.23	99	1974	\$2,468,613.00
100	PHCD	3079040000190	Modello (3 buildings)	Yes	15302 SW 282 ST	0.00	0.00	0.00	0.00	0.60	0.01	0.0%	0.0%	6.8%	0.0%	0.0%	0.07	98	3	0.20	100	1975	\$2,146,600.00
101	PHCD	3031220580010	Ward Towers (220)	Yes	2200 NW 54 ST	0.00	0.00	0.00	0.00	0.08	0.00	0.0%	0.0%	2.8%	0.0%	0.0%	0.03	105	5	0.14	101	1975	\$7,018,213.00
102	PHCD	3049330060030	Park Lake Apts	No	8201 NW 152 AVE CIR	0.00	0.00	0.00	0.00	0.04	0.00	0.0%	0.0%	4.6%	0.0%	0.0%	0.05	101	3	0.14	102	1988	\$3,983,208.00
103	PHCD	0741200450010	Strupp Plaza Family	No	3707 PERCIVAL AVE	0.00	0.00	0.00	0.00	0.53	0.01	0.0%	0.0%	4.1%	0.0%	0.0%	0.04	102	3	0.12	103	1939	\$3,198,929.00
104	PHCD	3421100010300	Miami Gardens	No	18175 NW 22 AVE	0.00	0.00	0.00	0.00	0.47	0.01	0.0%	0.0%	3.5%	0.0%	0.0%	0.03	103	3	0.10	104	1996	\$2,488,661.00
105	PHCD	0131150040340	Annie Coleman	No	1728 NW 60 ST	0.00	0.00	0.00	0.00	0.03	0.00	0.0%	0.0%	4.4%	0.0%	0.0%	0.03	104	3	0.10	105	1966	\$4,722,667.00
106	PHCD	3049330080050	Lakeside Towers	No	17515 NW 152 AVE	0.00	0.00	0.00	0.00	1.37	0.00	0.0%	0.0%	1.2%	0.0%	0.0%	0.02	106	3	0.05	106	1988	\$28,138,941.00
107	PHCD	0131260382920	Gwen Cherry 13	No	2200 NW 12 AVE	0.00	0.00	0.00	0.00	0.12	0.00	0.0%	0.0%	0.8%	0.0%	0.0%	0.01	107	3	0.03	107	1970	\$1,844,566.00
108	PHCD	0741210070610	Coccolut Grove	No	3686 DAY AVE	0.00	0.00	0.00	0.00	0.04	0.00	0.0%	0.0%	0.8%	0.0%	0.0%	0.01	108	3	0.02	108	1981-1982	\$4,566,994.00
109	PHCD	0731260390080	Alapattani Homes	No	2200 NW 35 ST	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	109	3	0.00	109	1985	\$2,317,700.00
110	PHCD	3031150250530	Annie Coleman	No	2200 NW 57 ST	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	110	3	0.00	110	2014	\$8,381,883.00
111	PHCD	3031220210510	Annie Coleman	No	2265 NW 50 ST	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	111	3	0.00	111	2014	\$4,418,133.00
112	PHCD	0131350180310	Graude Pepper	Yes	750 NW 18 TER	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	112	5	0.00	112	1970	\$691,266.00
113	PHCD	0141210070890	Coccolut Grove	No	3885 OAK AVE	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	113	3	0.00	113	1981-1982	\$2,047,928.00
114	PHCD	0131220400040	Collins Park	Yes	3625 NW 20 AVE	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	114	3	0.00	114	1969	\$10,170,428.00
115	PHCD	0741210050030	Gisbon Plaza	No	3181 DOUGLAS RD	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	115	3	0.00	115	1982	\$6,210,955.00
116	PHCD	3060180010490	Goulds	No	22025 SW 115 CT	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	116	3	0.00	116	1980	\$1,188,385.00
117	PHCD	3060070000100	Goulds Plaza	Yes	117	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	117	5	0.00	117	1980	\$432,333.00
118	PHCD	3049020000062	Gwen Villa	No	12700 SW 8 ST	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	118	3	0.00	118	2014	\$6,606,000.00
119	PHCD	0141210021340	Grove Homes	No	3116 PLAZA ST	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	119	3	0.00	119	1985	\$75,966.00
120	PHCD	0131130190010	Gwen Cherry 07	No	6810 NE 1 AVE	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	120	3	0.00	120	1982	\$156,740.00
121	PHCD	0731260040010	Gwen Cherry 08	No	3301 NW 11 CT	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	121	3	0.00	121	2014	\$5,660,000.00
122	PHCD	0731260361770	Gwen Cherry 12	No	2840 NW 10 AVE	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	122	3	0.00	122	1992	\$384,768.00
123	PHCD	3031150450010	Joliette	Yes	6321 NW 25 AVE	0.00	0.00	0.00	0.00	0.10	0.00	0.0%	0.0%	0.4%	0.0%	0.0%	0.00	123	5	0.00	123	1962	\$2,499,525.00
124	PHCD	0741030740010	Jose Mari Plaza	Yes	154 SW 17 AVE	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	124	5	0.00	124	1970	\$346,628.00
125	PHCD	0131140431951	Liberty Homes	No	5804 NW 12 AVE	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	125	3	0.00	125	1965	\$417,213.00
126	PHCD	3031101800100	Model Homes - C	No	8003 NW 73 ST	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	126	3	0.00	126	1974	\$4,730,941.00
127	PHCD	3040160020010	New Project	Yes	8915-8917 SW 40TH ST	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	127	5	0.00	127	1965	\$23,040.00
128	PHCD	0731140340111	Orchard Villa Homes	No	1441 NW 55 ST	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	128	3	0.00	128	1985	\$2,759,813.00
129	PHCD	0731260510300	Santa Clara Homes	No	1001 NW 27 ST	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	129	3	0.00	129	1979	\$225,015.00
130	PHCD	3031150390160	Scattered Siles - A	No	2505 NW 61 ST	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	130	3	0.00	130	1979	\$89,417.00
131	PHCD	3031100630010	Scattered Siles - B (Demo)	No	2200 NW 74 ST	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	131	3	0.00	131	1985	\$421,988.00
132	PHCD	3031100810041	Scott Carver	No	7403 NW 23 CT	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	132	3	0.00	132	1976	\$151,992.00
133	PHCD	3031100810051	Scott Carver	No	7403 NW 23 CT	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	133	3	0.00	133	1981	\$231,991.00
134	PHCD	3031100810060	Scott Carver	No	7403 NW 23 CT	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	134	3	0.00	134	1978	\$16,004,130.00
135	PHCD	3031100810070	Scott Carver	No	7403 NW 23 CT	0.00	0.00	0.00	0.00	0.00	0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.00	135	3	0.00	135	1975	\$2,726,920.00
136	PHCD	0141090480010	Smithers Plaza	Yes	940 SW 29 CT	0.00	0.00	0.00	0.00	0.00	0.00	0.0%											





MIAMI-DADE COUNTY OFFICE OF RESILIENCE RAPID ACTION PLAN  
ASSETS VULNERABILITY EVALUATION  
VULNERABILITY x CRITICALITY SCORE  
ALPHABETICAL ORDER

PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

#	Department	Folio	Name	Elderly Housing	Address	SLR Depth (ft)			Storm Surge Inundation Depth (ft) <sup>1</sup>			% of Property Exposed to SLR		% of Property Exposed to Storm Surge <sup>1</sup>		Vulnerability Score	Ranking Based on Vulnerability Score	Criticality	Vulnerability x Criticality	Ranking Based on Vulnerability x Criticality Score	Year Built	Host Property Value 2016 (As Per Folio)	
						Min	Max	Mean	Min	Max	Mean	% Exposed between 0.01 ft and 2 ft	% Exposed >= 2 ft	% Exposed between 0.01 ft and 2 ft	% Exposed between 2 ft and 5 ft								% Exposed >= 5 ft
85	PHCD	0131120970010	New Haven Gdns/Site 05	No	7150 NE 2 AVE	0.00	0.00	0.00	0.00	7.92	5.34	0.00%	0.00%	11.5%	12.3%	22.4%	2.53	10	3	7.59	16	1970	\$4,684,661.00
86	PHCD	3040160020010	New Project	Yes	8915- 8917 SW 40TH ST	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%	0.0%	0.0%	0.0%	0.00	127	5	0.00	127	1970	\$23,940.00
87	PHCD	3031100280030	North Park - Scott Carver Phase 2A & B	Yes	7725 NW 20 AVE	0.00	0.00	0.00	0.00	3.42	1.11	0.00%	0.00%	80.0%	3.3%	0.0%	0.87	63	5	4.33	37	1985	\$140,000.00
88	PHCD	082120110791	Opa Locka Elderly	Yes	2329 NW 136 ST	0.00	0.00	0.00	0.00	2.85	3.15	0.00%	0.00%	0.0%	100.0%	0.0%	2.00	15	5	10.00	12	1985	\$197,426.00
89	PHCD	01311400340111	Orchard Villa Homes	No	1441 NW 55 ST	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%	0.0%	0.0%	0.0%	0.00	128	3	0.00	128	1985	\$2,759,133.00
90	PHCD	3031020000340	Palm Court	Yes	880 NW 95 ST	0.00	0.00	0.00	0.00	3.59	3.29	0.00%	0.00%	0.0%	100.0%	0.0%	2.00	16	5	10.00	13	1988	\$60,966.00
91	PHCD	3031020000250	Palm Towers	Yes	950 NW 95 ST	0.00	1.04	0.03	0.35	6.09	3.93	4.6%	0.0%	7.2%	29.6%	13.2%	2.11	14	5	10.53	11	1972	\$3,561,023.00
92	PHCD	304910210010	Palmtoe Gardens	Yes	16850 NW 35 AVE	0.00	0.00	0.00	0.00	1.31	0.28	0.00%	0.00%	4.4%	0.0%	0.0%	0.44	78	5	2.22	74	1983	\$3,583,208.00
93	PHCD	302910210010	Park Lake Apts	No	8201 SW 152 AVE CIR	0.00	0.00	0.04	0.00	0.00	0.00	4.6%	0.0%	0.0%	0.0%	100.0%	0.05	101	3	0.14	102	1988	\$3,883,208.00
94	PHCD	0101080901080	Parkside I & II	Yes	333 NW 4 AVE	0.00	0.00	0.00	5.00	6.04	0.01	0.00%	0.00%	0.0%	0.0%	0.0%	3.00	6	5	15.00	6	1983	\$7,945,183.00
95	PHCD	3050320350010	Parkside Gardens	Yes	17305 SW 102 AVE	0.00	0.00	0.00	0.00	0.71	0.27	0.00%	0.00%	8.4%	0.0%	0.0%	0.08	93	5	0.42	91	1975	\$6,672,019.00
96	PHCD	3050320440010	Perrine Rainbow	No	10000 W JESSAMINE ST	0.00	0.71	0.27	0.00	0.71	0.27	0.00%	0.00%	7.9%	0.0%	0.0%	0.08	97	3	0.24	98	1980	\$4,287,418.00
97	PHCD	3050320040060	Perrine Villas	Yes	10000 W JESSAMINE ST	0.00	0.00	0.00	0.00	0.97	0.05	0.00%	0.00%	11.9%	0.0%	0.0%	0.12	91	5	0.60	87	1983	\$899,634.00
98	PHCD	0131120410010	Phyllis Wheatley	Yes	191 NE 75 ST	0.00	0.00	0.00	3.50	7.16	5.30	0.00%	0.00%	0.0%	0.0%	52.9%	2.53	11	12.64	10	1971	\$3,786,555.00	
99	PHCD	3069350100010	Pine Island I	No	17481 NW 2 AVE	0.00	0.00	0.00	0.00	1.82	0.58	0.00%	0.00%	66.2%	33.3%	0.0%	1.33	29	5	6.67	22	1984	\$1,666,163.00
100	PHCD	3069350100010	Pine Island II	No	27101 SW 128 AVE	0.00	0.00	0.00	0.00	1.82	0.58	0.00%	0.00%	66.2%	33.3%	0.0%	0.86	64	3	2.59	67	1980	\$5,254,191.00
101	PHCD	3069350100010	Rainbow Village	No	26882 SW 127 AVE	0.00	0.00	0.00	0.00	2.22	2.22	0.00%	0.00%	0.0%	0.0%	0.0%	0.94	29	5	6.67	22	1980	\$1,666,163.00
102	PHCD	0131250650020	Richmond Homes	No	2000 NW 3 AVE	0.00	0.00	0.00	0.00	3.07	0.95	0.00%	0.00%	19.0%	2.7%	0.0%	0.24	84	3	3.01	49	1980	\$3,962,750.00
103	PHCD	3050320410180	Scattered Sites - A	No	16911 SW 105 AVE	0.00	0.00	0.00	0.00	1.85	0.41	0.00%	0.00%	58.9%	0.0%	0.0%	0.59	73	3	1.77	76	1972	\$1,025,758.00
104	PHCD	0141380031290	Scattered Sites - B (Demo)	Yes	950 SW 1 ST	0.00	0.00	0.00	0.00	6.32	5.30	0.00%	0.00%	0.0%	0.0%	86.2%	2.87	8	14.33	8	1981	\$1,025,758.00	
105	PHCD	013150210160	Robert King High	Yes	1388 NW 7 ST	0.00	0.05	0.00	4.30	9.57	1.66	2.7%	0.0%	7.6%	23.1%	12.6%	2.87	59	5	4.72	34	1981	\$4,076,990.00
106	PHCD	0131260510300	Santa Clara Homes	No	1001 NW 27 ST	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%	0.0%	0.0%	0.0%	0.94	129	5	8.78	129	1970	\$2,229,930.00
107	PHCD	013127070010	Scattered Site 9 - D	Yes	Scattered Site 9 - D	0.00	0.00	0.00	1.29	2.86	2.22	0.00%	0.00%	0.0%	0.0%	0.0%	1.76	20	3	0.00	15	1970	\$1,157,655.00
108	PHCD	013127070010	Scattered Site 9 - D	Yes	3169 NW 21 AVE	0.00	0.00	0.00	1.39	2.19	1.87	0.00%	0.00%	67.2%	32.3%	0.0%	1.32	30	5	6.61	23	1970	\$453,050.00
109	PHCD	30311503300160	Scattered Sites - A	No	2505 NW 61 ST	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%	0.0%	0.0%	0.0%	0.00	130	3	0.00	130	1979	\$89,417.00
110	PHCD	3031100630010	Scattered Sites - B (Demo)	No	2200 NW 74 ST	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%	0.0%	0.0%	0.0%	0.00	131	3	0.00	131	1985	\$421,996.00
111	PHCD	3031100810041	Scott Carver	No	7403 NW 23 CT	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%	0.0%	0.0%	0.0%	0.00	132	3	0.00	132	1976	\$57,192.00
112	PHCD	3031100810051	Scott Carver	No	7403 NW 23 CT	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%	0.0%	0.0%	0.0%	0.00	133	3	0.00	133	1976	\$77,991.00
113	PHCD	3031100810060	Scott Carver	No	7403 NW 23 CT	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%	0.0%	0.0%	0.0%	0.00	134	3	0.00	134	1978	\$16,004,130.00
114	PHCD	3031100810070	Scott Carver	No	7403 NW 23 CT	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%	0.0%	0.0%	0.0%	0.00	135	3	0.00	135	1975	\$2,726,920.00
115	PHCD	0141090480010	Singer Plaza	Yes	1310 NW 16 ST	0.00	0.00	0.00	0.75	6.76	2.96	0.00%	0.00%	13.2%	84.3%	2.5%	1.89	18	5	9.46	14	1980	\$5,414,631.00
116	PHCD	0141090480010	Smithers Plaza	Yes	940 SW 29 CT	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%	0.0%	0.0%	0.0%	0.00	136	5	0.00	136	1984	\$4,071,809.00
117	PHCD	0940250630010	South Miami Gardens	No	5949 SW 68 ST	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%	0.0%	0.0%	0.0%	0.00	137	3	0.00	137	1985	\$1,434,000.00
118	PHCD	0940250630040	South Miami Plaza	Yes	6701 SW 152 AVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%	0.0%	0.0%	0.0%	0.00	138	5	0.00	138	1985	\$97,703.00
119	PHCD	3059250000035	Southern Anchor	No	7515 SW 162 AVE	0.00	0.00	0.00	0.00	1.74	0.49	0.00%	0.00%	25.1%	0.0%	0.0%	0.25	82	3	0.75	83	1985	\$2,169,750.00
120	PHCD	3060060260030	Southside I	No	19105 SW 112 PL	0.00	0.00	0.00	0.67	2.38	1.42	0.00%	0.00%	83.3%	16.7%	0.0%	1.17	33	3	3.50	43	1980	\$81,543.00
121	PHCD	3060060260030	Southside II	No	1334 SW 190 ST B	0.00	0.00	0.00	0.49	2.06	1.18	0.00%	0.00%	0.0%	0.0%	0.0%	1.08	37	3	3.23	48	1982	\$60,176.00
122	PHCD	0141210080330	Strrup Plaza Elderly Units	Yes	3150 MUNDY ST	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%	0.0%	0.0%	0.0%	0.00	139	3	0.00	139	1976	\$2,665,129.00
123	PHCD	0141200450010	Strrup Plaza Family	No	3707 PERCIVAL AVE	0.00	0.00	0.00	0.00	0.53	0.21	0.00%	0.00%	4.1%	0.0%	0.0%	1.04	102	3	0.12	103	1939	\$3,198,029.00
124	PHCD	0131270790010	Three Round Towers	Yes	2920 NW 18 AVE	0.00	0.00	0.00	0.04	2.61	1.21	0.00%	0.00%	96.8%	3.6%	0.0%	1.29	39	5	5.18	28	1970	\$21,151,797.00
125	PHCD	0131360730050	Twin Lakes	No	400 NW 19 ST	0.00	0.00	0.00	0.65	3.10	1.76	0.00%	0.00%	70.8%	29.2%	0.0%	1.29	31	3	3.88	42	1983	\$971,538.00
126	PHCD	3031020300010	Venetian Gardens	Yes	1221 NW 95 ST	0.00	3.72	0.13	0.00	3.90	1.61	0.00%	0.00%	8.0%	47.4%	0.0%	1.36	28	5	6.82	21	1971	\$1,761,498.00
127	PHCD	3421120060480	Venetian Homes	No	16210 NW 37 PL	0.00	0.00	0.00	0.00	2.62	0.00	0.00%	0.00%	0.0%	0.0%	0.0%	0.00	140	3	0.00	140	1981	\$1,921,027.00
128	PHCD	0131120000730	Visita Homes	No	530 NW 75 ST	0.00	0.00	0.00	0.00	2.62	1.31	0.00%	0.00%	88.1%	11.7%	0.0%	1.12	35	3	3.35	45	1981	\$6,006,898.00
129	PHCD	3421160031900	Visita Verde	No	15745 NW 27 PL	0.00	0.00	0.00	0.62	1.60	1.06	0.00%	0.00%	100.0%	0.0%	0.0%	1.00	50	3	3.00	58	2003	\$20,948.00
130	PHCD	1078130430150	W. Homestead Gardens	Yes	331 SW 4 CT	0.00	0.00	0.00	1.22	1.45	1.32	0.00%	0.00%	100.0%	0.0%	0.0%	1.00	51	5	5.00	30	1975	\$7,579.00
131	PHCD	3031200580010	Ward Towers (2200)	Yes	2200 NW 54 ST	0.00	0.00	0.00	0.00	0.08	0.00	0.00%	0.00%	2.8%	0.0%	0.0%	0						

ASSETS VULNERABLE TO SEA LEVEL RISE AND STORM SURGE

Ranking	Folio	Name	Elderly/ Disable Housing	Address	VC Score
1	3031120740220	Kline Nunn	Yes	8300 N MIAMI AVE	16.08
2	0101070101110	Jack Orr Plaza	Yes	455 NW 6 AVE	15.87
3	3031120380060	Little River Plaza	Yes	8255 NW MIAMI CT	15.48
4	0131120480330	Gwen Cherry 20	Yes	73 NW 76 ST	15.00
5	0101070901030	Harry Cain	Yes	180 NE 5 ST	15.00
6	0101080901080	Parkside I & II	Yes	333 NW 4 AVE	15.00
7	0131120480300	Emmer Turnkey	Yes	7820 N MIAMI AVE	14.58
8	0141380031290	Riverside	Yes	950 SW 1 ST	14.33
9	0131350192100	Helen Sawyer ALF	Yes	1150 SW 11 ST RD	13.87
10	0131120410010	Peters Plaza	Yes	191 NE 75 ST	12.84
11	3031020002550	Palm Towers	Yes	950 NW 95 ST	10.53
12	0821220110791	Opa Locka Elderly	Yes	2329 NW 136 ST	10.00
13	303102000340	Palm Court	Yes	860 NW 95 ST	10.00
14	0131350560010	Singer Court	Yes	1310 NW 16 ST	9.46
15	013127070010	Scattered Site 11 - D	Yes	1919 NW 29 ST	8.78
16	0131120970010	New Haven Gdns/Site 05	No	7150 NE 2 AVE	7.59
17	0102030601020	Myers Senior Center	No	450 SW 5 ST	7.57
18	0101060901010	Culmer Gardens	No	554 NW 5 AVE	7.18
19	1678240290270	Florida City Gardens	Yes	900 NW 6 AVE	7.13
20	0102060901010	Joe Moretti	Yes	900 SW 2 AVE	7.05
21	3031020300010	Twin Lakes	Yes	1221 NW 95 ST	6.82
22	0131360290110	Phyllis Wheatley	Yes	1746 NW 2 AVE	6.67
23	0131270780010	Scattered Site 9 - D	Yes	3169 NW 21 AVE	6.61
24	3069350120020	Moody Gardens	Yes	26804 SW 135 AVE	5.86
25	0131340800010	Gwen Cherry 16	No	2000 NW 19 TER	5.73
26	3078090260270	Homeownership (010)	No	15280 SW 307 RD	5.50
27	0131270680010	Donn Gardens	Yes	2891 NW 19 AVE	5.34
28	0131270790010	Three Round Towers	Yes	2920 NW 18 AVE	5.18
29	0131270690010	Abe Aronovitz	Yes	1840 NW 28 ST	5.07
30	1078130430150	VV. Homestead Gardens	Yes	331 SW 4 CT	5.00
31	1078080000340	Homestead East	Yes	16500 SW 306 ST	4.90
32	0101010102030	Cullmer Place	No	800 NW 5 AVE	4.81
33	3069350120010	Moody Village	No	26900 SW 135 AVE	4.76
34	0131350210160	Robert King High	Yes	1389 NW 7 ST	4.72
35	3069270000500	Naranja	No	13924 SW 280 ST	4.55
36	0131270810010	Dante Fasceall	Yes	2936 NW 17 AVE	4.49
37	3031100280330	North Park - Scott Carver Phase 2A & B	Yes	7475 NW 20 AVE	4.33
38	3069340130010	Heritage Village II	No	26905 SW 142 AVE	4.25
39	0821280190010	Ingram Terrace	No	3150 NW 131 ST	4.19
40	0131350190340	Green Turkey	Yes	1500 NW 7 CT	4.13
41	0102060901090	Medvin Apts.	Yes	945 SW 3 AVE	4.06
42	0131360730050	Town Park	No	400 NW 19 ST	3.88
43	3060060260300	Southridge I	No	19105 SW 112 PL	3.50
44	0131130390010	Gwen Cherry 06	No	90 NW 71 ST	3.40
45	0131120000730	Victory Homes	No	530 NW 75 ST	3.35
46	0131120040010	Gwen Cherry 22	Yes	7101 NE MIAMI CT	3.30
47	3060180200170	Southridge II	No	11211 SW 221 ST	3.24
48	3060060300030	Pine Island II	No	11334 SW 190 ST B	3.23
49	3069350110010	Buena Vista Homes	No	26882 SW 127 AVE	3.01
50	0131130410020	FHA Homes Dade Co. - C	No	514 NW 60 ST	3.00
51	3411320110390	Gateway Apts	No	3922 NW 207 ST. RD	3.00
52	1678240200930	Heritage Village I (010)	No	155 NW 14 ST	3.00
53	3069340120010	Homestead Village	No	26801 SW 142 AVE	3.00
54	1078130450080		No	SW 5 ST & SW 5 AVE	3.00

Ranking	Folio	Name	Elderly/ Disable Housing	Address	VC Score
55	1078130490190	Homestead Village	No	SW 5 ST & SW 5 AVE	3.00
56	1078130490200	Homestead Village	No	SW 5 ST & SW 5 AVE	3.00
57	1078130510210	Milton Manor	No	111 SW 7 ST	3.00
58	3421160031900	Vista Verde	No	15745 NW 27 PL	3.00
59	0131250291170	Wynwood Homes - C	No	34 NW 26 ST	3.00
60	0131250280380	Wynwood	No	2938 NW 1 AVE	2.94
61	0131250280020	Wynwood	No	22 NW 31 ST	2.92
62	3060180200330	Goulds	No	11205 -1315 SW 220 TER	2.88
63	1078140001110	Homestead Gardens	No	1501 SW 6 ST	2.88
64	0131270710010	Elizabeth Verrick II	No	2828 NW 23 AVE	2.86
65	0131250210311	Wynwood	No	535 NW 33 ST	2.83
66	0131270150220	Gwen Cherry 15	No	2301 NW 23 CT	2.67
67	3069350100010	Pine Island I	No	27101 SW 128 AVE	2.59
68	0131350470010	Haley Sofge Towers	Yes	800 NW 13 AVE	2.50
69	0131270400590	Gwen Cherry 14	No	1906 NW 24 ST	2.46
70	3060180200010	Goulds	No	11210 SW 221 ST	2.35
71	3060180200470	Goulds	No	22125 SW 112 CT	2.33
72	01311300860010	Edison Plaza (Elderly)	Yes	205 NW 55 ST	2.28
73	0131130480060	Edison Park (Family)	No	250 NW 58 ST	2.25
74	3021070210010	Palmetto Gardens	Yes	16850 NW 55 AVE	2.22
75	0131140090010	Liberty Square	No	1415 NW 63 ST	2.10
76	3050320410180	Richmond Homes	No	16911 SW 105 AVE	1.77
77	3079040150010	Biscayne Plaza	Yes	15201 SW 288 ST	1.74
78	0131140020010	Liberty Square	No	1200 NW 62 LN	1.73
79	0131140300120	Little River Terrace	No	793 NW 55 TER	1.50
80	01311300860010	Edison Courts	No	6326 NW 2 PL	1.30
81	3079050160010	Wayside	No	29060 SW 160 AVE	1.14
82	0141030730010	Little Havana	Yes	1759 SW 5 ST	0.84
83	3059250000035	Southern Anchor	No	7515 SW 152 AVE	0.75
84	1678240290010	Florida City Family	No	641 NW 7 ST	0.75
85	0131250630020	Rainbow Village	No	2000 NW 3 AVE	0.73
86	3060070160010	Arthur Mays Village	No	11351 SW 216 ST	0.66
87	3050320040600	Perrine Villas	Yes	10000 W JESSAMINE ST	0.60
88	0131250240510	Wynwood	No	401 NW 33 ST	0.58
89	0141020060790	Little Havana Homes	No	1275 SW 1 ST	0.55
90	0131250280320	Wynwood	No	137 NW 30 ST	0.52
91	3050320350010	Perrine Gardens	Yes	17305 SW 102 AVE	0.42
92	0131250241580	Wynwood Elderly	Yes	301 NW 30 ST	0.42
93	0131230372020	Manor Park	No	1601 NW 42 ST	0.38
94	0141020064730	Falk Turkey	Yes	455 SW 16 AVE	0.29
95	3079040190010	Leisure Villas	No	28701 SW 153 AVE	0.28
96	0131250200131	In Cities - Wynwood	No	579 NW 34 ST	0.25
97	0131250210330	Wynwood	No	512 NW 33 ST	0.25
98	3050320440010	Perrine Rainbow	No	7515 SW 152 AVE	0.24
99	0131130090470	Lemon City	Yes	6860 NE 2 AVE	0.23
100	3079040000190	Modello (3 buildings)	No	15302 SW 282 ST	0.20
101	3031220580010	Ward Towers (2200)	Yes	2200 NW 54 ST	0.14
102	3049330060030	Park Lake Apts	No	8201 SW 152 AVE CIR	0.14
103	0141200450010	Stirrup Plaza Family	No	3707 PERCIVAL AVE	0.12
104	3421100010300	Miami Gardens	No	18175 NW 22 AVE	0.10
105	3031150040340	Annie Coleman	No	1728 NW 60 ST	0.10
106	3049330080050	Lakeside Towers	No	7515 SW 152 AVE	0.05
107	0131260392820	Gwen Cherry 13	No	2400 NW 12 AVE	0.03
108	0141210070610	Coconut Grove	No	3666 DAY AVE	0.02

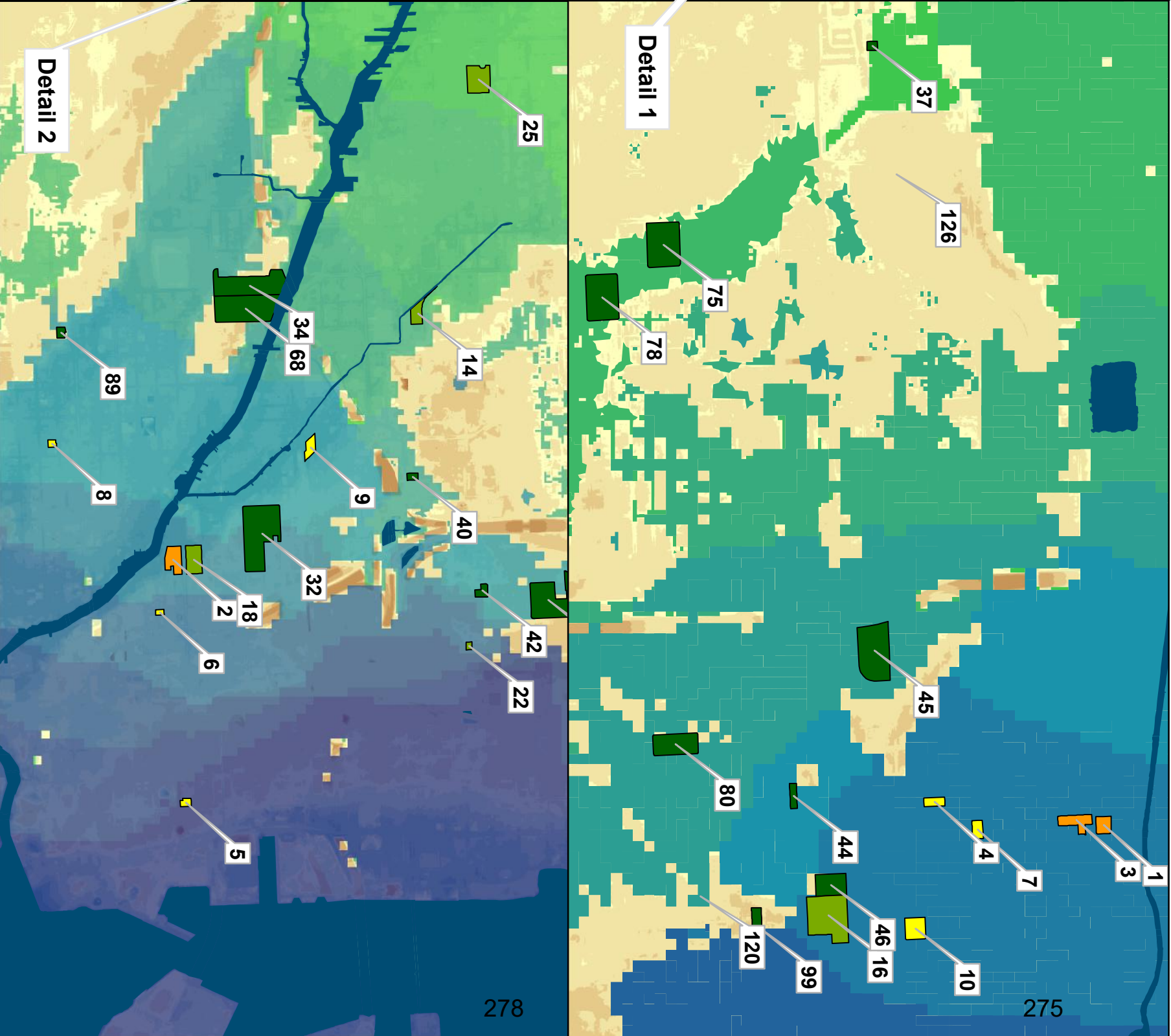
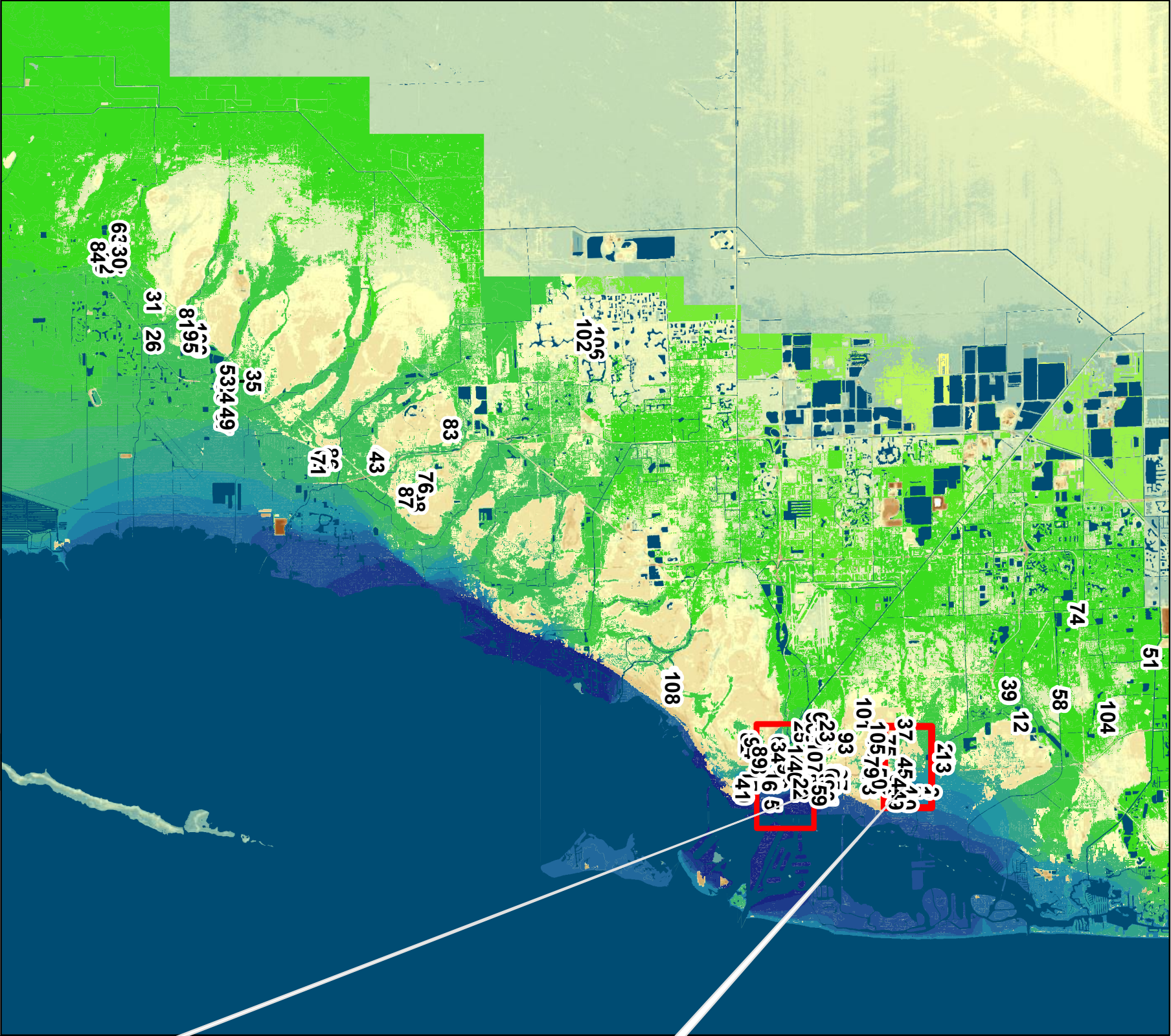
Ranking	Folio	Name	Elderly/ Disable Housing	Address	VC Score
109	0131260390080	Allipattah Homes	No	1233 NW 35 ST	0.00
110	3031150250300	Annie Coleman	No	2200 NW 57 ST	0.00
111	3031220210510	Annie Coleman	No	2265 NW 50 ST	0.00
112	0131350180310	Claude Pepper	Yes	750 NW 18 TER	0.00
113	0141210070890	Coconut Grove	No	3625 OAK AVE	0.00
114	0131220400040	Collins Park	Yes	3625 NW 20 AVE	0.00
115	0141210050030	Gibson Plaza	No	3181 DOUGLAS RD	0.00
116	3060180010490	Goulds	No	22025 SW 115 CT	0.00
117	3060070000100	Goulds Plaza	Yes	12700 SW 8 ST	0.00
118	3049020000062	Guan Via	No	3110 PLAZA ST	0.00
119	0141210021340	Grove Homes	No	6610 NE 1 AVE	0.00
120	0131130190010	Gwen Cherry 07	No	3301 NW 11 CT	0.00
121	0131260040010	Gwen Cherry 08	No	2840 NW 10 AVE	0.00
122	0131260361770	Gwen Cherry 12	Yes	6321 NW 25 AVE	0.00
123	3031150450010	Joliette	Yes	154 SW 17 AVE	0.00
124	0141030740010	Jose Marti Plaza	Yes	5804 NW 12 AVE	0.00
125	0131140431851	Liberty Homes	No	1605 NW 75 ST	0.00
126	3031110180010	Model Cities - C	No	8915- 8917 SW 40TH ST	0.00
127	3040160020010	New Project	Yes	1001 NW 27 ST	0.00
128	0131140340111	Orchard Villa Homes	No	1441 NW 55 ST	0.00
129	0131260510300	Santa Clara Homes	No	2505 NW 61 ST	0.00
130	3031120081600	Scattered Sites - A	No	7403 NW 23 CT	0.00
131	3031100630010	Scattered Sites - B (Demo)	No	2200 NW 74 ST	0.00
132	3031100810041	Scott Carver	No	7403 NW 23 CT	0.00
133	3031100810051	Scott Carver	No	7403 NW 23 CT	0.00
134	3031100810060	Scott Carver	No	7403 NW 23 CT	0.00
135	3031100810070	Scott Carver	No	7403 NW 23 CT	0.00
136	0141090480010	Smathers Plaza	Yes	940 SW 29 CT	0.00
137	0940250630010	South Miami Gardens	No	5949 SW 68 ST	0.00
138	0940250630040	South Miami Plaza	Yes	6701 SW 62 AVE	0.00
139	0141210060330	Stirrup Plaza Elderly Units	Yes	3150 MUNDY ST	0.00
140	3421170060480	Venetian Gardens	No	16210 NW 37 PL	0.00
141	3031220580011	Ward Towers (5301)	Yes	5301 NW 23 AVE	0.00
142	0131250240390	Wynwood	No	300 NW 34 ST	0.00

ASSETS NOT VULNERABLE TO SEA LEVEL RISE AND STORM SURGE

MIAMI-DADE COUNTY  
OFFICE OF RESILIENCE

RAPID ACTION PLAN: PUBLIC HOUSING  
AND COMMUNITY DEVELOPMENT DEPT  
VULNERABILITY RANKING





**Legend**

Open Water VC Score

Vertical Datum: NAVD88

0.01 - 5.0	feet
5.1 - 10.0	Less than -20
10.1 - 15.0	6.01 - 8
15.1 - 20.0	8.01 - 10
20.1 - 25.0	10.01 - 15
	15.01 - 20

Ground Elev. feet

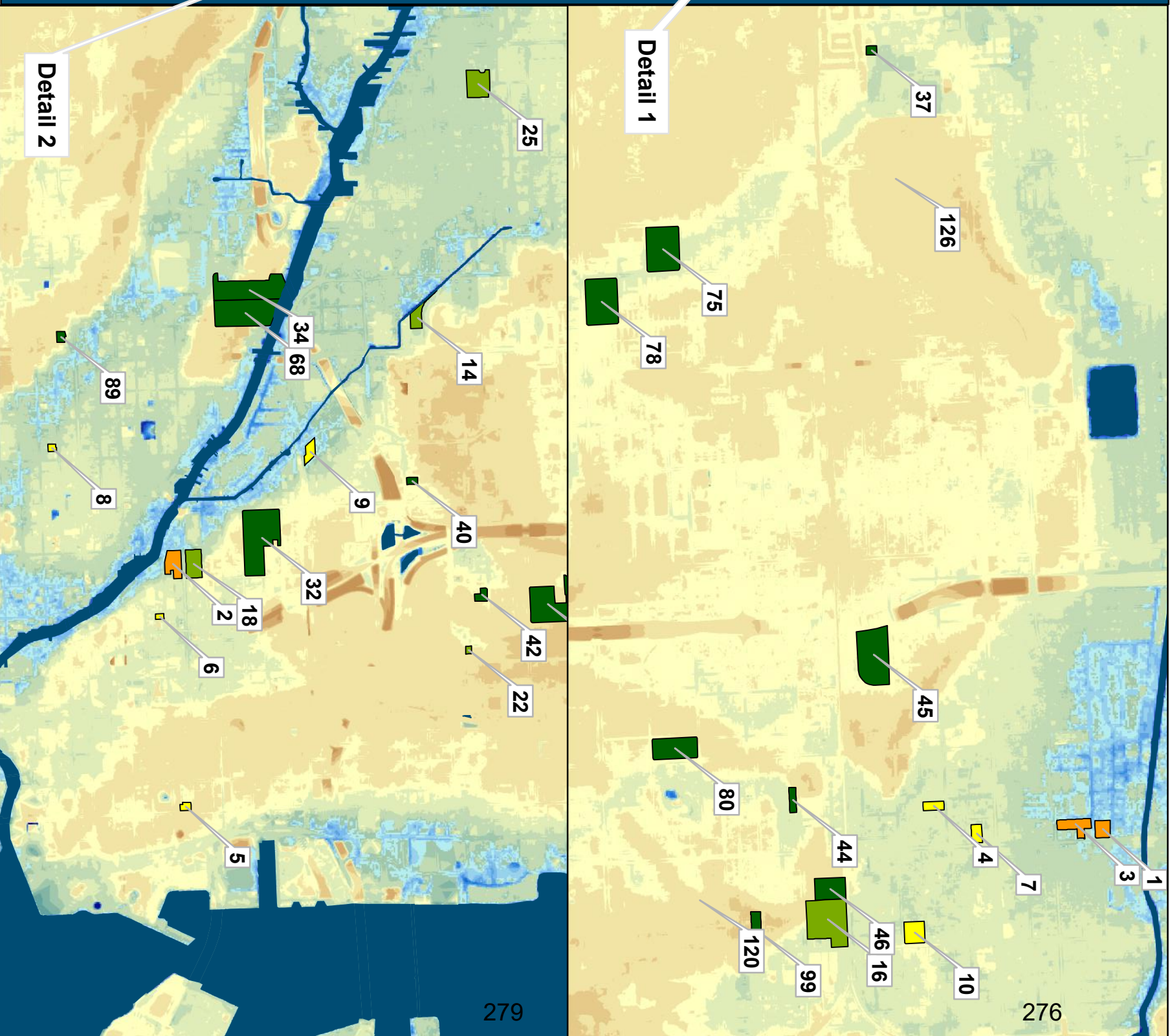
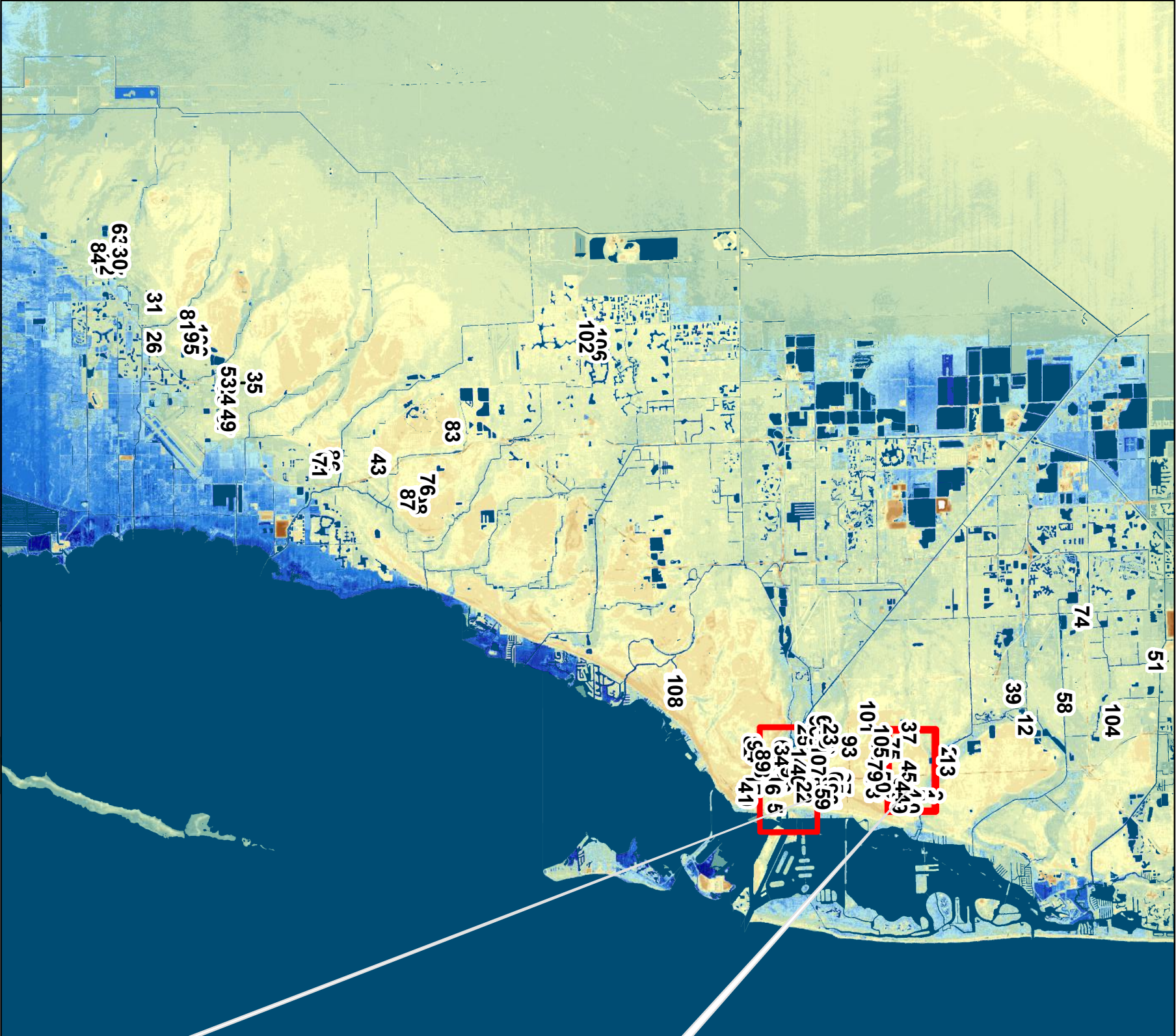
2.01 - 4	20.01 - 30
4.01 - 6	30.01 - 50
6.01 - 8	50.01 - 80
8.01 - 10	80.01 - 100
10.01 - 15	100.01 - 150
15.01 - 20	

Storm Surge Elev. feet

3.1 - 4.0	8.1 - 9.0
4.1 - 5.0	9.1 - 10.0
5.1 - 6.0	10.1 - 11.0
6.1 - 7.0	11.1 - 12.0
7.1 - 8.0	12.1 - 13.0
	13.1 - 14.0
	14.1 - 15.0
	15.1 - 16.0
	16.1 - 17.0
	17.1 - 18.0

**MIAMI-DADE COUNTY**  
**OFFICE OF RESILIENCE**  
 RAPID ACTION PLAN: PUBLIC HOUSING  
 AND COMMUNITY DEVELOPMENT DEPT  
 DEVELOP: VULNERABLE TO STORM SURGE INUNDATION





**Legend**

Open Water	VC Score	Ground Elev.	3 ft SLR Inundation
Blue	0.01 - 5.0	feet	Less than 0.5'
	5.1 - 10.0	Less than -20	0.51 - 1.00
	10.1 - 15.0	-5 - 0	1.01 - 1.50
	15.1 - 20.0	0 - 2	1.51 - 2.00
	20.1 - 25.0	2.01 - 4	2.01 - 2.50
		4.01 - 6	2.51 - 3.00
		6.01 - 8	3.01 - 3.50
		8.01 - 10	3.51 - 4.00
		10.01 - 15	4.01 - 4.50
		15.01 - 20	More than 4.5'
		20.01 - 30	
		30.01 - 50	
		50.01 - 80	
		80.01 - 100	
		100.01 - 150	

Vertical Datum:  
NAVD88

**MIAMI-DADE COUNTY**  
**OFFICE OF RESILIENCE**  
 RAPID ACTION PLAN: PUBLIC HOUSING  
 AND COMMUNITY DEVELOPMENT DEPT  
 ASSETS VULNERABLE TO SEA LEVEL RISE INUNDATION





Name: RONARDO FRAZIER  
 Affiliation: BAC FUNDING CORPORATION  
 Contact (email/phone): 305-588-2459  
RFRAZIER1@RFRAZIER1.COM

Topic:

- Decent Housing
- Economic Development
- Suitable Living Environment
- Citizen Participation Plan

Questions/Comments:

1. <sup>CONSIDER</sup> ~~CONSIDER~~ WHAT DOES PHCD AS THE MAIN  
INGREDIENTS FOR A ~~HEALTHY~~ SUITABLE LIVING  
ENVIRONMENT?
2. HOW DOES THE COUNTY (PHCD) INSURE THAT  
THE ABOVE MENTIONED INGREDIENTS ARE ADDRESSED  
IN A SUITABLE LIVING ENVIRONMENT, ESPECIALLY  
IN THE URBAN CORE COMMUNITY?
3. HOW MUCH COORDINATION IS DONE BETWEEN  
THE VARIOUS COUNTY AGENCIES THAT MAY HAVE  
JURISDICTION OVER THE AREAS THAT CONTRIBUTE  
TO A SUITABLE LIVING ENVIRONMENT?

Submit this card for the record:   
 Have this card read aloud during the meeting:



Name: \_\_\_\_\_

Affiliation: \_\_\_\_\_

Contact [email/phone]: \_\_\_\_\_

Topic:

- Decent Housing
- Economic Development
- Suitable Living Environment
- Citizen Participation Plan

Questions/Comments:

~~What?~~

Where can one find the current housing policies/statutes for the county/state of Florida.

In terms of TOD, affordable housing is one of the ~~are~~ focus areas so an overall list of policies for the county. ~~The~~ Online search haven't yield much result. I would like to know about detailed policies for affordable housing that would make it a possible option to bring to the transit corridor.

Submit this card for the record:

Have this card read aloud during the meeting:



Name: Lynda HARRIS  
 Affiliation: REVA Development  
 Contact (email/phone): 954-559-9816

Topic:

- Decent Housing
- Economic Development
- Suitable Living Environment
- Citizen Participation Plan

Questions/Comments:

How does Opportunity Zones assist w/  
 building affordable housing - and is the  
 County assisting any any way?

Having a specific contact during the building  
 process will be helpful.. it is difficult getting answers  
 and information sometimes

Submit this card for the record:   
 Have this card read aloud during the meeting:





Name: RONALD FRAZIER

Affiliation: BAC FUNDING CORP.

Contact [email/phone]: 305-588-2439  
REFRAZIER@REFRAZIER.COM

Topic:

Decent Housing

Economic Development

Suitable Living Environment

Citizen Participation Plan

Questions/Comments:

2. WHAT DO YOU SEE AS THE LARGEST IMPEDIMENT TO THE  
EXISTING STOCK OF AFFORDABLE HOUSING IN MIAMI-DADE COUNTY  
ANSWER: INFRASTRUCTURE / WATER & SEWER IN  
THE URBAN CORE

3. WHAT IS THE MOST ESSENTIAL HOUSING NEED IN  
MIAMI-DADE COUNTY?  
ANSWER: HOUSING FOR 120% - 150% ATRI

Submit this card for the record:   
Have this card read aloud during the meeting:



Name: Mylene Sonora  
 Affiliation: PROSPERA  
 Contact (email/phone): Msonora@PROSPERAUSA.org

- Topic:
- Decent Housing
  - Economic Development
  - Suitable Living Environment
  - Citizen Participation Plan

Questions/Comments:

1) What options does the plan include for areas being severely impacted by gentrification like Little Havana, Little Haiti, + Allapattuk?

2) 50% of hh income used for housing directly impacts quality of life - is there a holistic approach being considered to not only reduce rental costs but also raise hh income?

Submit this card for the record:  
 Have this card read aloud during the meeting:





Name: Phyllis W. Simpkins  
 Affiliation: CAC Chair  
 Contact (email/phone): (786) 443-3277

Topic:

- ✓ Decent Housing *Goals made to make living ~~and~~ suitable for residents*
- ✓ Economic Development *Employment opportunities for residents & family*
- ✓ Suitable Living Environment
- ✓ Citizen Participation Plan

Questions/Comments:

- ① *Most common problem is unemployment & education; <sup>skill</sup> training opportunities*
- ② *Wages Opportunity for employment*
- ③ *Affordable home ownership, credit establishing, Employment*
- ④ *Employment for residents, education & training, more recreational activities for the children & elderly.*

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Submit this card for the record:   
 Have this card read aloud during the meeting:



Name: Lynnda Harris  
 Affiliation: REVA Development  
 Contact (email/phone): 954-559-9816

- Topic:
- Decent Housing
  - Economic Development
  - Suitable Living Environment
  - Citizen Participation Plan

Questions/Comments:

How does County-owned land get obtained?

Any restrictions to build affordable housing when given County owned land?

Any ~~real~~ incentives to Developers if building mixed-use housing

Submit this card for the record:   
 Have this card read aloud during the meeting:



Name: \_\_\_\_\_

Affiliation: \_\_\_\_\_

Contact (email/phone): \_\_\_\_\_

Topic:

- Decent Housing
- Economic Development
- Suitable Living Environment
- Citizen Participation Plan

Questions/Comments:

~~How is G~~  
 WHAT IS THE CRITERIA FOR TRANSFERING  
 LAND TO 501(C)3 NON PROFIT ORGANIZATIONS?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Submit this card for the record:

Have this card read aloud during the meeting:



Name: D. Mal Christ  
 Affiliation: Model City Advisory Board  
 Contact [email/phone]: Fall @ bell.south.net

Topic:

- Decent Housing
- Economic Development
- Suitable Living Environment
- Citizen Participation Plan

*their format violates  
citizen participation:*

*Federal Violates:*

Questions/Comments:

- ① PHCD economic department is too far removed from economic development for our community? why?
- ② Lack of citizen participation and is in federal violation
- ③ PHCD loyalty seems to be to B&C not to the community for which it is supposed to administer. No citizen participation.

Submit this card for the record:  
 Have this card read aloud during the meeting:





Name: Dr. Mae Christian  
 Affiliation: Moral City Advisory Board  
 Contact [email/phone]: Sally @ bell south.net

Topic:

- Decent Housing
- Economic Development
- Suitable Living Environment
- Citizen Participation Plan

Shei Jensen Violate  
citizen participation  
Federal Violate

Questions/Comments:

why are there no self sufficiency programs  
in public housing.  
lack of affordable housing  
signification.

no affordable housing

no subsidy available to us

no emergency housing

lack of citizen participation

lack of citizen participation

Submit this card for the record:

Have this card read aloud during the meeting:


PHCP is not connected from the community  
more and more!



Name: Christine Rupp  
 Affiliation: Dade Heritage Trust  
 Contact [email/phone]: \_\_\_\_\_

- Topic:
- Decent Housing
  - Economic Development
  - Suitable Living Environment
  - Citizen Participation Plan

Questions/Comments:

Is there funding available for  
a non-profit who wants to provide outside  
the federal regulations of Affordable Housing?  
If the non-profit self-imposes rents at  
affordable levels, can the County provide funding.

*affordable housing*

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Submit this card for the record:   
 Have this card read aloud during the meeting:





Name: Maggie Mestre

Affiliation: \_\_\_\_\_

Contact [email/phone]: magsrealty@gmail.com

Topic:

- Decent Housing
- Economic Development
- Suitable Living Environment
- Citizen Participation Plan

Questions/Comments:

① Is there a financing agency that provides opportunities for the potential owners in the duplex program mentioned? or does the county have the pot of money they would apply thru?

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Submit this card for the record:   
 Have this card read aloud during the meeting:



Name: \_\_\_\_\_

Affiliation: \_\_\_\_\_

Contact (email/phone): \_\_\_\_\_

Topic:

Decent Housing

Economic Development

Suitable Living Environment

Citizen Participation Plan

Questions/Comments:

For the MSP program why do PHCD requires  
 your income to be over the 50% of the AMT.....

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

Submit this card for the record:

Have this card read aloud during the meeting:



Name: John Numa

Affiliation: \_\_\_\_\_

Contact (email/phone): 239 298 9987

Topic:

- Decent Housing
- Economic Development
- Suitable Living Environment
- Citizen Participation Plan

Questions/Comments:

Homeownership of multiunits and small development support for homeowners wanting to creating legacy of home. or zoning assistance may be needed.

Homeowners could assist in providing Affordable housing if Assisted, qualified, & financed

Require Communities to have in place & develop Plans per block for addressing needs of the Community.

Group & co-op housing programs should be addressed for Men, Women, young adults & etc. Non profits & churches should be updated or give guidance on working with the County.

Submit this card for the record:

Have this card read aloud during the meeting:



Name: Myra Smita

Affiliation: \_\_\_\_\_

Contact (email/phone): \_\_\_\_\_

Topic:

- Decent Housing
- Economic Development
- Suitable Living Environment
- Citizen Participation Plan

Questions/Comments:

PLEASE be patient with our  
 questions. As citizens, payers,  
 we may not be intimately  
 familiar with <sup>current</sup> what ~~area~~  
 does or is responsible for.

Submit this card for the record:   
 Have this card read aloud during the meeting:



Name: Josh Wynn

Affiliation: \_\_\_\_\_

Contact [email/phone]: 239 298 9987

Topic:

- Decent Housing ✓
- Economic Development
- Suitable Living Environment
- Citizen Participation Plan

Questions/Comments:

How can homebusinesses provide affordable housing? Can they be assisted by the county?  
How can a citizen turn these housing of work into your departments to provide affordable housing  
Employment of homebased business protected

Can inherited housing be protected & supported by programs? If housing is inherited by someone ill-proble

How can homebusinesses change their zoning to provide multi-unit housing?

→ Can neighborhoods be assisted in collaborating to save homes or businesses?  
with your county or federal support?

Submit this card for the record:   
 Have this card read aloud during the meeting:



Name: RONALD FRASIER  
 Affiliation: BAC FUNDING CORP.  
 Contact (email/phone): 305-588-2459  
RFRASIER@BACFUNDING.COM

Topic:

- Decent Housing
- Economic Development
- Suitable Living Environment
- Citizen Participation Plan

Questions/Comments:

WHAT DO YOU BELIEVE SHOULD BE THE TOP PRIORITY  
FOR ECONOMIC DEVELOPMENT?

ANSWER: 1. COMMUNITY

(1) DEVELOP A BUSINESS DEVELOPMENT INITIATIVE  
THAT DEALS WITH CAPACITY BUILDING

(2) ~~REMOVE~~ THERE IS A NEED FOR COMPATIBILITY  
OF THE GMP IN TERMS OF <sup>THE</sup> FUTURE LAND USE  
AND ZONING AND THOSE LAND USE AND ZONING  
FOR THE URBAN CORE AREAS.

(3) STOP INCOMPATIBLE ZONING AND LAND USES  
IN THE URBAN CORE THAT DOES NOT SUPPORT SUSTAINABLE  
DEVELOPMENT AND GROWTH FOR THE SPECIFIC COMMUNITY

~~THESE ARE THE TOP PRIORITY AREAS FOR THE URBAN CORE~~  
 Submit this card for the record:   
 Have this card read aloud during the meeting:



Name: Sonora  
 Affiliation: Prospera  
 Contact (email/phone): \_\_\_\_\_

Topic:

- Decent Housing
- Economic Development
- Suitable Living Environment
- Citizen Participation Plan

Questions/Comments:

What does HCD consider  
a reasonable timeline for approval of  
FFED funding? (so we may  
counsel potential clients accordingly)

Submit this card for the record:   
 Have this card read aloud during the meeting:



Name: Justine Nima  
 Affiliation: Beneches  
 Contact (email/phone): 239-298-9967

Topic:

- Decent Housing
- Economic Development
- Suitable Living Environment
- Citizen Participation Plan

Questions/Comments:

Is technical assistance for starting, sustaining, or growing a business  
a part of the 2020-2024 Plan?

How can a nonprofit create an incubator, technical assistance center, or industrial  
zone with your support?

Had our program available

Submit this card for the record:   
 Have this card read aloud during the meeting:





Name: Lynda HARRIS  
 Affiliation: REVA Development  
 Contact (email/phone): 954-559-9816

Topic:

- Decent Housing
- Economic Development ✓
- Suitable Living Environment
- Citizen Participation Plan

Questions/Comments:

Capital- Any funds for start up businesses to  
obtain inventory/equipment- perhaps grant or  
no interest loans

If creating jobs any waiver of fees, or  
incentives from County

Micro-Lending loans need collateral? Credit?

Submit this card for the record:   
 Have this card read aloud during the meeting:



Name: Sonora  
 Affiliation: PROSPERA  
 Contact (email/phone): \_\_\_\_\_

Topic:

- Decent Housing
- Economic Development
- Suitable Living Environment
- Citizen Participation Plan

Questions/Comments:

What is the percentage of CDBG funding allotted for lending vs capacity building / technical assistance?  
 What is the thought process <sup>ground</sup> ~~support~~ the decision?

Submit this card for the record:  
 Have this card read aloud during the meeting:




Name: Sonora  
 Affiliation: Prospera  
 Contact (email/phone): \_\_\_\_\_

Topic:

- Decent Housing
- Economic Development
- Suitable Living Environment
- Citizen Participation Plan

Questions/Comments:

Weatherization is <sup>unfortunately</sup> not an issue for small businesses facing multiple challenges just to start-up or expand. Are there any plans to ~~conduct~~ address the issue of weatherization and funding for weatherization programs?

Submit this card for the record:  
 Have this card read aloud during the meeting:





Name: Sasha Numa

Affiliation: \_\_\_\_\_

Contact (email/phone): 239-298-9987

Topic:

- Decent Housing
- ✓ Economic Development
- Suitable Living Environment
- Citizen Participation Plan

Questions/Comments:

Top Priority

Technical assistance for creating economic mobility for our people and small businesses.

Cutting <sup>regulations</sup> back requirements (permits, taxes, permits for city)

Making the process for starting a business on one platform

Business certification program

Submit this card for the record:

Have this card read aloud during the meeting:



Name: Lynda HARRIS -  
 Affiliation: \_\_\_\_\_  
 Contact [email/phone]: \_\_\_\_\_

Topic:

- Decent Housing
- Economic Development
- Suitable Living Environment
- Citizen Participation Plan

Questions/Comments:

Who decides the amount of funding that goes towards the various areas, i.e. HOME Funds; CDAG, etc.

Submit this card for the record:   
 Have this card read aloud during the meeting:



Name: Cherokee Plan  
 Affiliation: Dade Heritage Trust  
 Contact [email/phone]: 305-358-9572

Topic:

- Decent Housing
- Economic Development
- Suitable Living Environment
- Citizen Participation Plan

Questions/Comments:

Will the plan take historic preservation  
and preservation of existing cultural/architectural  
assets into consideration?  
i.e. incentives for developments  
that preserve existing buildings  
instead of demolishing them if  
they meet the requirements for  
historic designation

Submit this card for the record:  
 Have this card read aloud during the meeting:





Name: Phyllis M. Simpkins  
 Affiliation: CAC Chair / PHCD  
 Contact (email/phone): 786-443-3277

Topic:

- Decent Housing
- Economic Development
- Suitable Living Environment
- Citizen Participation Plan

Questions/Comments:

① How is this plan going to affect the residents & community? ② Will it be discontinued at some point? ③ What is its main purpose?

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Submit this card for the record:   
 Have this card read aloud during the meeting:



Name: Lynda Lopez  
 Affiliation: \_\_\_\_\_  
 Contact (email/phone): \_\_\_\_\_

Topic:

- Decent Housing
- Economic Development
- Suitable Living Environment
- Citizen Participation Plan

Questions/Comments:

Can the Consolidated be changed  
depending on who gets elected.

Can funds be re-directed depending on  
who gets elected

Submit this card for the record:   
 Have this card read aloud during the meeting:



MIAMI-DADE COUNTY

Name: Amy Sanchez  
 Affiliation: Citizen  
 Contact (email/phone): amy.sanchez@yahoo.com  
305.510.2234

- Topic:
- Decent Housing
  - Economic Development
  - Suitable Living Environment
  - Citizen Participation Plan

Questions/Comments:

- 1) Does PHCD have or intend to build a plan to transition renters into home owners?
- 2) Is there any education that takes place currently to elevate renters to home owners
- 3) Is PHCD reconsidering the current structure of Miami Dades Communities ~~to~~ @ currently created by today's zoning requirements?
- 4) Is PHCD open to new (possibly non-traditional) community structures that focus ~~entirely~~ on moving renters into a homeownership role?

Submit this card for the record:  
 Have this card read aloud during the meeting:

\* Comment =  
 I believe we can leverage deed restrictions, similar to 55 and over, but targeted towards blue collar

jobs, to create ~~affordable~~ lower price housing that will make it more affordable for purchasers to buy ~~for~~ a new home, but it will require HUD's/PHCI financial support to fund these projects. The deed restriction, such as "Grandparents with legal guardianship of their grand children as well, as county workers, could create beautiful new community structures, while pushing renters into a homeowner status.

I will supply more information via email.



Name: Sonora  
 Affiliation: Parapara  
 Contact (email/phone): \_\_\_\_\_

Topic:

- Decent Housing
- Economic Development
- Suitable Living Environment
- Citizen Participation Plan

Questions/Comments:

Entrepreneurship is a path that often requires best practices training to be successful. Intervening early with TA can ultimately lead to other successful steps on the way to ~~the~~ triumph: accessing capital, business ownership, etc. Please consider education of start-up or existing businesses as you allocate HUD funding as importantly as lending.

Submit this card for the record:   
 Have this card read aloud during the meeting:



Name: Phyllis W. Sloan-Simpkins  
 Affiliation: CAC Choir  
 Contact [email/phone]: 786-443-3277

Topic:

- Decent Housing
- Economic Development
- Suitable Living Environment
- Citizen Participation Plan

Questions/Comments:

① If people are being displaced due to Redevelopment & new affordable homes in various areas, how is PHCD making sure those people are housed back in those areas after Redevelopment has been completed.

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Submit this card for the record:   
 Have this card read aloud during the meeting:

In recent meetings and telephone calls with Model City CAC members and community members – these ideas have come up:

- Request for more Chair's meetings (getting together all CAC members to discuss countywide issues)
- Excitement about being able to provide input for the future Consolidated Plan/Citizens Participation Plan
- Excitement about discussing how to achieve the CAC's 2013-2018 priorities - Poinciana Industrial Park, MI K Boulevard/NW 62<sup>nd</sup> Street corridor, and NW 18<sup>th</sup> Avenue revitalization – (among others)
- Thoughts of possibly revising the list of priorities for 2019-2024
- A desire to appoint CAC members (instead of the current elections process)
- How to help more people become homeowners
- How to help people with foreclosure prevention

## **South Miami CAC Priorities for Consolidated Plan-January 16, 2019**

Attendees: Marie Brits, Bornico Ellis, Levy Kelly, James McCants, Carolyn Phillips, Dr. Joyce Price

### **Priorities**

#### **Housing**

##### Affordable housing (listed in order of priority)\*

- 1) Low-income housing serving very/extremely low (30% and below AMI)
- 2) Workforce housing
- 3) Permanent homeless housing
- 4) Senior Housing (Note: many of the senior housing, the seniors do not meet the income qualifications because their income may be slightly higher than the housing program limits)

\* Advisory Committee was concerned that South Miami Residents currently do not access new housing and want assurances that in the future there can be some guarantee they will be able to access the housing.

#### **Public Services**

- 1) Substance Abuse
- 2) Domestic Violence
- 3) Mental Health

#### **Economic Development**

- 1) Activities that benefit small businesses including start-up businesses
- 2) Micro-lending activities – concerned that entities receive funds from the County to do micro-lending but do not serve South Miami as they indicate in their application
- 3) More housing endeavors that include a retail component
- 4) Community markets such as farmer markets that serve the community

#### **Public Facilities/Capital Improvements**

- 1) Street lighting
- 2) Community Facility to house social service program
- 3) Sidewalk replacement – particularly where trees have been planted and the sidewalks have been uprooted.

West Little River NRSA  
Community Advisory Committee Meeting  
Arcola Lakes Park – 1301 NW 83<sup>rd</sup> Street, Miami, FL 33147

Thursday, March 21, 2019  
6:00 pm

**WLR Priorities for inclusion in the Consolidated Plan 2020-2024**

**PUBLIC FACILITIES AND CAPITAL IMPROVEMENTS**

- Residential paved driveways
- Street calming measures (103<sup>rd</sup> St - 95<sup>th</sup> St from 7<sup>th</sup> Ave – 17<sup>th</sup> Ave)
  - Speed bumps
  - Roundabouts
- ◆ Landscaping
- Drainage Improvements
- Street lighting
- Enforcement of current zoning laws
- Conservation of green spaces
- Public parks

**HOUSING**

- Overall improvement to the quality of life for residents
  - Moratorium on high-rise rental developments
  - Less overcrowding/ high density neighborhoods
  - Concern for environmental impact of overcrowding
- Homeownership opportunities
  - Single family homes
  - Townhomes
  - Resources for homeownership

**PUBLIC SERVICES**

- Youth Services
- Elderly Services
- Employment training

**ECONOMIC DEVELOPMENT**

- Special economic development
- ◆ Micro lending

Miami-Dade County Public Housing and Community Development  
Electronic Community Sample Survey

Q1. Name: \_\_\_\_\_

Q2. Agency: \_\_\_\_\_

Q3. Priority Area of Agency:

- a. Decent housing
- b. Suitable living environment
- c. Problem is we have so few resources
- d. Encourage building of new workforce housing
- e. Other: \_\_\_\_\_

Q4. What do you see as the top priority need in Miami-Dade County?

- a. Decent housing
- b. Suitable living environment
- c. Expanding economic opportunities
- d. Better public education
- e. Other: \_\_\_\_\_

Q5. What do you see as the top impediment to that priority need?

- a. Affordability of housing
- b. Socio-economic factors/poverty
- c. Location
- d. Other: \_\_\_\_\_

Q6. What are you as an individual and/or agency already doing to address those needs?

Q7. Which entities do you have current partnerships with? (Please check all that apply.)

- a. Non-Profits
- b. For-Profits
- c. Government Sector
- d. Colleges/universities/educational institutions



Miami-Dade County Public Housing and Community Development  
Electronic Community Sample Survey

Q8. What do you see as the most common housing problem in Miami-Dade County?

- a. Substandard units in need of major repair
- b. Severe overcrowding (more than double the recommended occupants)
- c. Extremely cost burdened households (over 50% of income spent on housing)
- d. Other: \_\_\_\_\_

Q9: What do you see as the largest impediment to the existing and future stock of affordable housing in Miami-Dade County?

- a. Rental costs
- b. Home sale prices
- c. Wages
- d. Property taxes
- e. Land-use regulations
- f. Land costs
- g. Construction costs
- h. Other: \_\_\_\_\_

Q10. What do you consider to be the most essential housing need in Miami-Dade County?

- a. Affordable senior housing
- b. Homeownership
- c. Multi-family rental
- d. Section 8 vouchers
- e. Public housing
- f. Other: \_\_\_\_\_

Q11. What housing topics are you most interested in learning more about? (Please check all that apply.)

- a. Affordable rental housing
- b. Affordable homeownership
- c. Home rehabilitation and emergency repair

Miami-Dade County Public Housing and Community Development  
Electronic Community Sample Survey

- d. *Housing policies (inclusionary zoning, commercial linkage, etc.)*
- e. *Other: \_\_\_\_\_*

Q12. *What do you believe should be the top priority for Economic Development initiative given that we only receive less than \$8 million in federal funding for this purpose?*

- a. *Job training*
- b. *Access to capital*
- c. *Lending for small business start-ups*
- d. *Capacity building*
- e. *Community revitalization*
- f. *Other: \_\_\_\_\_*

Q13: *How has climate change affected the clients you serve?*

- a. *Housing safety*
- b. *Health*
- c. *Economic impact*
- d. *All of the above*
- e. *Not applicable*
- f. *Other: \_\_\_\_\_*

Q14. *Please prioritize these factors which can assist Miami-Dade County in becoming a more sustainable community:*

- a. *Access to healthcare*
- b. *Access to education*
- c. *Parks/Open spaces*
- d. *More housing units*

Q15. *Are you willing to trade off green space for more development of housing?*

- a. *Yes*
- b. *No*
- c. *Comments: \_\_\_\_\_*

Company Name	Contact Name	Last Name	Address	Email	Contact Type
University of Miami	Jorge Damian	De la Paz		jdlapaz@miami.edu	College/University
Center for Community	Michael	Anderson	1536 U St NW	m.anderson@communitychange.org	College/University
community coalition	ken	forbes	P. O. Box 924859	cosdinc@gmail.com	College/University
1972	Desiree	McCray	10744 SW 144th St	NUKE93BABEE99@YAHOO.COM	College/University
The National Auxiliary	Desiree	McCray	10744 SW 144TH ST	nuke93babee99@yahoo.com	College/University
	Tanya	Jackson	6700 NW 14 Ave	jewelson@gmail.com	College/University
	Sarah	Taveras	7915 Bayron ave	sarah@reial@hotmail.com	College/University
	Sandra	Urena	8325 SW. 169TH, Ter	sandraurena@ic@yahoo.com	College/University
23 biscayne	Markesha	Barnett	3195 nw 67th street	markosha.barnett@yahoo.com	College/University
United Architects, Inc.	Marla Luisa	Castellanos	4000 Ponce De Leon Blvd.	MLC@UnitedArchs.com	Community Based Development
Fortune International	Army	Lockie	230 Salamanca Ave	ALockie@fir.com	Community Based Development
Miami Dade Chamber of Commerce, Inc	Beverly	James	100 South Biscayne Boulevard, Suite 300	bjames@m-dcc.org	Community Based Development
79th Street Corridor Initiative	Ron	Butler	7900 NW 27th Avenue	79thstreet@gmail.com	Community Based Development
Consortium of Worthly Consultants, Inc.	Kimberly	Worthy	11809 SW 273 Street	kworthy@cwc-inc.biz	Community Based Development
MUJER Inc.	Susan	Rubio Rivera	27112 S Dixie Highway	susan@bellsouth.net	Community Based Development
Opa Locka CDC	Willie	Logan	490 Opa Locka Blvd	logan@oledc.org	Community Based Development
Florida Community Loan Fund	James	Walker	4343 W Flagler Street	jwalker@lof.org	Community Based Development
Neighbors And Neighbors	Nehemiah	Davis	5120 NW 24 Avenue	ndavis@nanafl.org	Community Based Development
TAF LLC	Tenesha	Taylor	4801 S. University Drive	taylor@taf-llc.com	Community Based Development
Curleys House of Style Inc	LaVerne	Holliday	6025 NW 6th Court	curleyshouse6025@yahoo.com	Community Based Development

THREE VIRTUES Assistance To The Elderly, Inc.	ALPHA	FLEURIMOND	283 SOUTH KROME AVE	THREEVIRTUES@YAHOO.COM	Community Based Development
Assistance to the Elderly, Inc.	Barbara	Galindo	www.atcinc.org	lhungalazar@residentialplaza.com	Community Based Development
Greater Miami Service	Deborah	Dorsett	5617 NW 7th St	lgalindo@residentialplaza.com	Community Based Development
Miami Homes For All	Audrey	Aradanas	810 NW 28th Street	cdorsett@gmscmiami.com	Community Based Development
Miami Homes For All	Sabrina	Velarde	140 W Flagler Street	aaradanas@miamihomesforall.org	Community Based Development
Sundari Foundation	Constance	Collins	140 West Flagler	svelarde@miamihomesforall.org	Community Based Development
Sundari Foundation	Donna	MacDonald	217 NW 15th Street	constance@lotushouse.org	Community Based Development
Sundari Foundation	Anna	Frusciante	217 NW 15th Street	donna@lotushouse.org	Community Based Development
Better Way of Miami	Michael	Festinger	217 NW 15th Street	anna@lotushouse.org	Community Based Development
South Florida Puerto Rican Chamber of Sundari Foundation	Luis Anna	De Rosa Fruscante	800 NW 28 Street	mfeatinger@bwom.org	Community Based Development
South Florida Community	Shakeria Dr. Ted	Brown Greer, Jr.	3550 Biscayne Blvd.	ldr@puertoricanchamber.com	Organization
Fresh Start Family	Raimundo	Rocha	217 NW 15th Street	anna@lotushouse.org	Community Based Development
Miracle League of Florida Venture	Alina	Dolgado	300 NW 12th Avenue	Shakeriab@southfloridaaoc.org	Organization
Victory Community	Victor	Minikwu	969 N. Krome Ave	lgreer@freshstart-fs.org	Community Based Development
Sunrise Community	Kirk	Zarumba	P.O. Box 562646	info@milomc.org	Community Based Development
Victory Community	Victor	Minikwu	13501 NW 107	mtoutreach@yahoo.com	Community Based Development
Le Jardin Community	Eduardo	Berrones	20535 NW 2ND	vmnikwu@gmail.com	Community Based Development
Josefa Perez de Castano Kidney	George	Perez Castano	9040 Sunset Drive	kzoremba@sunrisegroup.org	Community Based Development
Miami Homes for All	Annie	Lord	P. O. Box 55210	vmnikwu@gmail.com	Community Based Development
Maximum Potential	Mary	McIlraith	311 NE 8th Street	hemones@lejardinocino.org	Community Based Development
A Worthy Cause, Inc.	Kimberly	Worthy	2141 S.W. 1st	jockey@bellsouth.net	Organization
Camillus House	Shelley-Anne	Glasgow-Wilson	140 W Flagler St.	alord@miamihomesforall.org	Community Based Development
Camillus House	Arnaldo	Patiagua	294 s hibiscus dr	maryann@icttraining.com	Community Based Development
Camillus House	Hilda M.	Fernandez	11809 SW 273	kworthy@supportaworthycause.org	Community Based Development
			1603 NW 7 Ave	shelleyg@camillus.org	Community Based Development
			1603 NW 7 Av	arnicpatiagua@camillus.org	Community Based Development
			1603 NW 7 Ave	hfernandez@camillus.org	Community Based Development

American Children's									Community Based
Orchestras for Peace,	Maida	Santander	2150 Coral Way	scop@children-fc-paace.com	Organization				Community Based
Curley's House of	Lavern	Elie-Scott	6025 NW 6th Court	curleys-house6025@yahoo.com	Community Based				Community Based
Miami Workers Center	Trenise	Bryant	745 NW 54th Street	trenise@theworkerscenter.org	Community Based				Community Based
Teen Up-Ward Bound,	Jannie	Russell	717 Opa-Locka	russell@teenupwardbound.com	Community Based				Community Based
Miami Dade Chamber	Beverly	James	100 S. Biscayne	bjames@m-dcc.org	Community Based				Community Based
The Optimist			11025 SW 223		Community Based				Community Based
Foundation of Greater	Enid	Demps	Street	g900c@aol.net	Organization				Community Based
Youth Co-Op, Inc.	Mana	Rodriguez	3525 NW 7 Street	marie.rodriguez@yooopmail.org	Community Based				Community Based
Model City CAC	Gerald	Reed Jr	6700 NW 27th Ave	libertyperkins@gmail.com	Community Based				Community Based
Representative Roy	Roy	Hardemon	710 NW 62 Street	roy.hardemon@myfloridahouse.gov	Community Based				Community Based
Haitian American			1125 NE 125th		Community Based				Community Based
Chamber of	Paola	Pierre	Street	ppierre@haccof.com	Organization				Community Based
Neighbors And	Leroy	Jones	5120 NW 24th Ave	leroy@mental.org	Community Based				Community Based
Citrus Health Network,	Maria	Alonso	4175 West 20th	maria@citrushealth.com	Community Based				Community Based
Urgent, Inc.	Sallha	Nelson	1000 NW 1st Ave.	sallha@urgentinc.org	Community Based				Community Based
Simply Healthcare	Maria	Cabeza		mcaabeza@simplyhealthcareplans.com	Community Based				Community Based
Camillus House, Inc.	Hilda	Fernandez	1603 NW 7 Avenue	hfermandez@camillus.org	Community Based				Community Based
Camillus House, Inc.	Kenneth	King	1603 NW 7 Avenue	kennethk@camillus.org	Community Based				Community Based
Camillus House, Inc	Shelley	Glasgow-Wilson	1603 NW 7 Avenue	shelleyg@camillus.org	Community Based				Community Based
Camillus House, Inc	Shelley-Anne	Glasgow-Wilson	1603 NW 7th	shelleyg@camillus.org	Community Based				Community Based
Latinas United In	Amada	Vargas	3323 NW 17 Ave.	info@aol.com	Community Based				Community Based
Knowledge Builders of	Louis	Cooper	16223 Sw 107 Place	leooper@kb-florida.org	Community Based				Community Based
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Costrata Services, Inc.	Robert	Ruano	1544 Murcia Avenue	Community Based
RICHMOND PERRINE	LERONARDO	STRINGER	18055 HOMESTEAD	Community Based
Habitat for Humanity	Juan	Saborido	3800 NW 22 Avenue	Community Based
Community Health of	Peter	Wood	10300 SW 216	Community Based
McDowell Business	Sandra	McDowell	18240 NW 41st	Community Based
Miami Bridge Youth	Baldwin	Davis	2810 NW South	Community Based
Miami Bridge Youth &	Richard	Rabathaly	2810 N.W. South	Community Based
Community Health of	Peter	Wood	10300 SW 216	Community Based
Richmond Perrine	Lernardo	Stringer	18055 Homestead	Community Based
TGHI / CDC	Joseph	King	3634 Grand Avenue	Community Based
Dynamic Community				Community
Development	Steven	Zam	3550 Biscayne Blvd.	Development
Community				Community
Development	Steve	Graziari	11557 SW 64 Street	Development
Centro Campesino			35801 SW 186th	Community
Farworker Center	Bill	Sevilla	Avenue	Development
BAC Funding			6600 NW 27th	Community
Corporation	Kuatuara	Drayton	Avenue	Development
Opa-locka Community				Community
Development	Mikisha	Williams	490 Opa-locka Blvd	Development
Tacoloy Economic				Community
Development	Carol	Gardner	675 NW 56th Street	Development
Tacoloy Economic				Community
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St. John C.D.C	Eric	Haynes	1324 N.W. 3rd ave	skelly@stjohncdc.org	Not-For Profit
Habitat for Humanity	Mario	Artecona	3800 nw 22 ave	maria@miamihabitat.org	Not-For Profit
Habitat for Humanity	Karin	Wright	3800 nw 22 ave	karin.wright@miamihabitat.org	Not-For Profit
The Housing League	Jerry	Flick	826 ROYAL PALM	jerry@thehousingleague.org	Not-For Profit
East Little Havana					Not-For Profit
Community	Anita	Rodriguez	1465 SW 8th Street	alrhdc@bellsouth.net	Developer
Volunteers of America	Jessica	Ehresman		jehresman@voa-fla.org	Not-For Profit
Affiliated	Michelle	Rice	414 N. Andrews	MRice@AffiliatedDevelopment.com	Not-For Profit
Turnstone	Michael	Hartman	1370 Taurus Court	mhartman@turnstonefla.org	Not-For Profit
The Empowerment	Reginald	Chrispin	1002 Adams Ave	rchrisspin@yahoo.com	Not-For Profit

Neighborhood Housing	Steve	Blazekovic	305 NW 58th St	slavblazakovic@yahoo.com	Not-For Profit
Turnstone Housing Authority of the City of Miami	William	Schneider	10 S. LaSalle Street	bscrneldier@turnstonehousing.org	Not-For Profit
Turnstone	Michael	O'Hara	200 Alton Road	mike@hacmb.org	Developer
Turnstone	Rhonda	Butler	10 S. LaSalle Street	rbutlar@turnstonehousing.org	Not-For Profit
Miami Dade					Not-For Profit
Affordable Housing	Audrey	Robertson	7855 NW 12 Street	arobertson@mdahfi.org	Developer
GFC Associates, Inc.	Luis	Enriquez	9487 NW 12th	jespinalos@gccassociates.com	Not-For Profit
Ventily Women	Valerie	Gardner	2175 NW 105th St	vwoinc@gmail.com	Not-For Profit
Volunteers of America	Susan	Tracy	405 Central Avenue	stracy@voa-fla.org	Not-For Profit
New Urban	Elon	Meltoyer	8500 NW 25th Ave	emeltoyer@nudlc.org	Not-For Profit
Neighborhood Housing			300 NW 12th Avenue	hernang@nhhsf.org	Developer
Services of South	Herman	Guerrero	300 NW 12th Avenue	Kimh@nhhsf.org	Not-For Profit
Neighborhood Housing	Kimberly	Henderson	1492 W. FLAGLER ST	MSENOR@VOA-FLA.ORG	Developer
Services of South	Michelle	Senior	16499 NE 19th Ave	housingprograms@bellsouth.net	Not-For Profit
Volunteers of America	Isaac	Simhon	690 NE 13th Street	mandy@southfloridactl.org	Not-For Profit
Housing Programs, Inc	Mandy	Bartle	690 NE 13th Street	charles@southfloridactl.org	Not-For Profit
South Florida	Charles	Dabney	8500 NW 25 Avenue	oliver@nudlc.org	Not-For Profit
South Florida	Oliver	Gross	8500 NW 25 Avenue	lntair@bellsouth.net	Not-For Profit
New Urban	T.	Fair	2100 Coral Way	jehreaman@voa-fla.org	Not-For Profit
Urban League of	Jessica	Ehresman	1580 Sawgrass	eisa@communitycoalitioninc.org	Not-For Profit
Volunteers of America	Lisa	Sormeilan	Corporate Parkway	dmlton@ehdoc.org	Not-For Profit
Community Coalition			1580 Sawgrass		Developer
Elderly Housing	Delmar	Milton	Corporate Parkway		Not-For Profit
Development &			1580 Sawgrass		Developer
Elderly Housing	Jaimeel	Fenton	Corporate Parkway	ifenton@ehdoc.org	Not-For Profit
Development &	Luisa	Ortiz	2771 OCEAN CLUB	ortiz@sisterofnw.org	Not-For Profit
Sister Of NW Corp.	Delmar	Milton	1580 Sawgrass	dmlton@ehdoc.org	Not-For Profit
EHDCC					Not-For Profit
Miami Dade					Developer
Affordable Housing	Audrey	Robertson	7855 NW 12 Street	arobertson@mdahfi.org	Not-For Profit
Sunrise Community	Niles	Dookie	9040 SUNSET DRIVE	nbookie@sunrisegroup.org	Not-For Profit

fundacion hijos del sol	Solange	815 N Homestead	solanxqemolis@gmail.com	Not-For Profit
Maranatha	Mary	9306 Firenze Dr.	mary_small@mna-pbg.com	Not-For Profit
REVA Development	Lynda	5793A NW 151	lh1607@aol.com	Not-For Profit
Florida Housing	Melissa	227 N Bronough	melissa.levy@floridahousing.org	Public Service
Radevelopment Group	Barbara	3625 NW 62nd	bgomez@radvgroup.com	Public Service
TAG Associates of	Bill	204 N Village St	BGrindl@aol.com	Public Service
Majestics Vision Lawn	Plyllis	19000 NW 8th Court	majestics.vision@yahoo.com	Public Service
City of Coral Gables	Elsy	405 Biltmore Way	efuentes@coralgables.com	Public Service
TAG Associates, Inc.	Jeffrey	511 Washington	jktag@aol.com	Public Service
TAG Associates of	Bill	511 Washington	bgindl@aol.com	Public Service
Government Services	Deanna	22968 Overseas	dloyd@govserv.com	Public Service
Chapman Partnership	Victoria	1550 North Miami	vhopta@chapmanpartnership.org	Public Service
New Hope	Randall	1881 nw 103rd st	nhdci@aol.com	Public Service
Florida Venture	Alina	13501 NW 107	fvoutreach@yahoo.com	Public Service
Miami Bridge Youth & David	David	2810 NW 50th	dsharfmam@miamibrIDGE.org	Public Service
Chapman Partnership	Victoria	1550 North Miami	vhopta@chapmanpartnership.org	Public Service
Helping Hands Youth	Sheila	6304 NW 14th	srndia15@aol.com	Public Service
Helping Hands Youth	Sheila	6304 NW 14th	srndia15@aol.com	Public Service
Thelma Gibson Health	Merline	3634 Grand Avenue	mgarbnw@ghmiami.org	Public Service
INN DA HOUSE, INC.	Patricia	1221 NW 179th	proker7@bellsouth.net	Public Service
Miami-Dade County	Victoria		victoria.mallette@miamidade.gov	Public Service



**Department of Public Housing and Community Development (PHCD)  
FY 2020 Action Plan**

Binder Number	Agency Name	Activity Title	Activity Description	Activity Category	Funding Source	Activity Address	District Activity Located	District Serving	Staff Recommendations	COVID-19-Commission District Fund (CDF)	Legend	Total Recommendation
<b>CDBG - PUBLIC SERVICE &amp; COUNTY ALLOCATIONS (APPLICATIONS NOT SUBJECT TO SELECTION COMMITTEE SCORING) CDF COVID-19 RESPONSE: \$1,239,207</b>												
N/A	Public Housing and Community Development	Public Service for COVID-19 Response Countywide	Provide public services for COVID-19 Response Countywide, allocated in each commission district.	PS	CDBG	701 NW 1st Court, Miami, FL 33136	CW	CW	\$ 451,705.00	\$ -	2	\$ 451,705.00
<b>CDBG - PUBLIC SERVICE COUNTY ALLOCATIONS COVID-19 RESPONSE SUB-TOTAL: \$ 451,705.00</b>												
N/A	Greater Miami Service Corps	Youth Employment Training	To provide 25 18-24 year olds with an opportunity to earn their GED or high school diploma, gain industry credentials paid and unpaid work experience, job training, and employment. [CDF 1 = \$48,107.94]	PS	CDBG	810 NW 28th Street, Miami, FL 33127 and 15355 Harding Lane, Miami, FL 33033	3.8	CW	\$ -	\$ 48,107.94	2	\$ 48,107.94
N/A	Teen Upward Bound, Inc.	Enrichment Camp	Tutoring and afterschool activities for youth 5-18 at 717 Opa-Locka Blvd., Opa-Locka, FL 33054 and 215 N. Peviz Avenue, Opa-Locka, FL 33054. [CDF 1 = \$48,107.94]	PS	CDBG	215 N. Peviz Avenue, Opa-Locka, FL 33054	1	CW	\$ -	\$ 48,107.94	2	\$ 48,107.94
N/A	The Family Corners, Inc	COVID-19 Assistance Program	Assist Families affected by the pandemic. [CDF 2- \$20,324]	PS	CDBG	1005 NW 128 <sup>th</sup> Street North Miami, FL 33168	2	CW	\$ -	\$ 20,324.00	2	\$ 20,324.00
N/A	A Related Entity of New Jerusalem Primitive Baptist Church	COVID Ready Reentry Program	Assist Families affected by the pandemic [CDF 2- \$30,000]	PS	CDBG	777 NW 85th Street, Miami, FL 33150	2	CW	\$ -	\$ 30,000.00	2	\$ 30,000.00
N/A	New Hope Development Center, Inc.	Financial Literacy	Provide a financial literacy program [CDF 2- \$30,000]	PS	CDBG	1881 NW 103rd Street, Miami, FL 33147	2	CW	\$ -	\$ 30,000.00	2	\$ 30,000.00
N/A	The ARC of South Florida, Inc.	Youth/Special needs Program	Program for 45 children with developmental delays/disabilities [CDF 4=\$25,324]	PS	CDBG	15389 NW 79th Court Hialeah, FL 33016	13	CW	\$ -	\$ 25,324.00	2	\$ 25,324.00
N/A	Jewish Community Services of South Florida, Inc.	Senior Services Program	Senior Service Program to serve 100 seniors with meals and medical supplies [CDF 4 = \$35,000]	PS	CDBG	735 NE 125th Street North Miami, FL 33161	2	CW	\$ -	\$ 35,000.00	2	\$ 35,000.00

**Department of Public Housing and Community Development (PHCD)  
FY 2020 Action Plan**

Binder Number	Agency Name	Activity Title	Activity Description	Activity Category	Funding Source	Activity Address	District Activity Located	District Serving	Staff Recommendations	COVID-19-Commission District Fund (CDF)	Legend	Total Recommendation
N/A	Brownsville Medical Center, Inc.	Brownsville Medical Center	Expand current operations to include a community center to host food distribution and a food bank. [CDF 3 = \$15,814.78	PS	CDBG	2400 NW 54 Street, Miami, FL 33142	3	3	\$ -	\$ 15,814.78		\$ 15,814.78
N/A	Latinos United in Action Center, Inc.	Allapattah Children Empowerment Strategies (A.C.E.S.)	An positive educational youth development after school program for 60 students 11 to 14 years old attending Middle schools in Allapattah, Melrose, Model City, Liberty City or nearby communities. [CDF 3 = \$25,814.77]	PS	CDBG	3323 NW 17th Avenue, Miami, FL 33142	3	2, 3	\$ -	\$ 25,814.77		\$ 25,814.77
N/A	Greater Miami Service Corps	Youth Employment and Training	To provide 50 18-24 year olds with an opportunity to earn their GED or high school diploma, gain industry credentials paid and unpaid work experience, job training, and employment. [CDF 3 = \$25,814.77]	PS	CDBG	810 NW 28th Street, Miami, FL 33127 and 15355 Harding Lane, Miami, FL 33033	3, 8	CW	\$ -	\$ 25,814.77		\$ 25,814.77
N/A	Josefa Perez de Castano Kidney Foundation, Inc.	Services for Disabled Seniors	Provide services for seniors [CDF 5 = \$30,000]	PS	CDBG	2141 SW 1st Street, Suite 102, Miami, FL 33135	5	CW	\$ -	\$ 25,000.00		\$ 25,000.00
N/A	Miami Bridge Youth and Family Services, Inc.	Shelter and Community Recreational Health and Wellness	Provide services for youth and families [CDF 5 = \$15,000]	PS	CDBG	2810 NW South River Drive, Miami, FL 33125	5	CW	\$ -	\$ 15,000.00		\$ 15,000.00
N/A	Miami Lighthouse for the Blind and Visually Impaired, Inc.	Youth Program	Program to serve visually impaired youth with emphasis on kindergarten and first grade. [CDF 4 = \$35,000]	PS	CDBG	601 SW 8th Avenue Miami, FL 33130	5	CW	\$ -	\$ 35,000.00		\$ 35,000.00
N/A	The Association for the Developmental of the Exceptional, Inc.	Services for Developmental Disabled Adults	Provide academic, vocational, and employment training to low moderate income special needs population [CDF 6 = \$17,662]	PS	CDBG	7330 NW 12 the Street Miami, FL 33126	6	CW	\$ -	\$ 17,662.00		\$ 17,662.00

**Department of Public Housing and Community Development (PHCD)  
FY 2020 Action Plan**

Binder Number	Agency Name	Activity Title	Activity Description	Activity Category	Funding Source	Activity Address	District Activity Located	District Serving	Staff Recommendations	COVID-19-Commission District Fund (CDF)	Legend	Total Recommendation		
N/A	Lirrafro, Inc.	School readiness	Provide services at the learning center for low moderate income children [CDF 6=\$60,000]	PS	CDBG	6741 SW 24th Street Miami, FL 33126	6	CW	\$ -	\$ 60,000.00	2	\$ 60,000.00		
N/A	City of South Miami	Senior Meals Program	Senior meals program to serve 75 senior residents of District 7. [CDF 7 = \$30,000]	PS	CDBG	6701 SW 62nd Avenue, South Miami, FL	7	CW	\$ -	\$ 30,000.00	2	\$ 30,000.00		
N/A	Thelma Gibson Health Initiative, Inc.	Job Readiness/Placement and Family Stabilization	Job readiness and placement program with family stabilization services. [CDF 7 = \$35,000]	PS	CDBG	3750 South Dixie Highway, Miami, FL 33133	7	CW	\$ -	\$ 35,000.00	2	\$ 35,000.00		
N/A	Thelma Gibson Health Initiative, Inc.	Counseling/Social Service support	Social Services program providing life skills. [CDF 7 = \$30,000]	PS	CDBG	3750 South Dixie Highway, Miami, FL 33133	7	CW	\$ -	\$ 30,000.00	2	\$ 30,000.00		
N/A	Richmond Heights Community Association, Inc		CDF 9=\$20,000	PS	CDBG		9	CW	\$ -	\$ 20,000.00	2	\$ 20,000.00		
N/A	Greater Miami Service Corps		CDF9=\$7,500	PS	CDBG		9	CW	\$ -	\$ 7,500.00	2	\$ 7,500.00		
N/A	Three Virtues Organization, Inc.	Family Meals Program	Provide nutritional snacks for families CDF9=\$5117	PS	CDBG	283 South Krome Avenue, Homestead, FL 33030	9	CW		\$ 5,117.00	1	\$ 5,117.00		
N/A	Goulds Coalition of Lay Ministries, Inc.		CDF9=\$20,000	PS	CDBG		9	CW	\$ -	\$ 20,000.00	2	\$ 20,000.00		
N/A	The Optimist Foundation of Greater Goulds, Inc.		CDF9=\$37,500	PS	CDBG		9	CW	\$ -	\$ 37,500.00	2	\$ 37,500.00		
N/A	Mother's Fighting for Justice, Inc		CDF9=\$5117	PS	CDBG		9	CW	\$ -	\$ 5,117.00	2	\$ 5,117.00		
<b>CDBG - PUBLIC SERVICE COVID-19 (CDF) SUB-TOTAL:</b>										\$ 647,204.20		\$ 647,204.20		\$ 647,204.20

**CDBG - PUBLIC SERVICE: \$120,000**

**Department of Public Housing and Community Development (PHCD)  
FY 2020 Action Plan**

Binder Number	Agency Name	Activity Title	Activity Description	Activity Category	Funding Source	Activity Address	District Activity Located	District Serving	Staff Recommendations	COVID-19-Commission District Fund (CDF)	Legend	Total Recommendation
N/A	Little Havana Activities and Nutrition Center	Senior Meals Program	Senior meals program	PS	CDBG	700 SW 8th Street, Miami, FL 33130	5	CW	\$ 45,000.00	\$ -	1	\$ 45,000.00
N/A	Three Virtues Organization, Inc.	Family Meals Program	Provide nutritional snacks for families.	PS	CDBG	283 South Krome Avenue, Homestead, FL 33030	9	CW	\$ 30,000.00	-	1	\$ 30,000.00
N/A	Curley's House of Style, Inc.	Elderly Meals Program	To provide increased bulk meals for elderly clients in the community. (CDF= \$ 25,814.77	PS	CDBG	6025 NW 6th Court, Miami, FL 33127	3	CW	\$ 45,000.00	\$ 25,814.77	1	\$ 70,814.77
<b>CDBG - PUBLIC SERVICE SUB-TOTAL:</b>									<b>\$ 120,000.00</b>	<b>\$ 25,814.77</b>		<b>\$ 145,814.77</b>

Binder Number	Agency Name	Activity Title	Activity Description	Activity Category	Funding Source	Activity Address	District Activity Located	District Serving	Staff Recommendations	COVID-19-Commission District Fund (CDF)	Legend	Total Recommendation
<b>CDBG - PUBLIC SERVICE TECHNICAL ASSISTANCE (PS-TA): \$555,000.00</b>												
N/A	Greater North Miami Chamber of Commerce	Technical Assistance	Provide technical assistance to business [CDF 2-\$15,000]	PSTA	CDBG	13100 West Dixie Highway, #4131, North Miami, FL 33161	2	CW	\$ -	\$ 15,000.00	2	\$ 15,000.00
N/A	Neighbors and Neighbors Association, Inc.	Technical Assistance to Businesses	Provide technical assistance to 50 businesses Countywide.	PS-TA	CDBG	5120 NW 24th Avenue, Miami, FL 33142	3	CW	\$ 90,000.00	\$ -	1	\$ 90,000.00
N/A	Hispanic Business Initiative Fund of Florida, Inc. DBA Prospera	Technical Assistance to Businesses	Technical assistance to 50 small business owners including training, one-on-one consulting and grants.	PS-TA	CDBG	2305 NW 107 Avenue, Suite 1M17, Miami, FL 33172	12	CW	\$ 90,000.00	\$ -	1	\$ 90,000.00
N/A	S. FL Puerto Rican Chamber of Commerce	Technical Assistance to Businesses	Provide business technical assistance to 40 LM businesses.	PS-TA	CDBG	3550 Biscayne Blvd., Suite 306, Miami, FL 33137	3	CW	\$ 90,000.00	\$ -	1	\$ 90,000.00
N/A	Branches, Inc.	Assets Miami	Technical Assistance to 50 small businesses.	PS-TA	CDBG	11500 NW 12th Avenue, Miami, FL 33168	2	CW	\$ 90,000.00	\$ -	1	\$ 90,000.00
N/A	Dynamic Community Development Corporation	Technical Assistance Program	Provide business technical assistance to 40 low/medium businesses.	PS-TA	CDBG	3550 Biscayne Blvd., Suite 304, Miami, FL 33137	3	CW	\$ 90,000.00	\$ -	1	\$ 90,000.00
N/A	79th Street Corridor Neighborhood Initiative, Inc.	Technical Assistance to Businesses	Technical assistance to 40 businesses.	PS-TA	CDBG	7900 NW 27 Avenue, Suite 236, Miami, FL 33147	2	2	\$ 90,000.00	\$ -	1	\$ 90,000.00
<b>CDBG - PUBLIC SERVICE TECHNICAL ASSISTANCE (PS-TA) SUB-TOTAL:</b>										\$ 540,000.00	\$ 15,000.00	\$ 555,000.00
<b>CDBG - PUBLIC HOUSING NUTRITIONAL ASSISTANCE PROGRAM (PS): \$2,186,466.40</b>												
N/A	Public Housing and Community Development	Public Housing Nutritional Assistance Program for COVID-19 Response Countywide	Provide Nutritional Assistance Program for residents in public housing impacted by Covid-19	PS	CDBG	701 NW 1st Court, Miami, FL 33136	CW	CW	\$ 2,186,466.40	\$ -	2	\$ 2,186,466.40
<b>CDBG - PUBLIC HOUSING NUTRITIONAL ASSISTANCE PROGRAM (PS) SUB-TOTAL:</b>										\$ 2,186,466.40	\$ -	\$ 2,186,466.40

Binder Number	Agency Name	Activity Title	Activity Description	Activity Category	Funding Source	Activity Address	District Activity Located	District Serving	Staff Recommendations	COVID-19-Commission District Fund (CDF)	Legend	Total Recommendation
<b>CDBG - ECONOMIC DEVELOPMENT (BUSINESS INCUBATOR ASSISTANCE PROGRAM): \$703,018.40</b>												
N/A	Miami-Dade Chamber of Commerce	Technical Assistance to Businesses	Provide business technical assistance to L/M businesses, create 3 jobs	PS-TA	CDBG	100 S. Biscayne Blvd. Miami, FL 33131	3	CW	\$ 90,000.00	\$ -	1	\$ 90,000.00
N/A	Neighbors and Neighbors Association, Inc.	Accelerate South Dade - Business Incubator	Cost-effective business support services and resources to new and growing micro-enterprise businesses. Jobs = 7 (CDF8=\$95,324)	ED	CDBG	10700 Caribbean Boulevard, Suite 301, Miami, FL 33189	8	CW	\$ 140,000.00	\$ 95,324.00	1	\$ 235,324.00
N/A	Neighbors and Neighbors Association, Inc.	ESBDH Business Incubator / Goulds BRC	Cost-effective business support services and resources to new and growing micro-enterprise businesses. Jobs = 11	ED	CDBG	5120 NW 24th Avenue, Miami, FL 33142; and 22121 South Dixie Highway, Miami, FL 33170	3,8	CW	\$ 377,694.40	\$ -	1	\$ 377,694.40
										<b>CDBG - ECONOMIC DEVELOPMENT (BUSINESS INCUBATOR ASSISTANCE PROGRAM) SUB-TOTAL: \$ 607,694.40 \$ 95,324.00 \$ 703,018.40</b>		
<b>CDBG - SPECIAL ECONOMIC DEVELOPMENT: \$500,000</b>												
N/A	Public Housing and Community Development	Special Economic Development set-aside	Special Economic Development set-aside for an open and rolling applications process. Create up to 15 jobs, with 51% or greater of these jobs for low- and moderate-income individuals.	SPED	SPED CDBG	701 NW 1st Court, 16th Floor, Miami, FL 33136	CW	CW	\$ 500,000.00	\$ -	2	\$ 500,000.00
										<b>SPED - SPECIAL ECONOMIC DEVELOPMENT SUB-TOTAL: \$ 500,000.00 \$ - \$ 500,000.00</b>		
<b>CDBG - ECONOMIC DEVELOPMENT (SECTION 108 PROGRAM): \$2,129,053.07</b>												
N/A	Public Housing and Community Development	Section 108 Program (EDI)	Payment of Section 108 Loan, which provided support for Section 108 small businesses located in the County's Targeted Urban Areas (TUAs).	ED - Section 108 Program	CDBG	701 NW 1st Court, 16th Floor, Miami, FL 33136	CW	CW	\$ 2,129,053.07	\$ -	2	\$ 2,129,053.07
										<b>CDBG - ECONOMIC DEVELOPMENT (SECTION 108 PROGRAM) SUB-TOTAL: \$ 2,129,053.07 \$ - \$ 2,129,053.07</b>		

Binder Number	Agency Name	Activity Title	Activity Description	Activity Category	Funding Source	Activity Address	District Activity Located	District Serving	Staff Recommendations	COVID-19-Commission District Fund (CDF)	Legend	Total Recommendation
<b>CDBG - PUBLIC FACILITIES &amp; CAPITAL IMPROVEMENTS (PFCI): \$1,671,115.25</b>												
N/A	Public Housing and Community Development	Roadway Improvement Project in the City of Opa-Locka	Provide roadway and drainage improvements to NW 131st Street from NW 31st to NW 32nd Avenues.	PFCI	CDBG	701 NW 1st Court, 16th Floor, Miami, FL 33136	2	2	\$ 500,000.00	\$ -	2	\$ 500,000.00
N/A	Public Housing and Community Development	Midway Area Roadway Improvement Project	Provide paved swale blocks and on-street parking infrastructure at NW 8th to NW 10th Streets, between NW 79th Avenue to approximate NW 84th Avenue.	PFCI	CDBG	701 NW 1st Court, 16th Floor, Miami, FL 33136	10	10	\$ 345,565.00	\$ -	2	\$ 345,565.00
N/A	Public Housing and Community Development	Sewer Infrastructure Improvement Project	Provide rehabilitation to sewer pump station number 4 and system upgrades in multiple areas in the City of Opa-Locka to improve sewer capacity for PHCD-owned affordable housing units.	PFCI	CDBG	701 NW 1st Court, 16th Floor, Miami, FL 33136	2	2	\$ 500,000.00	\$ -	2	\$ 500,000.00
N/A	Easter Seals South Florida, Inc.	Easter Seals Miami Gardens Building Improvements	Building improvements of a child care center to include energy efficiency upgrades and security enhancements for 15 low- and moderate-income children.	PFCI	CDBG	16425 NW 25th Avenue, Miami Gardens, FL 33054	1	1	\$ 100,000.00	\$ -	1	\$ 100,000.00
N/A	Neighbors and Neighbors Association, Inc.	Repurpose Former School for Use as Community Center	Make capital improvements to a public facility used to provide social services.	PFCI	CDBG	5120 NW 24th Avenue, Miami, FL 33142	3	3	\$ 145,000.00	\$ -	1	\$ 145,000.00
<b>CDBG - PUBLIC FACILITIES &amp; CAPITAL IMPROVEMENTS (PFCI) SUB-TOTAL:</b>							<b>\$ 1,590,565.00</b>	<b>\$ -</b>	<b>\$ 1,590,565.00</b>	<b>\$ -</b>	<b>\$ 1,590,565.00</b>	
<b>CDBG – 2020 PROGRAM INCOME: \$5,492,434</b>												
N/A	Department of Public Housing and Community Development (PHCD)	Substantial rehabilitation of public housing units	Program income received from loan payments, to be used for substantial rehabilitation of public housing units.	Housing	CDBG	701 NW 1st Court, 16th Floor Miami, FL 33136	CW	CW	\$ 5,492,434.00	\$ -		\$ 5,492,434.00
<b>CDBG – 2020 PROGRAM INCOME SUB-TOTAL:</b>							<b>\$ 5,492,434.00</b>	<b>\$ -</b>	<b>\$ 5,492,434.00</b>	<b>\$ -</b>	<b>\$ 5,492,434.00</b>	

Binder Number	Agency Name	Activity Title	Activity Description	Activity Category	Funding Source	Activity Address	District Activity Located	District Serving	Staff Recommendations	COVID-19-Commission District Fund (CDF)	Legend	Total Recommendation
<b>CDBG - HOUSING: \$100,277.16</b>												
N/A	Greater Miami Service Corps	Housing Rehabilitation	Housing Rehabilitation activities (Paint, Landscaping and other improvements ) to improve 10 permanent residents homes for low -moderate income residents	Housing	CDBG	Office address: 810 NW 36 Street Miami, FL 33127 15355 Harding Place Miami, FL 33033		3,8	CW	\$80,550.25	\$ 2,064.91	\$ 82,615.16
N/A	Assistance to the Elderly, Inc.	Low income rental unit rehabilitation	Rehabilitation and other improvements to 30 Rental units and surrounding hallways for low oncome elderly residents [CDF 6=\$17,662]	Housing	CDBG	5817 NW 7th Street Miami, FL 33126		6	CW	\$ -	\$ 17,662.00	\$ 17,662.00
<b>CDBG - HOUSING SUB-TOTAL:</b>										\$80,550.25	\$ 19,726.91	\$ 100,277.16
<b>CDBG – 2020 PROGRAM ADMINISTRATION: \$2,252,276</b>												
N/A	Department of Public Housing and Community Development (PHCD)	Program Administration	Program Administration Activities	Administration	701 NW 1 CT, 16th FLOOR, MIAMI, FL 33136	701 NW 1st Court, 16th Floor Miami, FL 33136		N/A	N/A	\$ 2,252,276.00	\$ -	\$ 2,252,276.00
<b>CDBG – ADMINISTRATION ALLOCATIONS SUB-TOTAL:</b>										\$ 2,252,276.00	\$ -	\$ 2,252,276.00
<b>CDBG - GRANDTOTAL:</b>										\$ 16,597,948.32	\$ 155,865.68	\$ 16,753,814.00



Binder Number	Agency Name	Activity Title	Activity Description	Activity Category	Funding Source	Activity Address	District Activity Located	District Serving	Staff Recommendations	COVID-19-Commission District Fund (CDF)	Legend	Total Recommendation
<b>HOME - ACQUISITION, NEW CONSTRUCTION OR REHABILITATION OF AFFORDABLE RENTAL HOUSING, PRE-DEVELOPMENT OR SINGLE FAMILY HOMEOWNERSHIP: \$5,510,828.46</b>												
N/A	Public Housing and Community Development (PHCD)	Housing Development	New construction and/or rehabilitation of multi-family rental housing, serving countywide. (Includes program income of \$1,644,775.56).	Housing	HOME	701 NW 1st Court, 16th Floor Miami, FL 33136	CW	CW	\$ 5,510,828.46	\$ -	2	\$ 5,510,828.46
<b>HOME - ACQUISITION, NEW CONSTRUCTION OR REHABILITATION OF AFFORDABLE RENTAL HOUSING, PRE-DEVELOPMENT OR SINGLE FAMILY HOMEOWNERSHIP SUB-TOTAL: \$ 5,510,828.46</b>												
<b>HOME - TENANT-BASED RENTAL ASSISTANCE (TBRA): \$300,000</b>												
N/A	Assistance to the Elderly, Inc.	Tenant-Based Rental Assistance	Provide rental subsidy for 85 elderly, disabled, HIV, and mental health individuals with special needs housing.	TBRA	HOME	5617 NW 7 Street, Miami, FL 33126	6	CW	\$ 300,000.00	\$ -	1	\$ 300,000.00
<b>HOME - TENANT-BASED RENTAL ASSISTANCE SUB-TOTAL: \$ 300,000.00</b>												
<b>HOME - HOMELESS SET-ASIDE/TENANT-BASED RENTAL ASSISTANCE (TBRA): \$300,000</b>												
N/A	Camillus House, Inc.	Homeless TBRA	Provide tenant based rental assistance for homeless individuals and families.	Homeless Set-Aside TBRA	HOME	1603 NW 7th Avenue, Miami, FL 33136	CW	CW	\$ 300,000.00	\$ -	2	\$ 300,000.00
<b>HOME - HOMELESS SET-ASIDE (TBRA) SUB-TOTAL: \$ 300,000.00</b>												
<b>HOME - ADMINISTRATION \$496,228.10</b>												
PHCD	Public Housing and Community Development (PHCD)	Administration	Program Administration Activities	Administration	HOME	701 NW 1st Court, 16th Floor Miami, FL 33136	CW	CW	\$ 496,228.10	\$ -		\$ 496,228.10
<b>HOME ADMINISTRATION SUB-TOTAL: \$ 496,228.10</b>												
<b>HOME GRAND TOTAL, INCLUDING PROGRAM INCOME: \$ 6,607,056.56</b>												

Binder Number	Agency Name	Activity Title	Activity Description	Activity Category	Funding Source	Activity Address	District Activity Located	District Serving	Staff Recommendations	COVID-19-Commission District Fund (CDF)	Legend	Total Recommendation
<b>EMERGENCY SOLUTIONS GRANT (ESG) - HOMELESS EMERGENCY SHELTER AND OUTREACH: \$617,048.94</b>												
19-62	Camillus House, Inc.	Emergency Shelter Program	Emergency Shelter program provides emergency services to persons who are homeless. Clients = 240	Homeless	ESG	1603 NW 7th Avenue, Miami, FL 33136						
			<b>EMERGENCY SOLUTIONS GRANT (ESG) - HOMELESS EMERGENCY SHELTER AND OUTREACH SUB-TOTAL:</b>						<b>\$ 617,048.94</b>	<b>-</b>		<b>\$ 617,048.94</b>
<b>EMERGENCY SOLUTIONS GRANT (ESG) - HOMELESS PREVENTION AND RAPID REHOUSING: \$426,060.61</b>												
19-8	Citrus Health Network, Inc.	Tenant Based Rental Assistance (TBRA)	ESG/TBRA providing rental assistance to 300 households/940 individuals who are homeless or at-risk for homelessness.	Home-less	ESG	150 East 1st Ave., Suite 105, Hialeah, FL 33010						
			<b>EMERGENCY SOLUTIONS GRANT (ESG) - HOMELESS PREVENTION AND RAPID REHOUSING SUB-TOTAL:</b>						<b>\$ 426,060.61</b>	<b>-</b>		<b>\$ 426,060.61</b>
<b>EMERGENCY SOLUTIONS GRANT (ESG) - ADMINISTRATION: \$84,576.45</b>												
PHCD	Department of Public Housing and Community Development (PHCD)	Administration	Program Administration Activities	Administration		701 NW 1 CT, 16th FLOOR, MIAMI, FL 33136						
						701 NW 1st Court, 16th Floor Miami, FL 33136						
			<b>ESG - ADMINISTRATION SUB-TOTAL:</b>						<b>\$ 84,576.45</b>	<b>-</b>		<b>\$ 84,576.45</b>
			<b>ESG GRANDTOTAL:</b>						<b>\$ 1,127,686.00</b>	<b>-</b>		<b>\$ 1,127,686.00</b>

Legend:

- 1 - Performing activity in 2019 recommended for 2020 funding.
- 2 - New activity recommended for 2020 funding.

Program Year & IDIS No.	Agency Name	Activity Title	Activity Category	Activity Description	Activity Address	Commission District	Reason for Recapture	Amount to be Recaptured
<b>COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) – Public Service (PS)</b>								
2019	Department of Public Housing and Community Development (PHCD)	PHCD Rental Housing Modernization	Housing	Funding will make needed improvements to outdated structural, electrical and mechanical systems in Public Housing units.	701 NW 1st Court, Miami, FL 33136	1, 7	Commission District Fund - [CDF2 - \$15,000 & CDF7 - \$18,994.12]	\$52,743.98
2017/5741	Department of Public Housing and Community Development (PHCD)	MD-PHCD Special Economic Development- We are the Road, Inc.	Economic Development	Special Economic Development located at 69 SW 7th Street Miami, FL 33130	701 NW 1st Court, Miami, FL 33136	5	Business owner withdrew application due to issues with DERM.	\$100,000.00
<b>CDBG GRAND TOTAL:</b>								<b>\$152,743.98</b>
<b>EMERGENCY SOLUTIONS GRANT (ESG)</b>								
2017/5686	Community Action and Human Services Department (CAHSD)	Permanent Housing Initiative	Rapid Rehousing	Provide relocation and rental assistance to survivors of domestic violence or labor trafficking.	701 NW 1st Court, Miami, FL 33136	Countywide	Unable to expend all funds, and there is a balance remaining.	\$412,709.00
2017/5686	City of Miami Beach	Miami Beach Safety Net	Rapid Rehousing	Provide relocation and case management services to assist homeless individuals.	515 17th Street, Miami Beach, FL 33139	Countywide	The project was delayed in contracting, and the agency elected not to proceed due to an upcoming funding expenditure deadline.	\$274,045.00
<b>ESG GRAND TOTAL:</b>								<b>\$686,754.00</b>

Program Year & IDIS No.	Agency Name	Activity Title	Activity Category	Activity Description	Activity Address	Comm. District	Amount to be Reallocated
<b>COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)</b>							
N/A	Rebuilding Together Miami-Dade, Inc.	Housing Rehabilitation	Housing	Provide rehabilitation services for low-and moderate income homeowners. CDF 2019=\$18,994.12]	3628 Grand Avenue, Miami, FL 33133	7	\$ 18,994.12
N/A	Greater North Miami Chamber of Commerce	Technical Assistance	Public Service Technical Assistance	Provide technical assistance to businesses [CDF 2, 2018 = \$15,000]	13100 West Dixie Highway, #4131, North Miami, FL 33161	2	\$ 15,000.00
N/A	Greater Miami Service Corps	Housing Rehabilitation	Housing	Housing Rehabilitation activities (Paint, Landscaping and other improvements ) to improve 2 permanent residents homes for low -moderate income residents [CDF 3, 2019 = \$18,749.86]	Office address: 810 NW 36 Street Miami FL 33127 15355 Harding Place Miami, FL 33033	3	\$ 18,749.86
N/A	Easter Seals South Florida, Inc.	Day Care Center for Children with Disabilities located at their Civic Center Location.	Public Facilities and Capital Improvement	Final phase of the Replacement of the HVAC system	1475 NW 14th Avenue, Miami, FL 33125	3	\$ 100,000.00
<b>CDBG GRAND TOTAL: \$ 152,743.98</b>							
<b>EMERGENCY SOLUTIONS GRANT (ESG)</b>							
N/A	Chapman Partnership	Emergency Shelter	ESG	Rehabilitate to maintain emergency shelters located at 550 N Miami Avenue FL 33136 and 28205 SW 124th Ct, Homestead FL 33033.	1550 North Miami Avenue, Miami, FL 33136	Countywide	\$686,754.00
<b>ESG GRAND TOTAL:</b>							<b>\$ 686,754.00</b>

Department of Public Housing and Community Development (PHCD)  
 Exhibit 5 - Recaptures

Program Year & IDIS No.	Agency Name	Activity Title	Activity Category	Activity Description	Activity Address	Commission District	Reason for Recapture	Amount to be Recaptured
<b>CDBG-CV CARES ACT FUNDS</b>								
2019/ 5868	Department of Public Housing and Community Development (PHCD)	Public Housing Nutritional Assistance Program	Public Service	Provide Nutritional Assistance Program for residents in public housing impacted by CoVid-19	701 NW 1st Court, Miami, FL 33136	CW	Recapture to initiate a timely disbursement of the Nutritional Assistance Program funding	\$2,186,466.40
<b>CDBG-CV CARES ACT FUNDS GRAND TOTAL:</b>								<b>\$2,186,466.40</b>

Department of Public Housing and Community Development (PHCD)  
Exhibit 6 - Reallocations

Program Year & IDIS No.	Agency Name	Activity Title	Activity Category	Activity Description	Activity Address	Comm. District	Amount to be Reallocated
<b>CDBG - ECONOMIC DEVELOPMENT (MICROENTERPRISE LENDING)</b>							
N/A	Partners for Self Employment, Inc.	Micro Loans & Technical Assistance to Small Businesses Program	ED	Micro Loans to low income businesses in Miami-Dade County. Jobs = 10	3000 Biscayne Blvd, Suite 215, Miami, FL 33137	CW	\$ 350,000.00
N/A	Black Economic Development Coalition, Inc. DBA Tools for Change	Micro Enterprise Program	ED	Micro-enterprise program. Jobs = 10	5120 NW 24th Avenue, Miami, FL 33142	CW	\$ 350,000.00
<b>CDBG - ECONOMIC DEVELOPMENT (MICROENTERPRISE LENDING) SUB-TOTAL:</b>							<b>\$ 700,000.00</b>
<b>CDBG - ADMINISTRATION OF CARES ACT FUNDS</b>							
N/A	Department of Public Housing and Community Development (PHCD)	Program Administration	Administration	Program Administration Activities	701 NW 1 CT, 16th FLOOR, MIAMI, FL 33136	N/A	\$ 1,486,466.40
<b>CDBG - ADMINISTRATION OF CARES ACT FUNDS SUB-TOTAL:</b>							<b>\$ 1,486,466.40</b>
<b>CDBG - REALLOCATIONS TOTAL:</b>							<b>\$ 2,186,466.40</b>

Exhibit 7

Miami-Dade County  
Conditional Loan Commitment

Date

To:

Re:

Dear Borrower:

We are pleased to advise you that on \_\_\_\_\_, the Board of County Commissioners (BCC) approved a Conditional Loan Commitment for development activity at the above-listed property (the "Property"). The loan is conditionally committed for the payment of hard construction cost as a portion of the development costs to construct the affordable housing units on the Property. This Conditional Loan Commitment is made based upon the request submitted by Borrower for **REPAID** loan funds and is subject to the following terms and conditions:

**Borrower:** \_\_\_\_\_ or related entity

**Project:** \_\_\_\_\_, a \_\_\_\_\_ unit, \_\_\_\_\_ rise, low-income, \_\_\_\_\_ community located at \_\_\_\_\_ which will serve households with incomes at or below 80% of area median income ("AMI"). See the conditions below regarding applicable AMI for residents based upon the source of funds for the Loan.

**Loan Amount:** The loan shall be in an amount of not-to-exceed \$\_\_\_\_\_ as approved by the BCC in Resolution **No. R \_\_\_\_\_** and includes all terms and conditions, including project scope, activity type and, for federal funds, national objective to be achieved (the "Loan"). The loan amount may be decreased as determined by the Mayor or the Mayor's designee, based upon Underwriting (defined below) and information and documentation provided by Borrower.

**Conditions:** The Loan is conditioned upon the terms, conditions and requirements set forth below (the "Conditions"). The County shall not issue a final unconditional loan commitment, enter a funding contract, close on the Loan, or disburse the Loan funds until all the Conditions are met.

**Collateral:** Upon satisfaction of the Conditions, Miami-Dade County (County) and Borrower will enter into a funding contract and loan agreement. The Loan shall be evidenced by a promissory note and secured by a construction/permanent mortgage with assignment of leases and rents, a collateral assignment of leases and rents, a collateral assignment of construction documents, a rental regulatory agreement (where applicable), and any other security or collateral as deemed appropriate by the Mayor or Mayor's designee, in his or her sole discretion, with approval of the County Attorney's Office. Borrower shall additionally be required to provide the County with an environmental indemnification agreement, a UCC-1, title affidavit, partnership affidavit (if applicable), corporate resolution approving the loan documents, opinion of counsel, certification of borrower to borrower's counsel, and title policy making the County an insured. The Collateral shall be determined based upon financial feasibility and subsidy layering underwriting to be performed by County staff in an internal process and by an independent underwriter and paid for by Borrower ("Underwriting") following review of a current title search. Additional forms of security may be required if liens, encumbrances, restrictions, or covenants exist on the Property which

the Mayor or Mayor's designee determines, in his or her sole discretion, threaten the County's Collateral. The Mayor or Mayor's designee shall determine, in his or her sole discretion and in consultation with the County Attorney's Office, whether the Collateral provided by Borrower is sufficient to close and disburse the Loan.

**Interest Rate:** Loan terms, including the interest rate, are those set forth in the FY 2019 Surtax Request for Applications (RFA) for repaid loan funds. Those terms are **0%** interest during construction - years 1 through 2-and **.75%** annual interest-only payments for years 3-30 from development cash flow. Full principal and all accrued interest is due at maturity; and as modified prior to closing by the Mayor or Mayor's designee in accordance with the results of Underwriting.

**Repayable:** There will be no penalty for prepayment of the Loan (payment of Loan balance before the end of the repayment term). Repayment terms are those set forth in the FY 2019 RFA for repaid loan funds in accordance with Section 17-02 of the Code. All terms may be modified prior to closing by the Mayor or Mayor's designee in accordance with the results of Underwriting. The prepayment of any Loan shall not affect the term of affordability set forth in the Rental Regulatory Agreement or in any of the other Loan Documents.

**Term:** The Loan will be for 30 years, or as may be established prior to closing by the Mayor or Mayor's designee in accordance with the results of Underwriting.

**Conditions:**

1. Underwriting, as explained above, shall include financial feasibility review, subsidy layering review, and credit review. Underwriting is performed to protect the County's scarce affordable housing funds and is performed to ensure that the Project has sufficient financing to be completed timely and that the Project is not over-subsidized, meaning the Loan is not needed or the Loan Amount is too high. The County reserves the right to reduce the Loan Amount subject to Underwriting. The County further reserves the right to refuse to issue a final, unconditional loan commitment to Borrower or to enter into a contract for the Loan or to close on the Loan in the event that Underwriting determines that the project is financially unfeasible or otherwise is unfeasible. The costs of Underwriting are to be paid by Borrower.
2. Borrower must prove control of the Property through purchase or lease, as evidenced by a deed or lease and recorded memorandum of lease in Borrower's name. Absence of any threat of foreclosure, taking by eminent domain, or pending bankruptcy are additionally required.
3. Borrower must provide the County with written financing commitments showing committed financing for the entire Development Cost of the Project, including any gaps between the Loan and the overall costs to develop the Project. The Development Cost of the Project means the total cost of completing the entire Project, from acquisition to the issuance of Certificate of Occupancy, including but not limited to the costs for acquisition, design and planning, zoning and variances, financing costs, legal costs, construction, and permitting. In the event of a dispute as to what amount constitutes the actual Development Cost, Borrower and County will use the amount determined by Underwriting to be the Development Cost.
4. Conformance of the Project with the County legislation approving the Loan.
5. Complete plans and specifications of the Project.
6. Payment and performance bond in the amount of the entire construction budget or otherwise in conformance with applicable law. Where a payment and performance bond is not required by law, the Mayor or Mayor's designee may alternatively accept – at the Mayor or Mayor's designee's sole discretion – a letter of credit in an amount acceptable to the Mayor or Mayor's designee.
7. Appraisal of the Property showing that the value of the Project and Property, when completed, exceeds the total amount of debt from all sources to be secured by the Project, unless waived by the Mayor or Mayor's designee.
8. A Phase I environmental report requiring no further action.



9. Such other conditions which are customary and reasonable for a loan of this nature, such as adhering to all Federal, State, and local regulations, ordinances, codes and standards.
10. Meeting all requirements of the State Housing Initiatives Partnership ("SHIP"), Documentary Surtax or Home Investment Partnerships Program ("HOME") program, as applicable, the Community Development Block Grant ("CDBG") program, as applicable and County resolutions and ordinances governing affordable housing development.
11. Compliance with Resolution No. R-346-15, establishing a maximum total development cost per unit; and, where applicable, Resolution No. R-343-15, establishing a maximum amount of total development costs that may be paid with Documentary Surtax funds.
12. The Loan, if SHIP or Surtax funds, may only be used for the development of affordable housing for residents with household incomes not greater than 140% of AMI. The Loan, if HOME or CDBG funds, may only be used for the development of affordable housing for residents with household incomes not greater than 80% of AMI.
13. The Loan in the amount of up to \$\_\_\_\_\_ is conditioned upon the prepayment of Surtax, CDBG, SHIP and or Low-Income Housing Development loan(s) in the same amount.
14. REPAID loan funds will be included in the total County funding for the project for the leveraging Calculation.

This Conditional Loan Commitment will expire in six (6) months if not extended by Miami-Dade County. An extension of this Conditional Loan Commitment may be granted at the sole and absolute discretion of Miami-Dade County. Any extension granted will be contingent upon compliance with and in accordance with Resolution No. R-232-14, as applicable and must be signed by the Mayor or Mayor's Designee to be valid. If the loan does not close prior to the expiration or extension of this Conditional Loan Commitment, the funds will be subject to recapture and allocated to other projects. This Conditional Loan Commitment is not assignable. This Conditional Loan Commitment is the sole and complete agreement between the parties as to the terms of the Loan described herein. The terms of this Conditional Loan Commitment may only be changed in writing in a document signed by the Mayor or the Mayor's designee. No representations, written or verbal, of Miami-Dade County employees, or others purporting to act on behalf of Miami-Dade County, may change the terms of this Commitment.

Miami-Dade County wishes to thank you for your proposal and the opportunity to provide financing for this development, and we look forward to closing this transaction.

Sincerely,

Miami-Dade County

\_\_\_\_\_  
Carlos A. Gimenez, Mayor

Date: \_\_\_\_\_

c: Maurice L. Kemp, Deputy Mayor

Approved as to Form and Legal Sufficiency

\_\_\_\_\_  
Assistant County Attorney

Date \_\_\_\_\_

# **Attachment# 6**

## **CDBG Program Information**

## SUMMARY OF NATIONAL OBJECTIVES

*This section summarizes the National Objectives of the Community Development Block Grant Program contained in the Code of Federal Regulations, Title 24, Part 570, Sections 570.200(a)(2) and (3), 570.208(a)-(d), and 570.506. For a more complete description, consult the regulations and the Community Development Block Grant Program Guide to National Objectives & Eligible Activities for Entitlement Communities (Desk Guide) on the HUD Web site at [www.hud.gov/offices/cpd/communitydevelopment/library/index.htm](http://www.hud.gov/offices/cpd/communitydevelopment/library/index.htm).*

### NATIONAL OBJECTIVES

Each activity, except planning and administrative activities, must meet one of the CDBG program's three broad National Objectives:

1. Benefit low- and moderate-income persons,
2. Aid in the prevention or elimination of slums or blight, or
3. Meet community development needs having a particular urgency.

At least 70 percent of the grantee's overall expenditures during a one-, two- or three-year period (specified by the grantee) must be used for activities that benefit low- and moderate-income persons.

#### 1. Activities benefiting low- and moderate-income persons

##### a) Area benefit activities

An activity, the benefits of which are available to *all* the residents in a particular area, where at least 51 percent of the residents are low- and moderate-income persons. The service area must be primarily residential, and the activity must meet the identified needs of low- and moderate-income persons. Examples include: street improvements, water and sewer lines, neighborhood facilities, and facade improvements in neighborhood commercial districts. Such an activity must meet one of the following qualifying criteria:

- (1) Fifty-one percent of the persons residing in the service area are low and moderate income, supported by the most recently available decennial census information, together with the Section 8 income limits that would have applied at the time the income information was collected by the Census Bureau. (HUD provides grantees with information by census tract and block group that may be used to determine this percentage); or
- (2) Fifty-one percent of the persons residing in the service area are low- and moderate-income residents supported by a current survey of the residents of the service area *if* the recipient believes that the census data do not reflect current relative income levels in an area, or where census boundaries do not coincide sufficiently well with the service area of an activity. The survey results must meet statistical reliability standards and be approved by HUD; or
- (3) Under the Exception Criteria, a service area that contains less than 51 percent low- and moderate-income residents will be considered to meet this National Objective if the proportion of low- and moderate-income persons in the area is within the *highest quartile* of all areas in the recipient's jurisdiction in terms of the degree of concentration of such persons.

HUD will determine the lowest proportion a recipient may use to qualify an area for this purpose.

**Records to be maintained:**

- Boundaries of the service area;
- Data showing the percent of low- and moderate-income persons residing in the service area; and
- Data showing that the area qualifies under the exception rule if the percent of low- and moderate-income persons in the service area is less than 51 percent. Specific data requirements for the Consolidated Annual Performance and Evaluation Report (CAPER) can be found in the Appendix to Chapter 6, CAPER Information.

**b) Limited clientele activities**

- (1) An activity that benefits a limited clientele, at least 51 percent of whom are low- and moderate-income persons. Examples include: construction of a senior center; public services for the homeless; meals on wheels for the elderly; and construction of job training facilities for the handicapped. The activity must meet one of the following qualifying criteria:
  - (a) The activity must exclusively serve a group of persons in any one or a combination of categories generally presumed to be principally low and moderate income: abused children, battered spouses, elderly persons, adults meeting the definition of "severely disabled" in the Bureau of Census's Current Population Reports, homeless persons, illiterate adults, persons living with AIDS, and migrant farm workers; or
  - (b) Information must be required on family size and income to document that at least 51 percent of the clientele are persons whose family income does not exceed Section 8 low- and moderate-income limits; or
  - (c) The activity must have income eligibility requirements that limit the activity exclusively to low- and moderate-income persons; or
  - (d) The activities must be of such nature and in such location that it may be reasonably concluded that the activity's clientele will primarily be low- and moderate-income persons.
- (2) A special project that serves to remove material and architectural barriers that restrict the mobility and accessibility of elderly persons or of adults meeting the definition of "severely disabled" in the Bureau of Census's Current Population Reports will qualify if it is restricted, to the extent practicable, to the removal of such barriers by assisting:
  - the reconstruction of a public improvement or facility, or portion thereof, that does not serve an area that is predominantly low and moderate income;
  - the rehabilitation of a privately owned non-residential building or improvement that does not serve an area that is predominantly low or moderate income or create or retain jobs primarily for low- and moderate-income persons; or,

- the rehabilitation of the common areas of a residential structure that is not principally occupied by low- and moderate-income households.

**Records to be maintained:**

One of the following types of documentation must be kept for each activity:

- Documentation showing that the activity is designed for and used by a segment of the population presumed by HUD to be principally low and moderate income; or
- Documentation describing how the nature and, if applicable, the location of the activity establishes that it will primarily benefit low- and moderate-income persons; or
- Data showing the size and annual income of the family of each person receiving the benefit; or
- Data showing that the activity is a special project removing accessibility barriers in the limited cases described above.

c) **Housing activities**

An activity carried out for the purpose of providing or improving permanent residential structures which, upon completion, will be principally occupied by low- and moderate-income households. Examples include: property acquisition or rehabilitation of property for permanent housing; conversion of non-residential structures into permanent housing; and new housing construction. The activity must meet the following qualifying criteria:

- (1) One-unit structures must be occupied by low- and moderate-income households.
- (2) Two-unit structures must have at least one unit occupied by a low- and moderate-income household.
- (3) Structures containing more than two units must have at least 51 percent of the units occupied by low- and moderate-income households.
- (4) Rental buildings under common ownership and management that are located on the same or contiguous properties may be considered as a single structure.
- (5) For rental housing, occupancy by low- and moderate-income households must be at affordable rents, consistent with standards adopted and publicized by the CDBG grantee for determining "affordable rent" levels.
- (6) Assistance to reduce the development cost of the new construction of non-elderly, multi-unit rental structures may qualify if: (a) at least 20 percent of the units are occupied by low- and moderate-income households; (b) where low- and moderate-income occupancy is between 20 percent and 51 percent, the CDBG proportion of the total development costs (including the costs of all work from design and engineering through completion of the physical

improvements and, if integral to the project, the costs of acquisition) is no greater than the proportion of units occupied by low- and moderate-income households.

**Records to be maintained:**

- A copy of the written agreement with each landlord or developer receiving CDBG assistance indicating the total number of dwelling units in each multi-unit structure assisted and the number of those units that will be occupied by low- and moderate-income households after assistance.
- The total cost of the activity, including both CDBG and non-CDBG funds.
- For each unit occupied by a low- and moderate-income household, the size, ethnicity, and income of the household.
- For rental housing only:
  - Rent charged (or to be charged) after assistance, for each dwelling unit in each structure assisted; and
  - Information as necessary to show the affordability of units occupied (or to be occupied) by low- and moderate-income households pursuant to criteria established and made public by the grantee.
- For each property acquired on which there are no structures, evidence of commitments ensuring that the above criteria will be met when the structures are built.
- Where applicable, records documenting that the activity qualified under the exception allowed for new construction of non-elderly, multi-unit, rental housing.

**d) Job creation or retention activities**

An activity designed to create or retain permanent jobs where at least 51 percent of that, computed on a full-time equivalent (FTE) basis, involve the employment of low- and moderate-income persons. Potentially eligible activities include: construction by the grantee of a business incubator designed to offer space and assistance to new firms to help them become viable small businesses; loans to pay for the expansion of a plant or factory; and assistance to a business to prevent closure and a resultant loss of jobs for low- and moderate-income persons. As a general rule, each assisted business shall be considered to be a separate activity for purposes of determining whether the activity qualifies. However, in certain cases, such as where CDBG funds are used to acquire, develop or improve real property (e.g., a business incubator or an industrial park), the requirement may be met by measuring jobs in the aggregate for all the businesses that locate on the property, provided such businesses are not otherwise assisted by CDBG funds. Additionally, where CDBG funds are used to pay for the staff and overhead costs of an entity making loans to businesses from non-CDBG funds, this requirement may be met by aggregating the jobs created or retained by all of the businesses receiving loans during each program year. Finally, a job creation/retention activity undertaken pursuant to the strategy for a HUD-approved Neighborhood Revitalization Strategy Area may be considered to meet the low/moderate area benefit National Objective under 570.208(d)(5)(i).

Jobs may be taken by low- and moderate-income persons or made available to such persons. Jobs are only considered to be *available to* low- or moderate-income persons when:

- (1) Special skills that can only be acquired with substantial training or work experience or education beyond high school are not a prerequisite to fill such jobs, or the business agrees to hire unqualified persons and provide training; and
- (2) Local government and/or the assisted business take actions to ensure that low- and moderate-income persons receive *first consideration* for filling such jobs.

**Records to be maintained for benefit based on job creation:**

Where the grantee chooses to document that at least *51 percent of the jobs will be available to* low- and moderate-income persons, documentation for each assisted business shall include:

- A copy of a written agreement, containing:
  - A commitment by the business that it will make at least 51 percent of the FTE jobs available to low- and moderate-income persons and will provide training for any of those jobs requiring special skills or education;
  - A listing by job title of the permanent jobs to be created, indicating which jobs will be available to low- and moderate-income persons, which jobs require special skills or education, and which jobs are part-time; and,
  - A description of the actions to be taken by the grantee and business to ensure that low- and moderate-income persons receive *first consideration* for these jobs; and
- A listing by job title of the permanent jobs filled, and which jobs were available to low- and moderate-income persons, as well as a description of how first consideration was given to any such persons for these jobs. The description shall include what type of hiring process was used; the names of the low- and moderate-income persons interviewed for each such job; and those hired.

or

Where the grantee chooses to document that at least *51 percent of the jobs will be held by* low- and moderate-income persons, documentation for each assisted business shall include:

- A copy of a written agreement, containing:
  - A commitment by the business that at least 51 percent of the jobs created, on a full-time equivalent basis, will be held by low- and moderate-income persons; and,
  - A listing by job title of the permanent jobs to be created (identifying which are part-time, if any).
- A listing by job title of the permanent jobs filled and which jobs were *initially taken by* low- and moderate-income persons; and

- For each low- and moderate-income person hired, information on the size and annual income of the person's family prior to the time the person was hired for the job, or evidence that the person may be presumed to be low or moderate income based on the location of the business or the person's residence [see §570.208(a)(4)(iv)].

**For benefit based on job retention, the following documentation must be kept:**

- Evidence that in the absence of CDBG assistance, the jobs would be lost; and,
- For each business assisted, a listing by job title of permanent jobs retained, indicating which of those jobs are part-time and (where it is known) which are held by low- and moderate-income persons at the time the assistance is provided; and,
- Where applicable, identification of any of the retained jobs (other than those known to be held by low- and moderate-income persons) that are projected to become available to low- and moderate-income persons through job turnover within two years of the time CDBG assistance is provided, and information on how the turnover projections were calculated; and,
- For each retained job claimed to be held by a low- and moderate-income person, information on the size and annual income of the person's family, or evidence that the person may be presumed to be low or moderate income based on the location of the business or the person's residence [see §570.208(a)(4)(iv)]; and,
- For jobs claimed to be available to low- and moderate-income persons based on job turnover: a description covering the items required for "available to" jobs identified above; a listing of each job that has turned over to date, indicating which of those jobs were either taken by, or made available to low- and moderate-income persons; and a description of how "first consideration" was given to low- and moderate-income persons for those jobs.

**2. Activities that aid in the prevention or elimination of slums or blight**

**a) Activities to address slums or blight on an area basis**

An activity that aids in the prevention or elimination of slums or blight in a designated area. Examples include: assistance to commercial or industrial businesses, public facilities or improvements, and code enforcement in a blighted neighborhood. The activity must meet *all* of the following qualifying criteria:

- (1) The area, delineated by the grantee, must meet a definition of a slum, blighted, deteriorated or deteriorating area under state or local law;
- (2) There must be a substantial number of deteriorated or deteriorating buildings throughout the area, or the public improvements are in a general state of deterioration;
- (3) The activity must address one or more of the conditions that contributed to the deterioration of the area; and



- (4) If rehabilitation of residential buildings not occupied by low- and moderate-income households is undertaken, each such building rehabilitated must be considered substandard under local definition before rehabilitation, and *all deficiencies making a building substandard must be corrected before less critical work on the building may be undertaken.*

**Records to be maintained:**

- Boundaries of the area.
- A description of the conditions that qualified the area at the time of its designation in sufficient detail to demonstrate how the area met the qualifying criteria.
- For each residential rehabilitation activity:
  - A local definition of 'substandard' that must be at least as stringent as the housing quality standards used in the Section 8 Housing Assistance Payment Program - Existing Housing; and
  - A pre-rehabilitation inspection report describing the deficiencies in each structure to be rehabilitated; and
  - Details and scope of CDBG-assisted rehabilitation, by structure

**b) Activities to address slums or blight on a spot basis**

An activity that aids in the prevention or elimination of slums or blight *outside of a slum or blighted area*. Examples include: elimination of faulty wiring, falling plaster, or other similar conditions that are detrimental to all potential occupants; historic preservation of a deteriorated public facility; and demolition of a vacant, deteriorated, abandoned building. The activity must meet the following qualifying criteria:

- (1) The activity must be designed to eliminate *specific conditions of blight or physical decay* on a spot basis; and
- (2) The activity must be limited to *acquisition, clearance, relocation, historic preservation, and/or rehabilitation of buildings*. Rehabilitation is limited to the extent necessary to eliminate specific conditions *detrimental to public health and safety*.

**Records to be maintained:**

- A description of the specific condition of blight or physical decay treated;
- For rehabilitation carried out under this category, a description of the structure, including:
  - The specific conditions detrimental to public health and safety that were identified; and

- Details and scope of the CDBG-assisted rehabilitation.

c) **Activities to address slums or blight in an urban renewal area**

An activity that aids in the elimination or prevention of slums or blight in an urban renewal area. The activity must meet the following qualifying criteria:

- (1) The activity must be located within a Federally designated *urban renewal project area or Neighborhood Development Program (NDP) action area*; and,
- (2) The activity must be *necessary to complete the urban renewal plan*, then in effect, including *initial* land redevelopment permitted by the plan.

**Records to be maintained:**

- A copy of the Urban Renewal Plan, in effect at the time the CDBG activity is carried out, including maps and supporting documentation.

3. **Activities designed to meet urgent community development needs**

An activity designed to alleviate existing conditions that have a particular urgency. Examples include reconstruction of water and sewer lines destroyed by major catastrophes or emergencies such as floods or tornadoes. The activity must meet the following qualifying criteria:

- a) The existing conditions must pose a *serious and immediate threat to the health or welfare* of the community;
- b) The existing conditions are of *recent origin* or recently became urgent (generally within the past 18 months);
- c) The grantee is *unable to finance* the activity on its own; and
- d) *Other sources of funding are not available.*

**Records to be maintained:**

- Documentation concerning the nature and degree of seriousness of the condition requiring assistance;

Evidence that the grantee certified that the CDBG activity was designed to address the urgent need;

- Information on the timing of the development of the serious condition; and
- Evidence confirming that other financial resources to alleviate the need were not available.

4. **Additional Criteria**

- a) According to 24 CFR 570.208(d), where the assisted activity is *acquisition of real property*, a preliminary determination of whether the activity addresses a National Objective may be based on

the planned use of the property after acquisition. The documentation required depends on planned use.

- b) *Where acquisition is for the purpose of clearance that will eliminate specific conditions of blight or physical decay, the clearance activity will be considered the actual use of the property.* However, any subsequent use or disposition of the cleared property is treated as “change of use” under §570.505.

## STATEMENT OF ELIGIBLE AND INELIGIBLE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM ACTIVITIES

*This is a summary of certain activities that are eligible and ineligible for assistance under the Community Development Block Grant (CDBG) program pursuant to the governing regulations in the Code of Federal Regulations, Title 24, Part 570, Sections 570.200-570.207. For a more complete description, the regulations should be consulted. The Community Development Block Grant Program Entitlement Communities (Desk Guide) is at [www.hud.gov/offices/cpd/communitydevelopment/library/index.cfm](http://www.hud.gov/offices/cpd/communitydevelopment/library/index.cfm).*

### General Policies - §570.200

The primary objective of the CDBG Program is the development of viable urban communities, by providing decent housing and a suitable living environment, and expanding economic opportunities, principally for persons of low and moderate income. Funds must be used to carry out activities that will meet one of the three broad National Objectives: benefit low- and moderate-income persons; aid in the prevention or elimination of slums or blight; or meet other community development needs having a particular urgency. At least 70 percent of the total CDBG funds expended must be used for activities that benefit low- and moderate-income persons, over a one-, two-, or three-year period (selected by the grantee).

### Basic Eligible Activities - §570.201

- (a) Acquisition in whole or in part by purchase, long-term lease, donation, or otherwise, of real property for any public purpose, subject to the limitations of §570.207.
- (b) Disposition of real property acquired with CDBG funds through sale, lease or donation, or otherwise; or its retention for public purposes.
- (c) Acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements, *except buildings for the general conduct of government.* Activities may include:
- Design features and improvements that promote energy efficiency; and
  - Architectural design features and treatments intended to enhance the aesthetic quality of facilities and improvements.

Eligible facilities include those serving persons having special needs such as homeless shelters; convalescent homes; hospitals; nursing homes; battered spouse shelters; halfway houses for run-away children, drug offenders or parolees; group homes for the developmentally disabled; and temporary housing for disaster victims.

In certain cases, non-profit entities and subrecipients (including CBDOs qualifying under §570.204) may acquire title to public facilities; when owned by non-profit entities or other such subrecipients, such facilities must be operated so as to be open for use by the general public during all normal hours of operation.

- (d) Clearance, demolition, removal of buildings and improvements, and movement of structures to other sites. Demolition of HUD-assisted or HUD-owned housing units may be undertaken only with the prior approval of HUD. CDBG funds may also be used for physical removal of environmental contaminants or treatment of such contaminants to render them harmless.
- (e) Provision of public services (including labor, supplies and materials) such as those concerned with employment, crime prevention, child care, health care, education, homebuyer down payment assistance, public safety, fair housing counseling, recreation, senior citizens, homeless persons, drug abuse counseling and treatment, and energy conservation counseling and testing. The services must meet each of the following criteria:
  - The service must either be new or a quantifiable increase in the level of a service above that which has been provided with state or local funds in the previous twelve calendar months; and
  - The amount obligated for public services shall not exceed 15 percent of the annual grant, plus 15 percent of the program income received by the grantee and its subrecipients during the previous program year.
- (f) Interim assistance to correct objectively determinable signs of physical deterioration in areas where immediate action is necessary and where permanent improvements will be carried out as soon as practicable; or to alleviate emergency conditions threatening the public health and safety and requiring immediate resolution.
- (g) Payment of the non-Federal share required in connection with a Federal grant-in-aid program undertaken as part of CDBG activities.
- (h) Completion of urban renewal projects funded under Title I of the Housing Act of 1949, as amended.
- (i) Relocation payments and assistance to displaced individuals, families, businesses, non-profit organizations, and farm operations.
- (j) Payment to housing owners for losses of rental income incurred in holding units for persons displaced by relocation activities.
- (k) Payment of costs in support of activities eligible for funding under the HOME program.
- (l) Acquisition, construction, reconstruction, rehabilitation or installation of the distribution lines and facilities of privately owned utilities.
- (m) CDBG may be used for the construction of housing assisted under Section 17 of the U.S. Housing Act of 1937.
- (n) Direct assistance to facilitate and expand low- and moderate-income homeownership by subsidizing mortgage rates and principal amounts, financing the acquisition of housing occupied by low- and

moderate-income persons, acquiring guarantees of financing obtained from private lenders, providing up to 50 percent of down payment, or paying reasonable closing costs.

(o) Microenterprise Assistance

1. The provision of assistance to facilitate economic development by:
  - Providing credit and financial support, for the establishment, stabilization, and expansion of microenterprises;
  - Providing technical assistance, advice, and business support services to owners of microenterprises and persons developing microenterprises; and
  - Providing general support, including peer support programs, counseling, child care, transportation and other similar services to owners of microenterprises and persons developing microenterprises.
2. Services provided under this eligibility category are not subject to the restrictions on public services contained in 570.201(e).
3. "Persons developing microenterprises" are persons who have expressed interest and who are, or after an initial screening process, are expected to be, actively working toward developing businesses, each of which is expected to be a microenterprise at the time it is formed. A "microenterprise" is a business having five or fewer employees, at least one of whom is the owner.

(p) Provision of technical assistance to public or non-profit entities to increase their capacity to carry out eligible neighborhood revitalization or economic development activities, provided:

- The recipient determines, prior to the provision of the assistance, that the activity for which it is attempting to build capacity would be eligible for CDBG assistance; and
- The National Objective claimed by the grantee can reasonably be expected to be met once the entity has received the technical assistance and undertakes the activity.

Capacity building for private or public entities (including grantees) for other purposes may be eligible under §570.205.

**Eligible Rehabilitation and Preservation Activities - §570.202**

(a) Assistance to rehabilitate:

- Privately owned residential buildings and improvements;
- Low-income public housing and other publicly owned residential buildings and improvements;

- Publicly and privately owned commercial or industrial buildings, except that assistance is limited to improvements to the exterior of the building and the correction of code violations;
  - Non-profit owned, non-residential buildings and improvements not eligible under 570.201(c); and
  - Manufactured housing, when such housing is considered part of the community's permanent housing stock.
- (b) Financial assistance through grants, loans, loan guarantees, interest supplements, or other means may be provided for rehabilitation activities for the buildings described above, including:
- Assistance to private individuals and entities, including profit-making and non-profit organizations, to acquire for the purposes of rehabilitation, and to rehabilitate properties for use or resale for residential purposes;
  - Labor, materials, and other rehabilitation costs, including repair, replacement of principal fixtures and components, installation of security devices, and renovation of existing structures;
  - Loans for refinancing existing indebtedness secured by a property being rehabilitated, if the grantee determines that the financing is appropriate to achieve its community development objectives;
  - Improvements to increase the efficient use of energy;
  - Improvements to increase the efficient use of water;
  - Connection of residential structures to water distribution or local sewer collection lines;
  - Initial homeowner warranty premiums, hazard insurance premiums, flood insurance premiums and lead-based paint testing and abatement, for rehabilitation carried out with CDBG funds;
  - Acquisition of tools to be lent to carry out rehabilitation;
  - Rehabilitation services related to assisting participants in CDBG-funded rehabilitation activities (such as rehabilitation counseling, energy auditing, preparation of work specifications, loan processing, and inspection);
  - Rehabilitation of housing under Section 17 of the U.S. Housing Act of 1937; and
  - Lead-based paint hazard evaluation and reduction.
- (c) Code enforcement in deteriorating or deteriorated areas where such enforcement, together with public or private improvements, rehabilitation, and services to be provided, may be expected to arrest the decline of such areas.

- (d) Rehabilitation, preservation or restoration of publicly or privately owned historic properties, except for buildings used for the general conduct of government.
- (e) Renovation of closed schools or other buildings for use as an eligible public facility or housing.

**Special Economic Development Activities - §570.203**

Special economic development activities include:

- (a) The acquisition, construction, reconstruction, rehabilitation or installation of commercial or industrial buildings, structures, and other real property equipment and improvements, including railroad spurs or similar extensions. Such activities may be carried out by the recipient or public or private non-profit subrecipients.
- (b) The provision of assistance to a private for-profit business, for any activity where the assistance is appropriate to carry out an economic development project, excluding those described as ineligible in §570.207(a).
- (c) Economic development services in connection with activities eligible under this section, including, but not limited to, outreach efforts to market available forms of assistance; screening of applicants; reviewing and underwriting applications for assistance; preparation of all necessary agreements; management of assisted activities; and the screening, referral, and placement of applicants for employment opportunities generated by CDBG-eligible economic development activities, including the costs of providing necessary training for persons filling those positions.

Note: Guidelines for selecting activities to assist under this paragraph are provided at §570.209. The recipient must ensure that the appropriate level of public benefit will be derived pursuant to those guidelines before obligating funds under this authority. Special activities authorized under this section do not include assistance for the construction of new housing.

**Special Activities by Community-Based Development Organizations (CBDOs) - §570.204**

- (a) ***Eligible activities.*** The recipient may provide CDBG funds as grants or loans to any CBDO qualified under this section to carry out a neighborhood revitalization, community economic development, or energy conservation project. The funded project activities may include those listed as eligible under 24 CFR 570 Subpart C, and, except as described below in paragraph (b), activities not otherwise listed as eligible under that subpart. For purposes of qualifying as a project under paragraphs (a)(1), (a)(2), and (a)(3) of this section, the funded activity or activities may be considered either alone or in concert with other project activities either being carried out or for which funding has been committed. For purposes of this section:
  - 1. *A neighborhood revitalization project* includes activities of sufficient size and scope to have an impact on the decline of a geographic location within the jurisdiction of a unit of general local government (but not the entire jurisdiction) designated in comprehensive plans, ordinances, or other local documents as a neighborhood, village, or similar geographical designation; or the entire jurisdiction of a unit of general local government that is under 25,000 population;
  - 2. *A community economic development project* includes activities that increase economic opportunity, principally for persons of low and moderate income, or that stimulate or retain

businesses or permanent jobs, including projects that include one or more such activities that are clearly needed to address a lack of affordable housing accessible to existing or planned jobs and those activities specified at 24 CFR 91.1(a)(1)(iii);

3. *An energy conservation project* includes activities that address energy conservation, principally for the benefit of the residents of the recipient's jurisdiction; and
4. *To carry out a project* means that the CBDO undertakes the funded activities directly or through contract with an entity other than the grantee, or through the provision of financial assistance for activities in which it retains a direct and controlling involvement and responsibilities.

(b) ***Ineligible activities.*** Notwithstanding that CBDOs may carry out activities that are not otherwise eligible, they are not authorized to:

1. Carry out an activity described as ineligible in §570.207(a);
2. Carry out public services that do not meet the requirements of §570.201(e), except that:
  - i. services carried out under this section that are specifically designed to increase economic opportunities through job training and placement and other employment support services; and
  - ii. services of any type carried out under this section pursuant to a Neighborhood Revitalization Strategy approved by HUD, shall not be subject to the limitations in §570.201(e)(1) or (2), as applicable;
3. Provide assistance to special economic development activities that would otherwise be eligible under §570.203 that do not meet the guideline requirements of §570.209; or
4. Carry out an activity that would otherwise be eligible under §570.205 or §570.206, but that would result in the recipient's exceeding the planning and admin cap.

(c) ***Eligible CBDOs***

1. A CBDO qualifying under this section is an organization that has the following characteristics:
  - i. Is an association or corporation organized under State or local law to engage in community development activities (which may include housing and economic development activities) primarily within an identified geographic area of operation within the jurisdiction of the recipient, or in the case of an urban county, the jurisdiction of the county; and
  - ii. Has as its primary purpose the improvement of the physical, economic or social environment of its geographic area of operation by addressing one or more critical problems of the area, with particular attention to the needs of persons of low and moderate income; and



- iii. May be either non-profit or for-profit, provided any monetary profits to its shareholders or members must be only incidental to its operations; and
  - iv. Maintains at least 51 percent of its governing body's membership for low- and moderate-income residents of its geographic area of operation, owners or senior officers of private establishments and other institutions located in and serving its geographic area of operation, or representatives of low- and moderate-income neighborhood organizations located in its geographic area of operation; and
  - v. Is not an agency or instrumentality of the recipient and does not permit more than one-third of the membership of its governing body to be appointed by, or to consist of, elected or other public officials or employees or officials of an ineligible entity (even though such persons may be otherwise qualified under paragraph (c)(1)(iv)); and
  - vi. Except as otherwise authorized in paragraph (c)(1)(v), requires the members of its governing body to be nominated and approved by the general membership of the organization, or by its permanent governing body; and
  - vii. Is not subject to requirements under which its assets revert to the recipient upon dissolution; and
  - viii. Is free to contract for goods and services from vendors of its own choosing.
2. A CBDO that does not meet the above eligibility criteria may also qualify as an eligible entity under this section if it meets one of the following requirements:
- i. Is an entity organized pursuant to section 301(d) of the Small Business Investment Act of 1958 (15 U.S.C. 681(d)), including those that are profit making; or
  - ii. Is an SBA approved Section 501 State Development Company or Section 502 Local Development Company, or an SBA Certified Section 503 Company under the Small Business Investment Act of 1958, as amended; or
  - iii. Is a Community Housing Development Organization (CHDO) under 24 CFR 92.2, designated as a CHDO by the HOME Investment Partnerships program participating jurisdiction, with a geographic area of operation of no more than one neighborhood, and has received HOME funds under 24 CFR 92.300 or is expected to receive HOME funds as described in and documented in accordance with 24 CFR 92.300(e).
3. A CBDO that does not qualify under paragraphs (c)(1) or (2) of this section may also be determined to qualify as an eligible entity if the recipient demonstrates to the satisfaction of HUD, through the provision of information regarding the organization's charter and by-laws, that the organization is sufficiently similar in purpose, function, and scope to those entities qualifying paragraph (c)(1) or (c)(2) of this section.

**Eligible Planning, Urban Environmental Design and Policy-Planning-Management-Capacity Building Activities - §570.205**

- (a) Planning activities such as data gathering, studies, analyses, preparation of plans, and identification of actions that will implement such plans.
- (b) Activities designed to improve the grantee's capacity to plan and manage programs and activities.

**Eligible Administrative Costs - §570.206**

- (a) Reasonable costs of overall program management, coordination, monitoring, and evaluation, including:
  - Staff salaries, wages, and related costs;
  - Travel costs;
  - Administrative services such as general legal, accounting and audit services performed under third party contracts; and
  - Other goods and services required for administration of the program.
- (b) Provision of information and other resources to residents and citizen organizations participating in the planning, implementation, or assessment of activities being assisted with CDBG funds.
- (c) Provision of fair housing counseling services and activities.
- (d) Indirect costs.
- (e) Preparation of applications for Federal programs where the grantee determines such activities are necessary or appropriate to achieve its community development needs.

**Ineligible Activities - §570.207**

- (a) The following activities may not be assisted with CDBG funds:
  - Buildings used for the general conduct of government;
  - General government expenses; and
  - Political activities.
- (b) The following activities may not be assisted unless certain criteria are met or they are carried out under the authority of §570.203 or §570.204:
  - Purchase of construction equipment; purchase of furnishings and personal property, unless part of a public service activity or necessary for use by a grantee in the administration of the CDBG program;

- Repair, operation and maintenance of public facilities, improvements and services, except expenses associated with eligible public service activities, interim assistance, and office space for CDBG program staff;
- New housing construction, except under the special provisions provided §570.207(b)(3)(i)-(ii); and
- Income payments of a subsistence nature.

**Guidelines for Evaluating and Selecting Economic Development Projects - §570.209**

The following guidelines are provided to assist the recipient to evaluate and select activities to be carried out for economic development purposes. Specifically, these guidelines are applicable to activities that are eligible for CDBG assistance under 570.203. These guidelines also apply to activities carried out under the authority of 570.204 that would otherwise be eligible under 570.203, were it not for the involvement of a Community-Based Development Organization (CBDO). (This would include activities where a CBDO makes loans to for-profit businesses.) These guidelines are composed of two components: guidelines for evaluating project costs and financial requirements; and standards for evaluating public benefit. **The standards for evaluating public benefit are mandatory, but the guidelines for evaluating projects costs and financial requirements are not.**

- a. **Guidelines and Objectives for Evaluating Project Costs and Financial Requirements.** HUD has developed guidelines that are designed to provide the recipient with a framework for financially underwriting and selecting CDBG-assisted economic development projects that are financially viable and will make the most effective use of the CDBG funds. These guidelines, also referred to as the underwriting guidelines, are published as Appendix A to 24 CFR Part 570. The use of the underwriting guidelines published by HUD is not mandatory. However, grantees electing not to use these guidelines would be expected to conduct basic financial underwriting prior to the provision of CDBG financial assistance to a for-profit business. Where appropriate, HUD's underwriting guidelines recognize that different levels of review are appropriate to take into account differences in the size and scope of a proposed project, and in the case of a microenterprise or other small business to take into account the differences in the capacity and level of sophistication among businesses of differing sizes. Recipients are encouraged, when they develop their own programs and underwriting criteria, to also take these factors into account. The objectives of the underwriting guidelines are to ensure:
1. That project costs are reasonable;
  2. That all sources of project financing are committed;
  3. That to the extent practicable, CDBG funds are not substituted for non-Federal financial support;
  4. That the project is financially feasible;
  5. That to the extent practicable, the return on the owner's equity investment will not be unreasonably high; and

6. That to the extent practicable, CDBG funds are disbursed on a *pro rata* basis with other finances provided to the project.
- b. **Standards for Evaluating Public Benefit.** The grantee is responsible for making sure that at least a minimum level of public benefit is obtained from the expenditure of CDBG funds under the categories of eligibility governed by these guidelines. The standards set forth below identify the types of public benefit that will be recognized for this purpose and the minimum level of each that must be obtained for the amount of CDBG funds used. Unlike the guidelines for project costs and financial requirements covered under paragraph (a) of this section, the use of the standards for public benefit is mandatory. Certain public facilities and improvements eligible under 570.201(c) of the regulations, which are undertaken for economic development purposes, are also subject to these standards, as specified in 570.208(a)(4)(vi)(F)(2).
1. Standards for activities in the aggregate. Activities covered by these guidelines must, in the aggregate, either:
    - i. Create or retain at least one full-time equivalent, permanent job per \$35,000 of CDBG funds used; or
    - ii. Provide goods or services to residents of an area, such that the number of low- and moderate-income persons residing in the areas served by the assisted businesses amounts to at least one low- and moderate- income person per \$350 of CDBG funds used.
  2. Applying the aggregate standards.
    - i. A metropolitan city or an urban county shall apply the aggregate standards under paragraph (b)(1) of this section to all applicable activities for which CDBG funds are first obligated within each single CDBG program year, without regard to the source year of the funds used for the activities. A grantee under the HUD-Administered Small Cities or Insular Areas CDBG programs shall apply the aggregate standards under paragraph (b)(1) of this section to all funds obligated for applicable activities from a given grant; program income obligated for applicable activities will, for these purposes, be aggregated with the most recent open grant. For any time period in which a community has no open HUD-Administered or Insular Areas grants, the aggregate standards shall be applied to all applicable activities for which program income is obligated during that period.
    - ii. The grantee shall apply the aggregate standards to the number of jobs to be created/retained, or to the number of persons residing in the area served (as applicable), as determined at the time funds are obligated to activities.
    - iii. Where an activity is expected both to create or retain jobs and to provide goods or services to residents of an area, the grantee may elect to count the activity under either the jobs standard or the area residents standard, but not both.
    - iv. Where CDBG assistance for an activity is limited to job training and placement and/or other employment support services, the jobs assisted with CDBG funds shall be

considered to be created or retained jobs for the purposes of applying the aggregate standards.

- v. Any activity subject to these guidelines that meets one or more of the following criteria may, at the grantee's option, be excluded from the aggregate standards described in paragraph (b)(1) of this section:
  - A. Provides jobs exclusively for unemployed persons or participants in one or more of the following programs:
    - 1. Jobs Training Partnership Act (JTPA);
    - 2. Jobs Opportunities for Basic Skills (JOBS); or
    - 3. Aid to Families with Dependent Children (AFDC);
  - B. Provides jobs predominantly for residents of Public and Indian Housing units;
  - C. Provides jobs predominantly for homeless persons;
  - D. Provides jobs predominantly for low-skilled, low- and moderate- income persons, where the business agrees to provide clear opportunities for promotion and economic advancement, such as through the provision of training;
  - E. Provides jobs predominantly for persons residing within a census tract (or block numbering area) that has at least 20 percent of its residents who are in poverty;
  - F. Provides assistance to business(es) that operate(s) within a census tract (or block numbering area) that has at least 20 percent of its residents who are in poverty;
  - G. Stabilizes or revitalizes a neighborhood that has at least 70 percent of its residents who are low and moderate income;
  - H. Provides assistance to a Community Development Financial Institution that serves an area that is predominantly low- and moderate-income;
  - I. Provides assistance to a Community-Based Development Organization serving a neighborhood that has at least 70 percent of its residents who are low and moderate income;
  - J. Provides employment opportunities that are an integral component of a project designed to promote spatial deconcentration of low- and moderate-income and minority persons;

- K. With prior HUD approval, provides substantial benefit to low-income persons through other innovative approaches;
  - L. Provides services to the residents of an area pursuant to a strategy approved by HUD under the provisions of 24 CFR 91.215(e);
  - M. Creates or retains jobs through businesses assisted in an area pursuant to a strategy approved by HUD under the provisions of 24 CFR 91.215(e).
3. Standards for individual activities. Any activity subject to these guidelines that falls into one or more of the following categories will be considered by HUD to provide insufficient public benefit, and therefore may, under no circumstances, be assisted with CDBG funds:
- i. The amount of CDBG assistance exceeds either of the following, as applicable:
    - A. \$50,000 per full-time equivalent, permanent job created or retained; or
    - B. \$1,000 per low- and moderate-income person to which goods or services are provided by the activity.
  - ii. The activity consists of or includes any of the following:
    - A. General promotion of the community as a whole (as opposed to the promotion of specific areas and programs);
    - B. Assistance to professional sports teams;
    - C. Assistance to privately owned recreational facilities that serve a predominantly higher-income clientele, where the recreational benefit to users or members clearly outweighs employment or other benefits to low- and moderate-income persons;
    - D. Acquisition of land for which the specific proposed use has not yet been identified; and
    - E. Assistance to a for-profit business while that business or any other business owned by the same person(s) or entity(ies) is the subject of unresolved findings of noncompliance relating to previous CDBG assistance provided by the recipient.
4. Applying the individual activity standards.
- i. Where an activity is expected both to create or retain jobs and to provide goods or services to residents of an area, it will be disqualified only if the amount of CDBG assistance exceeds both of the amounts in paragraph (b)(3)(i) of this section.
  - ii. The individual activity standards in paragraph (b)(3)(i) of this section shall be applied to the number of jobs to be created or retained, or to the number of persons residing in

the area served (as applicable), as determined at the time funds are obligated to activities.

- iii. Where CDBG assistance for an activity is limited to job training and placement and/or other employment support services, the jobs assisted with CDBG funds shall be considered to be created or retained jobs for the purposes of applying the individual activity standards in paragraph (b)(3)(i) of this section.
- c. **Amendments to economic development projects after review determinations.** If, after the grantee enters into a contract to provide assistance to a project, the scope or financial elements of the project change to the extent that a significant contract amendment is appropriate, the project should be reevaluated under these and the recipient's guidelines. (This would include, for example, situations where the business requests a change in the amount or terms of assistance being provided, or an extension to the loan payment period required in the contract.) If a reevaluation of the project indicates that the financial elements and public benefit to be derived have also substantially changed, the recipient should make appropriate adjustments in the amount, type, terms or conditions of CDBG assistance that has been offered, to reflect the impact of the substantial change. (For example, if a change in the project elements results in a substantial reduction of the total project costs, it may be appropriate for the recipient to reduce the amount of total CDBG assistance.) If the amount of CDBG assistance provided to the project is increased, the amended project must still comply with the public benefit standards under paragraph (b) of this section.
- d. **Documentation.** The grantee must maintain sufficient records to demonstrate the level of public benefit, based on the above standards, that is actually achieved upon completion of the CDBG-assisted economic development activity(ies) and how that compares to the level of such benefit anticipated when the CDBG assistance was obligated. If the grantee's actual results show a pattern of substantial variation from anticipated results, the grantee is expected to take all actions reasonably within its control to improve the accuracy of its projections. If the actual results demonstrate that the recipient has failed the public benefit standards, HUD may require the recipient to meet more stringent standards in future years as appropriate.

**Attachment# 7**

**Performance  
Measurement  
Outcome System**



**DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

[Docket No. FR-4970-N-02]

**Notice of Outcome Performance Measurement System for Community Planning and Development Formula Grant Programs**

**AGENCY:** Office of the Assistant Secretary for Community Planning and Development, HUD.

**ACTION:** Notice.

**SUMMARY:** On June 10, 2005, HUD's Office of Community Planning and Development (CPD) published a notice in the *Federal Register* titled, "Notice of Proposed Outcome Performance Measurement System for Community Planning and Development Formula Grant Programs; Request for Comments." The notice described an outcome performance measurement system that was developed for grantees that receive funding from the Community Development Block Grant program (CDBG), HOME Investment Partnerships program (HOME), Emergency Shelter Grants program (ESG), and the Housing Opportunities for Persons with AIDS program (HOPWA).

The system was developed by a joint working group made up of members of the Council of State Community Development Agencies (COSDA), the National Community Development Association (NCDA), the National Association for County Community Economic Development (NACCED), the National Association of Housing and Redevelopment Officials (NAHRO), the National Council of State Housing Agencies (NCSHA), CPD, HUD's Office of Policy Development and Research (PD&R), and the Office of Management and Budget (OMB). The June 10, 2005, notice described the proposed system and solicited comments from the public, particularly from formula program grantees, on the proposed performance measurement system. This final notice discusses and addresses the comments received and incorporates appropriate changes.

**FOR FURTHER INFORMATION CONTACT:** Margy Coccodrilli, CPD Specialist, Office of Block Grant Assistance, Room 7282, Department of Housing and Urban Development, 451 Seventh Street, SW., Washington, DC 20410-7000, telephone (202) 708-1577, extension 4507 (this is not a toll-free number). Hearing- or speech-impaired individuals may access this number through TTY by calling the toll-free Federal Information Relay Service at (800) 877-8339.

**SUPPLEMENTARY INFORMATION:**

**I. Background**

The Government Performance and Results Act of 1993 (GPRA) mandates that federal programs improve their effectiveness and public accountability by focusing on results. The OMB developed the Program Assessment Rating Tool (PART) to monitor compliance with the GPRA and to rate federal programs for their effectiveness and ability to show results.

Many CPD grantees have been frustrated by the inability to "tell their story" to their citizens and other stakeholders about the outcomes of the investments they have made in their communities using federal, state, and local resources. The inability to clearly demonstrate program results at the national level, which is the standard required by OMB's program assessment process, can have serious consequences for program budgets. On June 10, 2005, HUD published (70 FR 34044), a notice describing a proposed outcome performance measurement system and solicited comments. The system would enable HUD to collect information on the outcomes of activities funded with CPD formula grant assistance, and to aggregate that information at the national and local level. Reports would be made available to allow grantees to compare their performance to that of their peers. Based on the proposed system and taking into consideration the comments received, this notice establishes the outcome performance measurement system. This system is not intended to replace existing local performance measurement systems that are used to inform local planning and management decisions and increase public accountability.

This performance measurement system will be incorporated into HUD's Integrated Disbursement and Information System (IDIS), thus allowing for simplified data collection. The objectives and outcomes will appear on IDIS screens and grantees will select the objective and outcome that applies to each activity that the grantee undertakes. The indicators will be generated according to the matrix code, and for CDBG grantees, by the national objective. The possible indicators for each activity will also appear on an IDIS screen and the grantee will indicate which indicator(s) apply to that activity, as carried out by the grantee.

The indicators in this framework represent most of the activities that are undertaken by grantees of the CPD formula grant programs, but HUD acknowledges that there may be some activities that may not fit well into any

of the indicator categories. While such activities may be very important to local interests, their numbers would not make a significant impact on a national level and could create a burden for other grantees. Therefore, the joint working group that developed the system decided to include indicators that can encompass most of the activities undertaken by grantees.

Separate from what the new performance measurement system can provide, the Department would like to be able to demonstrate potential outcomes such as higher homeownership rates and property valuations, lower unemployment rates and improved education levels, increased commercial and private investments, and additional assisted businesses that remain operational for at least three years. HUD will consult with the working group, grantees, and other interested parties to determine whether and how a set of particular community-level outcome measures can be established and uniformly applied. In the future, HUD may use the same or similar universal measures and standards to assess performance in other federal economic and community development programs. For example, HUD intends to obtain information on the development of brownfields and will consult with grantees on how best to collect such information. HUD will also undertake research to address such issues, and determine how frequently to assess progress, evaluate programs, perform analyses, and disseminate results based upon data that is comparable and generally available.

The structure of the new performance measurement system is consistent with the goals and objectives contained in HUD's Strategic Plan for the years 2006 to 2011, including expanding access to affordable housing, fostering a suitable living environment, and expanding economic opportunities.

The objectives, outcomes, and indicators described in this notice will appear this spring in the existing version of IDIS. Grantees will be requested to enter available data at that time. This fall, Phase I of the re-engineered IDIS will be released and grantees will be required to enter the performance data.

When Phase II of the re-engineered IDIS is released, HUD expects the overall administrative burden for grantees to be reduced; HUD's intent is to have the Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report (CAPER) integrated into one single performance measurement system. In the interim, elements of the system may

be incorporated into the Consolidated Plan Management Process (CPMP) Tool so that local objectives and outcomes can be entered at the beginning of the Consolidated Plan or Annual Action Plan development process, and accomplishments under those objectives and outcomes can be reported on in the CAPER.

## II. Discussion of Public Comments

### General Comments

The public comment period closed on September 8, 2005. In addition to the 56 comments submitted in writing to HUD headquarters, additional comments were received during an interactive satellite broadcast from HUD headquarters in Washington, DC, and five regional feedback sessions that were held in San Francisco, Philadelphia, Detroit, Atlanta, and Austin. Each of those events provided opportunities for public comment.

There were multiple requests for HUD to develop a performance measurement Web site that would contain all the information that has been made available. That request has been acknowledged and there is now a CPD Web site that hosts this information. The URL is: <http://www.hud.gov/offices/cpd/about/performance/index.cfm>.

A number of comments praised the outcome measurement system and thanked HUD and the working group for the simplicity of the system; also, many comments posed questions. These questions are addressed in a question and answer format that has been distributed to grantees and is available on the Performance Measurement Web site. Several comments requested clarification of terms and definitions. These have been provided to grantees and are available on CPD's Performance Measurement website.

There were also many comments made about IDIS that were important to that system, but not necessarily relevant to the inclusion of the performance measurement indicators. Those comments have been forwarded to CPD's System Development and Evaluation Division. There were also comments on the Consolidated Plan Management Process and those comments have been forwarded to CPD's Office of Policy Development and Coordination.

Many comments suggested that issues and terminology of local interest be added to the framework. Unfortunately, because the framework was developed to capture national indicators in a standardized format, unique local information cannot be included. However in CPD Notice 03-09, issued in

September 2003, HUD encouraged grantees to develop local performance measurement systems that complement this new national system by capturing the results of activities of local importance.

### Specific Comments

*Comment*—There were several comments indicating that these performance measures should replace Consolidated Plans, Annual Action Plans, Consolidated Annual Performance and Evaluation Reports (CAPER), and Performance Evaluation Reports (PER).

*Response*—HUD anticipates that when Phase II of the IDIS re-engineering is complete in 2007, Consolidated Plans, Annual Action Plans, CAPERs, and PERs will become one continuous document.

*Comment*—There were several comments indicating the need for training on the performance measurement system and generally on IDIS, and specific training for entitlements, states, and urban counties, sub-recipients; training grantees to train their sub-recipients; and guidance/training on how the indicators apply to each program.

*Response*—HUD expects to provide training on IDIS in 2006. This training will incorporate the performance measurement framework; also, HUD has prepared guidance, questions and answers, and definitions. This, along with other related information, are available on CPD's Performance Measurement website.

*Comment*—Several commenters indicated that changes to administrative procedures, and possibly to grantee staffing, would have to be made at the local level and some asked that HUD provide assistance to tell grantees how this should be done.

*Response*—HUD will provide training on what data will need to be collected, but grantees will determine within their own administrative procedures how to coordinate the front-end planning, implementation, and reporting of activities. Because grantee procedures vary significantly based on agency size and expertise, HUD is not the appropriate entity to develop local administrative procedures for grantees.

*Comment*—Some comments referred to the difficulty that grantees would have in developing outcome statements.

*Response*—HUD will use the data that are reported and aggregated in IDIS to develop the outcome statements. If a jurisdiction has an activity that does not fit into the framework, that grantee may create an outcome statement in the narrative of the CAPER or PER to

provide information to their citizens about the results of the activity.

*Comment*—Comments asked that HUD clarify the timing of when grantees will begin using the performance measurement system.

*Response*—The elements of the outcome performance measurement system will appear in the existing version of IDIS in Spring 2006. Because of the need for HUD to show results, grantees will be requested to enter data as soon as the system is available. Later in 2006, Phase I of the re-engineered IDIS will be released. At that time, grantees will be required to enter the performance data into the system.

*Comment*—There were comments suggesting that 40 percent be included in the breakout of numbers for area median income because this number would help show the percentage of "working poor;" that many projects exceed the HOME program minimum levels and assist persons between 30 percent and 50 percent; and that breaking down those income levels would cause additional work for CDBG grantees.

*Response*—Individual program requirements dictate the income percentages that are to be reported. Therefore, grantees need only provide the information that is currently required for each specific program. The area median income percentages published in this notice reflect the range of information required by all four CPD formula grants. When grantees enter data for activities into IDIS, only the income percentages applicable to those program activities will be populated for selection.

*Comment*—Several commenters urged HUD to provide sufficient time for grantees to revise forms and other business practices, that data collection should not begin until the re-engineered IDIS is available, and that information pertinent to these changes should be made available to grantees as soon as possible.

*Response*—On October 28, 2005, CPD issued a memo that provided the basic information needed to revise forms, such as applications from sub-recipients for funding, sub-recipient agreements, and client applications. Grantees could also use that memo to begin to plan for any administrative changes that might be required.

*Comment*—Some commenters requested that an indicator for section 504 compliance be included for owner-occupied housing units.

*Response*—HUD agrees. Although section 504 does not apply to homeowners, the accessibility indicator has been added for owner-occupied

units that are made accessible for persons with disabilities.

*Comment*—One comment received stated that there was no way in the system to report female heads of household.

*Response*—In IDIS, grantees are currently required to report the number of female heads of household for housing activities that meet the national objective of low-mod housing; therefore, no additional data is required.

*Comment*—Several comments reflected the need for additional resources to cover the added costs of administrative workload, training, and technology development.

*Response*—HUD is making every effort to minimize workload burden. HUD expects the increased administrative workload to be reduced as HUD streamlines the planning and reporting requirements. While plans for training are not yet complete, HUD will attempt to reduce grantee costs by conducting training using technology such as the Performance Measurements Web site, broadcasts, and Web casts, and possibly local training provided through field offices. Also, HUD expects to provide training at conferences of the national associations that were involved in the development of the system.

*Comment*—Several commenters asked HUD to develop sample forms that can be used to collect the additional data.

*Response*—Since grantees differ greatly in administrative procedures, based on agency size and expertise, HUD is not the appropriate entity to develop specific sample forms. However, HUD will provide guidance on data collection that will assist grantees in adding appropriate language to existing forms.

*Comment*—There were several comments that suggested changes to the flow chart that was included in the proposed outcome performance measurement system.

*Response*—The flow chart could not be designed to accommodate the various requests and the full scope of all activities. Because many commenters considered the flow chart to provide little value, it has been removed from the final notice of the outcome performance measurement system.

*Comment*—Several comments stated that ESG and HOPWA indicators should include case management.

*Response*—HOPWA case management activities will be reported in the

HOPWA Annual Performance Reports and later in IDIS. ESG does not currently collect information on case management activities in IDIS.

*Comment*—Several comments indicated that the system should provide the ability to capture more than one objective and more than one outcome for each activity.

*Response*—The objectives closely mirror the statutory objectives of each program. Grantees will select the one objective that the activity is intended to meet. To prevent the dilution of data and capture the largest numbers possible for each outcome, grantees are encouraged to select the outcome that best describes the result of the activity. However, if a grantee feels strongly that an activity is best represented by two outcomes, it would indicate the primary outcome and the additional outcome.

*Comment*—There were comments suggesting that only indicators required by each specific program should be required for reporting.

*Response*—Both the proposed and final notices state that grantees will report these data only if the indicator is appropriate to the program.

*Comment*—One comment stated that Community Housing Development Organization (CHDO) operating costs should not be included in the system.

*Response*—Up to 5 percent of a participating jurisdiction's HOME allocation may be used to pay eligible CHDO operating costs. However, the use of HOME funds for this purpose, or for administrative costs generally, does not directly result in a measurable output in terms of affordable housing units produced or households assisted. In fact, the use of HOME funds to cover CHDO operating costs actually reduces that amount of funds that would otherwise be available for projects. Consequently, while CHDO operating support funds are necessary in many instances, HUD agrees with the commenter that it would not be appropriate to include the use of CHDO operating costs as an indicator in a system focused on measuring performance.

*Comment*—One comment indicated that the list of indicators should not be increased without careful evaluation and input from the working group.

*Response*—The working group has continued to provide evaluation and input on the development and implementation of the outcome performance measurement system.

*Comment*—Many comments suggested possible changes to the indicators or additional indicators to be included to the proposed outcome performance measurement system.

*Response*—HUD carefully considered each suggestion. Some of the suggestions were incorporated into the framework, while others reflected changes that were already planned for inclusion in the re-engineering of IDIS. HUD believes that the indicators included in the outcome performance measurement system published herein reflect most of the activities undertaken by grantees. However, if it becomes apparent that additional data elements are necessary, other indicators can be added to the system at a later date.

*Comment*—Several comments questioned the difference between International Building Code Energy (IBCE) Standards, and the International Energy Conservation Code (IECC), and the inclusion of Energy Star Standards as a subset of a larger code.

*Response*—Most states and local governments have adopted one or more International Code Council (ICC) building codes. The ICC codes have replaced other prior model codes, resulting in many different building codes. HUD has determined that identifying only IBCE or IECC and not identifying other possible codes would create incomplete data, as well as confusion over which codes to use. Therefore, the data elements for building energy codes have been deleted. In 2002, HUD entered into a memorandum of understanding with the Environmental Protection Agency (EPA) and the Department of Energy (DOE) to promote the use of Energy Star in HUD's affordable housing programs. Therefore, Energy Star will remain as a data element for energy conservation activities for the housing indicator categories in the performance measurement system.

*Comment*—There were comments about the use of the NAICS industry classification codes and whether the codes would be available in a drop-down format in IDIS.

*Response*—HUD has concluded that the large number of NAICS classification codes will create a reporting burden for grantees and businesses and therefore has deleted that data element.

**III. Environmental Impact**

This notice does not direct, provide for assistance or loan and mortgage insurance for, or otherwise govern or regulate, real property acquisition, disposition, leasing, rehabilitation, alteration, demolition, or new

construction, or establish, revise or provide for standards for construction or construction materials, manufactured housing, or occupancy. Accordingly, under 24 CFR 50.19(c)(1), this notice is categorically excluded from environmental review under the

National Environmental Policy Act of 1969 (42 U.S.C. 4321).

Dated: March 1, 2006.

**Pamela H. Patenaude,**  
*Assistant Secretary for Community Planning  
and Development.*

**BILLING CODE 4210-67-P**

## CPD Outcome Performance Measurement System

### BACKGROUND

A working group, established by and composed of representatives from national housing and community development associations as well as HUD and the Office of Management and Budget (OMB), began holding monthly meetings in June 2004 for the purpose of developing an outcome performance measurement system for key HUD housing and community development programs. The working group was made up of grantee representatives from the Council of State Community Development Agencies (COSCEA), the National Community Development Association (NCDA), the National Association for County Community Economic Development (NACCED), the National Association of Housing and Redevelopment Officials (NAHRO), the National Council of State Housing Agencies (NCSHA), HUD's Offices of Community Planning and Development (CPD) and Policy Development and Research (PD&R), and the Office of Management and Budget (OMB).

The members of this working group finalized their work and reached agreement on an outcome performance measurement system to propose for grantees that receive funding from the Community Development Block Grant program (CDBG), the HOME Investment Partnerships Program (HOME), the Emergency Shelter Grant program (ESG), and the Housing Opportunities for Persons with AIDS program (HOPWA) formula grants. The proposed Outcome Performance Measurement System was published in the Federal Register on June 10, 2005 (70 FR 34044). The final outcome performance measurement system includes objectives, outcome measures, and indicators that describe outputs. The objectives are: Creating Suitable Living Environments, Providing Decent Affordable Housing, and Creating Economic Opportunities. The outcome categories are: Accessibility/Availability, Affordability, and Sustainability. There is a standardized list of output indicators that grantees will report on as appropriate for their chosen objectives and outcomes. Although the system is not designed to capture every activity, HUD is confident that the list is broad enough that the results of a significant amount of activities of each of the programs will be reported. Most of the output indicators required by the system do not require additional data collection or reporting.

Grantees shall incorporate performance measurements into consolidated plans or annual action plans prepared for Fiscal Year (FY) 2007 CDBG, HOME, ESG, and HOPWA funding. This will include the determination of an objective and selection of an outcome for each activity, based on the type of activity and its purpose. HUD realizes that some grantees have already completed preparation of their FY2006 plans, while others are well into the planning and development process. However, where possible, grantees should **immediately** incorporate the new performance measurements approach into consolidated plans or annual action plans that are being prepared for FY2006 funds. This will allow grantees to have a better capability to enter the expected data into IDIS, as discussed below. If a grantee has already submitted its FY2006 consolidated plan or action plan to HUD and the plan has been approved, adding new performance measurement features to the plan does not constitute an amendment under §91.505(a); however, the grantee should determine whether this addition is an amendment under its citizen participation plan.

IDIS will begin accepting data in Spring 2006 and HUD is strongly encouraging every grantee to begin to enter data at that time for all completed activities, based on information that is available. The objectives and indicators reported in IDIS will reflect the rationale for funding that activity. The outcome will be based on the result the grantee hoped to achieve by funding the activity. The indicators will describe, in numerical terms, any particular benefit that the activity produced. In Fall 2006, it will become mandatory for all formula grantees to enter the required performance measurement data (objectives, outcomes, and indicators) into IDIS for all existing activities with a status of budgeted or underway as of the beginning of FY2007, as well as for all new activities.

Grantees are only required to report the indicators that appear for each activity; however, if a jurisdiction has activities that are not covered by these indicators, grantees can manually report any objectives, outcomes, and indicators in the narrative section of the Consolidated Annual Performance and Evaluation Report (CAPER) or State Performance Evaluation Report (PER), or HOPWA Annual Performance Report (APR).

The system has been designed to enable grantees and HUD to inform Congress, OMB, and the public of many of the outcomes of the covered programs. The goal is to begin focusing on more outcome-oriented information and be able to aggregate results across the broad spectrum of programs funded by these block grants at the city, county, and state level.

## HOW WILL IT WORK?

Based on the intent when funding an activity, grantees will determine which of the three objectives best describes the purpose of the activity. The objectives will appear on an IDIS screen and the grantee will choose from the options presented. The three objectives are:

**Suitable Living Environment** - In general, this objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.

**Decent Housing** - The activities that typically would be found under this objective are designed to cover the wide range of housing possible under HOME, CDBG, HOPWA or ESG. This objective focuses on housing programs where the purpose of the program is to meet individual family or community needs and not programs where housing is an element of a larger effort, since such programs would be more appropriately reported under Suitable Living Environment.

**Creating Economic Opportunities** - This objective applies to the types of activities related to economic development, commercial revitalization, or job creation.

Similarly, once the objective for the activity is selected, the grantee will then choose which of the three outcome categories best reflects what they are seeking to achieve by funding that activity, and then enter the outcome on the appropriate IDIS screen. It is important that the data are not diluted by too much information. Therefore, grantees are encouraged to report which one of the three outcomes is most appropriate for their activity. However, if the grantee believes that two outcomes of equal importance will be realized, then a second outcome may also be selected. The three outcome categories are:

**Availability/Accessibility.** This outcome category applies to activities that make services, infrastructure, public services, public facilities, housing, or shelter available or accessible to low- and moderate-income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible to low and moderate income people where they live.

**Affordability.** This outcome category applies to activities that provide affordability in a variety of ways in the lives of low- and moderate-income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.

**Sustainability: Promoting Livable or Viable Communities.** This outcome applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low- and moderate-income or by removing or eliminating slums or blighted areas, through multiple activities or services that sustain communities or neighborhoods.

Each outcome category can be connected to each of the overarching objectives, resulting in a total of nine groups of outcome/objective statements under which grantees would report the activity or project data to document the results of their activities or projects. Each activity will provide one of the following statements, although sometimes an adjective such as new, improved, or corrective may be appropriate to refine the outcome statement.

- Accessibility for the purpose of creating suitable living environments
- Accessibility for the purpose of providing decent affordable housing
- Accessibility for the purpose of creating economic opportunities
- Affordability for purpose of creating suitable living environments
- Affordability for the purpose of providing decent affordable housing
- Affordability for the purpose of creating economic opportunities
- Sustainability for the purpose of creating suitable living environments
- Sustainability for the purpose of providing decent affordable housing
- Sustainability for the purpose of creating economic opportunity

Based on the objectives and outcomes selected, and, in the case of CDBG activities the national objective selected, IDIS will identify the specific indicators for each activity. Only the specific indicators appropriate for that activity will be available for grantees to report. Thus, the process of identifying and selecting indicators will be minimized. The objective and outcomes will combine with the activity indicator data to produce statements of national significance regarding the results of the activity.

The specific indicators are described in this notice. Grantees are reminded that these indicators will be incorporated into IDIS and, therefore, will appear on screens and not in the written format shown here. Grantees will only report this data if the indicator is a requirement of the program from which the activity is funded.

There are certain data elements commonly reported by all programs, although each of the four programs may require different specificity or may not require each element listed below. Grantees will only report the information required for each program, as currently required. No new reporting requirements are being imposed for program activities that do not currently collect these data elements. The elements include:

- Amount of money leveraged (from other federal, state, local, and private sources) per activity;
- Number of persons, households, units, or beds assisted, as appropriate;
- Income levels of persons or households by: 30 percent, 50 percent, 60 percent, or 80 percent of area median income, per applicable program requirements. However, if a CDBG activity benefits a target area, that activity will show the total number of persons served and the percentage of low/mod persons served. Note that this requirement is not applicable for economic development activities awarding funding on a “made available basis;”
- Race, ethnicity, and disability (for activities in programs that currently report these data elements)

HUD will combine the objectives, outcomes, and data reported for the indicators to produce outcome narratives that will be comprehensive and will demonstrate the benefits that result from the expenditure of these federal funds.

This system maintains the flexibility of the block grant programs, as the objectives, outcomes, and indicators will be determined by the grantees, based on the intent of the activities they choose to fund. The standardized format provides that reporting will be uniform, and therefore the achievements of these programs can be aggregated for each grantee locally and for all grantees at the national level.

## Specific Outcome Indicators

### 1) Public facility or infrastructure activities

Number of persons assisted:

- with new access to a facility or infrastructure benefit
- with improved access to a facility or infrastructure benefit
- where activity was used to meet a quality standard or measurably improved quality, report the number that no longer only have access to a substandard facility or infrastructure

### 2) Public service activities

Number of persons assisted:

- with new access to a service
- with improved access to a service
- where activity was used to meet a quality standard or measurably improved quality, report the number that no longer only have access to substandard service



**3) Activities are part of a geographically targeted revitalization effort (Y/N)?**

If Yes (check one)

- a) Comprehensive
- b) Commercial
- c) Housing
- d) Other

Choose all the indicators that apply, or at least 3 indicators if the effort is (a) Comprehensive.

- Number of new businesses assisted
- Number of businesses retained
- Number of jobs created or retained in target area
- Amount of money leveraged (from other public or private sources)
- Number of low- or moderate-income (LMI) persons served
- Slum/blight demolition
- Number of LMI households assisted
- Number of acres of remediated brownfields
- Number of households with new or improved access to public facilities/services
- Number of commercial façade treatment/business building rehab
- Optional indicators a grantee may elect to use include crime rates, property value change, housing code violations, business occupancy rates, employment rates, homeownership rates (optional)

**4) Number of commercial façade treatment/business building rehab (site, not target area based)****5) Number of acres of brownfields remediated (site, not target area based)****6) New rental units constructed per project or activity**

Total number of units:

Of total:

- Number affordable
- Number section 504 accessible
- Number qualified as Energy Star

Of the affordable units:

- Number occupied by elderly
- Number subsidized with project-based rental assistance (federal, state, or local program)
- Number of years of affordability
- Number of housing units designated for persons with HIV/AIDS, including those units receiving assistance for operations
  - Of those, number of units for the chronically homeless

Number of units of permanent housing designated for homeless persons and families, including those units receiving assistance for operations  
Of those, number of units for the chronically homeless

### 7) Rental units rehabilitated

Total number of units:

Of total:

Number affordable  
Number section 504 accessible  
Number of units created through conversion of nonresidential buildings to residential buildings  
Number brought from substandard to standard condition (HQS or local code)  
Number qualified as Energy Star  
Number brought into compliance with lead safe housing rule (24 CFR part 35)

Of those affordable:

Number occupied by elderly  
Number subsidized with project-based rental assistance (federal, state or local program)  
Number of years of affordability  
Number of housing units designated for persons with HIV/AIDS, including those units receiving assistance for operations  
Of those, the number of units for the chronically homeless  
Number of units of permanent housing for homeless persons and families, including those units receiving assistance for operations  
Of those, number of units for the chronically homeless

### 8) Homeownership Units Constructed, Acquired, and/or Acquired with Rehabilitation (per project or activity)

Total number of units

Of those:

Number of affordable units  
Number of years of affordability  
Number qualified as Energy Star  
Number section 504 accessible  
Number of households previously living in subsidized housing

Of those affordable:

Number occupied by elderly  
Number specifically designated for persons with HIV/AIDS  
Of those, the number specifically for chronically homeless  
Number specifically designated for homeless  
Of those, number specifically for chronically homeless

**9) Owner occupied units rehabilitated or improved**Total number of units:

Number occupied by elderly

Number of units brought from substandard to standard condition (HQS or local code)

Number qualified as Energy Star

Number of units brought into compliance with lead safe housing rule (24 CFR part 35)

Number of units made accessible for persons with disabilities

**10) Direct Financial Assistance to homebuyers**

Number of first-time homebuyers

Of those, number receiving housing counseling

Number receiving down-payment assistance/closing costs

**11) Tenant-Based Rental Assistance**Total Number of Households

Of those:

Number with short-term rental assistance (less than 12 months)

Number of homeless households

Of those, number of chronically homeless households

**12) Number of homeless persons given overnight shelter****13) Number of beds created in overnight shelter or other emergency housing****14) Homelessness Prevention**

- Number of households that received emergency financial assistance to prevent homelessness
- Number of households that received emergency legal assistance to prevent homelessness

**15) Jobs created**Total number of jobs

Employer-sponsored health care (Y/N)

Type of jobs created (use existing Economic Development Administration (EDA) classification)

Employment status before taking job created:

Number of unemployed \_\_\_\_\_

**16) Jobs retained**

Total number of jobs

Employer-sponsored health care benefits

**17) Businesses assisted**

Total businesses assisted

New businesses assisted

Existing businesses assisted

Of those:

Business expansions

Business relocations

DUNS number(s) of businesses assisted

(HUD will use the DUNS numbers to track number of new businesses that remain operational for 3 years after assistance)

**18) Does assisted business provide a good or service to meet needs of service area/neighborhood/community (to be determined by community)?**

# **Attachment# 8**

## **Lead Based Paint**

## Title 24: Housing and Urban Development

### PART 35—LEAD-BASED PAINT POISONING PREVENTION IN CERTAIN RESIDENTIAL STRUCTURES

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Authority: 42 U.S.C. 3535(d), 4821, and 4851.

**Subpart A—Disclosure of Known Lead-Based Paint and/or Lead-Based Paint Hazards Upon Sale or Lease of Residential Property**

Source: 61 FR 9082, Mar. 6, 1996, unless otherwise noted. Redesignated at 64 FR 50201, Sept. 15, 1999.

**§ 35.80 Purpose.**

This subpart implements the provisions of 42 U.S.C. 4852d, which impose certain requirements on the sale or lease of target housing. Under this subpart, a seller or lessor of target housing shall disclose to the purchaser or lessee the presence of any known lead-based paint and/or lead-based paint hazards; provide available records and reports; provide the purchaser or lessee with a lead hazard information pamphlet; give purchasers a 10-day opportunity to conduct a risk assessment or inspection; and attach specific disclosure and warning language to the sales or leasing contract before the purchaser or lessee is obligated under a contract to purchase or lease target housing.

**§ 35.82 Scope and applicability.**

This subpart applies to all transactions to sell or lease target housing, including subleases, with the exception of the following:

- (a) Sales of target housing at foreclosure.
- (b) Leases of target housing that have been found to be lead-based paint free by an inspector certified under the Federal certification program or under a federally accredited State or tribal certification program. Until a Federal certification program or federally accredited State certification program is in place within the State, inspectors shall be considered qualified to conduct an inspection for this purpose if they have received certification under any existing State or tribal inspector certification program. The lessor has the option of using the results of additional test(s) by a certified inspector to confirm or refute a prior finding.
- (c) Short-term leases of 100 days or less, where no lease renewal or extension can occur.
- (d) Renewals of existing leases in target housing in which the lessor has previously disclosed all information required under §35.88 and where no new information described in §35.88 has come into the possession of the lessor. For the purposes of this paragraph, renewal shall include both renegotiation of existing lease terms and/or ratification of a new lease.



#### **§ 35.84 Effective dates.**

The requirements in this subpart take effect in the following manner:

- (a) For owners of more than four residential dwellings, the requirements shall take effect on September 6, 1996.
- (b) For owners of one to four residential dwellings, the requirements shall take effect on December 6, 1996.

#### **§ 35.86 Definitions.**

The following definitions apply to this subpart.

*The Act* means the Residential Lead-Based Paint Hazard Reduction Act of 1992, 42 U.S.C. 4852d.

*Agent* means any party who enters into a contract with a seller or lessor, including any party who enters into a contract with a representative of the seller or lessor, for the purpose of selling or leasing target housing. This term does not apply to purchasers or any purchaser's representative who receives all compensation from the purchaser.

*Available* means in the possession of or reasonably obtainable by the seller or lessor at the time of the disclosure.

*Common area* means a portion of a building generally accessible to all residents/users including, but not limited to, hallways, stairways, laundry and recreational rooms, playgrounds, community centers, and boundary fences.

*Contract for the purchase and sale of residential real property* means any contract or agreement in which one party agrees to purchase an interest in real property on which there is situated one or more residential dwellings used or occupied, or intended to be used or occupied, in whole or in part, as the home or residence of one or more persons.

*EPA* means the Environmental Protection Agency.

*Evaluation* means a risk assessment and/or inspection.

*Foreclosure* means any of the various methods, statutory or otherwise, known in different jurisdictions, of enforcing payment of a debt, by the taking and selling of real property.

*Housing for the elderly* means retirement communities or similar types of housing reserved for households composed of one or more persons 62 years of age or more at the time of initial occupancy.

*Inspection* means:

- (1) A surface-by-surface investigation to determine the presence of lead-based paint as provided in section 302(c) of the Lead-Based Paint Poisoning and Prevention Act [42 U.S.C. 4822], and
- (2) The provision of a report explaining the results of the investigation.

*Lead-based paint* means paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square centimeter or 0.5 percent by weight.

*Lead-based paint free housing* means target housing that has been found to be free of paint or other surface coatings that contain lead equal to or in excess of 1.0 milligram per square centimeter or 0.5 percent by weight.

*Lead-based paint hazard* means any condition that causes exposure to lead from lead-contaminated dust, lead-contaminated soil, or lead-contaminated paint that is deteriorated or present in accessible surfaces,

friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate Federal agency.

*Lessee* means any entity that enters into an agreement to lease, rent, or sublease target housing, including but not limited to individuals, partnerships, corporations, trusts, government agencies, housing agencies, Indian tribes, and nonprofit organizations.

*Lessor* means any entity that offers target housing for lease, rent, or sublease, including but not limited to individuals, partnerships, corporations, trusts, government agencies, housing agencies, Indian tribes, and nonprofit organizations.

*Owner* means any entity that has legal title to target housing, including but not limited to individuals, partnerships, corporations, trusts, government agencies, housing agencies, Indian tribes, and nonprofit organizations, except where a mortgagee holds legal title to property serving as collateral for a mortgage loan, in which case the owner would be the mortgagor.

*Purchaser* means an entity that enters into an agreement to purchase an interest in target housing, including but not limited to individuals, partnerships, corporations, trusts, government agencies, housing agencies, Indian tribes, and nonprofit organizations.

*Reduction* means measures designed to reduce or eliminate human exposure to lead-based paint hazards through methods including interim controls and abatement.

*Residential dwelling* means:

- (1) A single-family dwelling, including attached structures such as porches and stoops; or
- (2) A single-family dwelling unit in a structure that contains more than one separate residential dwelling unit, and in which each such unit is used or occupied, or intended to be used or occupied, in whole or in part, as the residence of one or more persons.

*Risk assessment* means an on-site investigation to determine and report the existence, nature, severity, and location of lead-based paint hazards in residential dwellings, including:

- (1) Information gathering regarding the age and history of the housing and occupancy by children under age 6;
- (2) Visual inspection;
- (3) Limited wipe sampling or other environmental sampling techniques;
- (4) Other activity as may be appropriate; and
- (5) Provision of a report explaining the results of the investigation.

*Seller* means any entity that transfers legal title to target housing, in whole or in part, in return for consideration, including but not limited to individuals, partnerships, corporations, trusts, government agencies, housing agencies, Indian tribes, and nonprofit organizations. The term "seller" also includes:

- (1) An entity that transfers shares in a cooperatively owned project, in return for consideration; and
- (2) An entity that transfers its interest in a leasehold, in jurisdictions or circumstances where it is legally permissible to separate the fee title from the title to the improvement, in return for consideration.

*Target housing* means any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless any child who is less than 6 years of age resides or is expected to reside in such housing) or any 0-bedroom dwelling.

TSCA means the Toxic Substances Control Act, 15 U.S.C. 2601.

*0-bedroom dwelling* means any residential dwelling in which the living area is not separated from the sleeping area. The term includes efficiencies, studio apartments, dormitory housing, military barracks, and rentals of individual rooms in residential dwellings.

### **§ 35.88 Disclosure requirements for sellers and lessors.**

(a) The following activities shall be completed before the purchaser or lessee is obligated under any contract to purchase or lease target housing that is not otherwise an exempt transaction pursuant to §35.82. Nothing in this section implies a positive obligation on the seller or lessor to conduct any evaluation or reduction activities.

(1) The seller or lessor shall provide the purchaser or lessee with an EPA-approved lead hazard information pamphlet. Such pamphlets include the EPA document entitled *Protect Your Family From Lead in Your Home* (EPA -747-K-94-001) or an equivalent pamphlet that has been approved for use in that State by EPA.

(2) The seller or lessor shall disclose to the purchaser or lessee the presence of any known lead-based paint and/or lead-based paint hazards in the target housing being sold or leased. The seller or lessor shall also disclose any additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination that lead-based paint and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint hazards, and the condition of the painted surfaces.

(3) The seller or lessor shall disclose to each agent the presence of any known lead-based paint and/or lead-based paint hazards in the target housing being sold or leased and the existence of any available records or reports pertaining to lead-based paint and/or lead-based paint hazards. The seller or lessor shall also disclose any additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination that lead-based paint and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint hazards, and the condition of the painted surfaces.

(4) The seller or lessor shall provide the purchaser or lessee with any records or reports available to the seller or lessor pertaining to lead-based paint and/or lead-based paint hazards in the target housing being sold or leased. This requirement includes records and reports regarding common areas. This requirement also includes records and reports regarding other residential dwellings in multifamily target housing, provided that such information is part of an evaluation or reduction of lead-based paint and/or lead-based paint hazards in the target housing as a whole.

(b) If any of the disclosure activities identified in paragraph (a) of this section occurs after the purchaser or lessee has provided an offer to purchase or lease the housing, the seller or lessor shall complete the required disclosure activities prior to accepting the purchaser's or lessee's offer and allow the purchaser or lessee an opportunity to review the information and possibly amend the offer.

(Approved by the Office of Management and Budget under control number 2070-0151)

[61 FR 9082, Mar. 6, 1996, as amended at 64 FR 14382, Mar. 25, 1999]

### **§ 35.90 Opportunity to conduct an evaluation.**

(a) Before a purchaser is obligated under any contract to purchase target housing, the seller shall permit the purchaser a 10-day period (unless the parties mutually agree, in writing, upon a different period of time) to

conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

(b) Notwithstanding paragraph (a) of this section, a purchaser may waive the opportunity to conduct the risk assessment or inspection by so indicating in writing.

(Approved by the Office of Management and Budget under control number 2070-0151)

[61 FR 9082, Mar. 6, 1996, as amended at 64 FR 14382, Mar. 25, 1999]

### **§ 35.92 Certification and acknowledgment of disclosure.**

(a) *Seller requirements.* Each contract to sell target housing shall include an attachment containing the following elements, in the language of the contract (e.g., English, Spanish):

(1) A Lead Warning Statement consisting of the following language:

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

(2) A statement by the seller disclosing the presence of known lead-based paint and/or lead-based paint hazards in the target housing being sold or indicating no knowledge of the presence of lead-based paint and/or lead-based paint hazards. The seller shall also provide any additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination that lead-based paint and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint hazards, and the condition of the painted surfaces.

(3) A list of any records or reports available to the seller pertaining to lead-based paint and/or lead-based paint hazards in the housing that have been provided to the purchaser. If no such records or reports are available, the seller shall so indicate.

(4) A statement by the purchaser affirming receipt of the information set out in paragraphs (a)(2) and (a)(3) of this section and the lead hazard information pamphlet required under section 15 U.S.C. 2696.

(5) A statement by the purchaser that he/she has either:

(i) Received the opportunity to conduct the risk assessment or inspection required by §35.90(a); or

(ii) Waived the opportunity.

(6) When any agent is involved in the transaction to sell target housing on behalf of the seller, a statement that:

(i) The agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d; and

(ii) The agent is aware of his/her duty to ensure compliance with the requirements of this subpart.

(7) The signatures of the sellers, agents, and purchasers, certifying to the accuracy of their statements, to the best of their knowledge, along with the dates of signature.

(b) *Lessor requirements.* Each contract to lease target housing shall include, as an attachment or within the contract, the following elements, in the language of the contract (e.g., English, Spanish):

(1) A Lead Warning Statement with the following language:

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

(2) A statement by the lessor disclosing the presence of known lead-based paint and/or lead-based paint hazards in the target housing being leased or indicating no knowledge of the presence of lead-based paint and/or lead-based paint hazards. The lessor shall also disclose any additional information available concerning the known lead-based paint and/or lead-based paint hazards, such as the basis for the determination that lead-based paint and/or lead-based paint hazards exist in the housing, the location of the lead-based paint and/or lead-based paint hazards, and the condition of the painted surfaces.

(3) A list of any records or reports available to the lessor pertaining to lead-based paint and/or lead-based paint hazards in the housing that have been provided to the lessee. If no such records or reports are available, the lessor shall so indicate.

(4) A statement by the lessee affirming receipt of the information set out in paragraphs (b)(2) and (b)(3) of this section and the lead hazard information pamphlet required under 15 U.S.C. 2696.

(5) When any agent is involved in the transaction to lease target housing on behalf of the lessor, a statement that:

(i) The agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d; and

(ii) The agent is aware of his/her duty to ensure compliance with the requirements of this subpart.

(6) The signatures of the lessors, agents, and lessees certifying to the accuracy of their statements to the best of their knowledge, along with the dates of signature.

(c) *Retention of certification and acknowledgment information.* (1) The seller, and any agent, shall retain a copy of the completed attachment required under paragraph (a) of this section for no less than 3 years from the completion date of the sale. The lessor, and any agent, shall retain a copy of the completed attachment or lease contract containing the information required under paragraph (b) of this section for no less than 3 years from the commencement of the leasing period.

(2) This recordkeeping requirement is not intended to place any limitations on civil suits under the Act, or to otherwise affect a lessee's or purchaser's rights under the civil penalty provisions of 42 U.S.C. 4852d(b)(3).

(d) The seller, lessor, or agent shall not be responsible for the failure of a purchaser's or lessee's legal representative (where such representative receives all compensation from the purchaser or lessee) to transmit disclosure materials to the purchaser or lessee, provided that all required parties have completed and signed the necessary certification and acknowledgment language required under paragraphs (a) and (b) of this section.

(Approved by the Office of Management and Budget under control number 2070-0151)

[61 FR 9082, Mar. 6, 1996, as amended at 64 FR 14382, Mar. 25, 1999]

### **§ 35.94 Agent responsibilities.**

(a) Each agent shall ensure compliance with all requirements of this subpart. To ensure compliance, the agent shall:

(1) Inform the seller or lessor of his/her obligations under §§35.88, 35.90, and 35.92.

(2) Ensure that the seller or lessor has performed all activities required under §§35.88, 35.90, and 35.92, or personally ensure compliance with the requirements of §§35.88, 35.90, and 35.92.

(b) If the agent has complied with paragraph (a)(1) of this section, the agent shall not be liable for the failure to disclose to a purchaser or lessee the presence of lead-based paint and/or lead-based paint hazards known by a seller or lessor but not disclosed to the agent.

(Approved by the Office of Management and Budget under control number 2070-0151)

[61 FR 9082, Mar. 6, 1996, as amended at 64 FR 14382, Mar. 25, 1999]

#### **§ 35.96 Enforcement.**

(a) Any person who knowingly fails to comply with any provision of this subpart shall be subject to civil monetary penalties in accordance with the provisions of 42 U.S.C. 3545 and 24 CFR part 30.

(b) The Secretary is authorized to take such action as may be necessary to enjoin any violation of this subpart in the appropriate Federal district court.

(c) Any person who knowingly violates the provisions of this subpart shall be jointly and severally liable to the purchaser or lessee in an amount equal to 3 times the amount of damages incurred by such individual.

(d) In any civil action brought for damages pursuant to 42 U.S.C. 4852d(b)(3), the appropriate court may award court costs to the party commencing such action, together with reasonable attorney fees and any expert witness fees, if that party prevails.

(e) Failure or refusal to comply with §§35.88 (disclosure requirements for sellers and lessors), §35.90 (opportunity to conduct an evaluation), §35.92 (certification and acknowledgment of disclosure), or §35.94 (agent responsibilities) is a violation of 42 U.S.C. 4852d(b)(5) and of TSCA section 409 (15 U.S.C. 2689).

(f) Violators may be subject to civil and criminal sanctions pursuant to TSCA section 16 (15 U.S.C. 2615) for each violation. For purposes of enforcing this subpart, the penalty for each violation applicable under 15 U.S.C. 2615 shall be not more than \$10,000.

#### **§ 35.98 Impact on State and local requirements.**

Nothing in this subpart shall relieve a seller, lessor, or agent from any responsibility for compliance with State or local laws, ordinances, codes, or regulations governing notice or disclosure of known lead-based paint and/or lead-based paint hazards. Neither HUD nor EPA assumes any responsibility for ensuring compliance with such State or local requirements.

#### **Subpart B—General Lead-Based Paint Requirements and Definitions for All Programs.**

Source: 64 FR 50202, Sept. 15, 1999, unless otherwise noted.

#### **§ 35.100 Purpose and applicability.**

(a) *Purpose.* The requirements of subparts B through R of this part are promulgated to implement the Lead-Based Paint Poisoning Prevention Act, as amended (42 U.S.C. 4821 *et seq.*), and the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851 *et seq.*).

(b) *Applicability—(1) This subpart.* This subpart applies to all target housing that is federally owned and target housing receiving Federal assistance to which subparts C, D, F through M, and R of this part apply, except where indicated.

(2) *Other subparts*—(i) *General*. Subparts C, D, and F through M of this part each set forth requirements for a specific type of Federal housing activity or assistance, such as multifamily mortgage insurance, project-based rental assistance, rehabilitation, or tenant-based rental assistance. Subpart R of this part provides standards and methods for activities required in subparts B, C, D, and F through M of this part.

(ii) *Application to programs*. Most HUD housing programs are covered by only one subpart of this part, but some programs can be used for more than one type of assistance and therefore are covered by more than one subpart of this part. A current list of programs covered by each subpart of this part is available on the internet at [www.hud.gov](http://www.hud.gov), or by mail from the National Lead Information Center at 1-800-424-LEAD. Examples of flexible programs that can provide more than one type of assistance are the HOME Investment Partnerships program, the Community Development Block Grant program, and the Indian Housing Block Grant Program. Grantees, participating jurisdictions, Indian tribes and other entities administering such flexible programs must decide which subpart applies to the type of assistance being provided to a particular dwelling unit or residential property.

(iii) *Application to dwelling units*. In some cases, more than one type of assistance may be provided to the same dwelling unit. In such cases, the subpart or section with the most protective initial hazard reduction requirements applies. Paragraph (c) of this section provides a table that lists the subparts and sections of this part in order from the most protective to the least protective. (This list is based only on the requirements for initial hazard reduction. The summary of requirements on this list is not a complete list of requirements. It is necessary to refer to the applicable subparts and sections to determine all applicable requirements.)

(iv) *Example*. A multifamily building has 100 dwelling units and was built in 1965. The property is financed with HUD multifamily mortgage insurance. This building is covered by subpart G of this part (see §35.625—Multifamily mortgage insurance for properties constructed after 1959), which is at protectiveness level 5 in the table set forth in paragraph (c) of this section. In the same building, however, 50 of the 100 dwelling units are receiving project-based assistance, and the average annual assistance per assisted unit is \$5,500. Those 50 units, and common areas servicing those units, are covered by the requirements of subpart H of this part (see §35.715—Project-based assistance for multifamily properties receiving more than \$5,000 per unit), which are at protectiveness level 3. Therefore, because level 3 is a higher level of protectiveness than level 5, the units receiving project-based assistance, and common areas servicing those units, must comply at level 3, while the rest of the building can be operated at level 5. The owner may choose to operate the entire building at level 3 for simplicity.

(c) *Table One*. The following table lists the subparts and sections of this part applying to HUD programs in order from most protective to least protective hazard reduction requirements. The summary of hazard reduction requirements in this table is not complete. Readers must refer to relevant subpart for complete requirements.

Hazard reduction Level of protection assistance	requirements	Subpart, section, and type of
1..... § Full abatement of lead- insurance for	based paint. rehabilitations.	Subpart L, Public housing. Subpart G, 35.630, Multifamily mortgage conversions and major
2..... receiving	Abatement of lead-based rehabilitation	Subpart J, § 35.930(d), Properties more than \$25,000 per unit in paint hazards.

3..... assistance.  
mortgage Interim controls. Subpart G, § 35.620, Multifamily  
before 1960, insurance for properties constructed  
rehabilitations. other than conversions and major  
assistance Subpart H, § 35.715, Project-based  
more than for multifamily properties receiving  
multifamily \$5,000 per unit. Subpart I, HUD-owned  
Properties property. Subpart J, § 35.930(c),  
\$25,000 per receiving more than \$5,000 and up to  
unit in rehabilitation assistance.  
4..... Subpart F, HUD-owned single family  
properties. Paint stabilization. Subpart H, § 35.720, Project-based  
rental assistance for multifamily properties  
receiving up to \$5,000 per unit and single family  
properties. Subpart K, Acquisition, leasing,  
support services, or operation. Subpart M, Tenant-based  
rental assistance.  
5..... Subpart G, § 35.625, Multifamily  
mortgage Ongoing lead-based paint  
after 1959. maintenance. insurance for properties constructed  
6..... Subpart J, § 35.930(b), Properties  
receiving Safe work practices during up to and including \$5,000 in  
rehabilitation rehabilitation. assistance.  
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**§ 35.105 Effective dates.**

The effective date for subparts B through R of this part is September 15, 2000, except that the effective date for prohibited methods of paint removal, described in §35.140, is November 15, 1999. Subparts F through M of this part provide further information on the application of the effective date to specific programs. Before September 15, 2000, a designated party has the option of following the procedures in subparts B through R of this part, or complying with current HUD lead-based paint regulations.

**§ 35.106 Information collection requirements.**



The information collection requirements contained in this part have been approved by the Office of Management and Budget (OMB) in accordance with the requirements of the Paperwork Reduction Act of 1995 (44 U.S.C. 2501–3520), and have been assigned OMB control number 2539–0009. An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid control number.

**§ 35.110 Definitions.**

*Abatement* means any set of measures designed to permanently eliminate lead-based paint or lead-based paint hazards (see definition of “permanent”). Abatement includes:

- (1) The removal of lead-based paint and dust-lead hazards, the permanent enclosure or encapsulation of lead-based paint, the replacement of components or fixtures painted with lead-based paint, and the removal or permanent covering of soil-lead hazards; and
- (2) All preparation, cleanup, disposal, and post abatement clearance testing activities associated with such measures.

*Act* means the Lead-Based Paint Poisoning Prevention Act, as amended, 42 U.S.C. 4822 *et seq.*

*Bare soil* means soil or sand not covered by grass, sod, other live ground covers, wood chips, gravel, artificial turf, or similar covering.

*Certified* means licensed or certified to perform such activities as risk assessment, lead-based paint inspection, or abatement supervision, either by a State or Indian tribe with a lead-based paint certification program authorized by the Environmental Protection Agency (EPA), or by the EPA, in accordance with 40 CFR part 745, subparts L or Q.

*Chewable* surface means an interior or exterior surface painted with lead-based paint that a young child can mouth or chew. A chewable surface is the same as an “accessible surface” as defined in 42 U.S.C. 4851b(2)). Hard metal substrates and other materials that cannot be dented by the bite of a young child are not considered chewable.

*Clearance examination* means an activity conducted following lead-based paint hazard reduction activities to determine that the hazard reduction activities are complete and that no soil-lead hazards or settled dust-lead hazards, as defined in this part, exist in the dwelling unit or worksite. The clearance process includes a visual assessment and collection and analysis of environmental samples. Dust-lead standards for clearance are found at §35.1320.

*Common area* means a portion of a residential property that is available for use by occupants of more than one dwelling unit. Such an area may include, but is not limited to, hallways, stairways, laundry and recreational rooms, playgrounds, community centers, on-site day care facilities, garages and boundary fences.

*Component* means an architectural element of a dwelling unit or common area identified by type and location, such as a bedroom wall, an exterior window sill, a baseboard in a living room, a kitchen floor, an interior window sill in a bathroom, a porch floor, stair treads in a common stairwell, or an exterior wall.

*Composite sample* means a collection of more than one sample of the same medium (e.g., dust, soil or paint) from the same type of surface (e.g., floor, interior window sill, or window trough), such that multiple samples can be analyzed as a single sample.

*Containment* means the physical measures taken to ensure that dust and debris created or released during lead-based paint hazard reduction are not spread, blown or tracked from inside to outside of the worksite.

*Designated party* means a Federal agency, grantee, subrecipient, participating jurisdiction, housing agency, Indian Tribe, tribally designated housing entity (TDHE), sponsor, or property owner responsible for complying with applicable requirements.

*Deteriorated paint* means any interior or exterior paint or other coating that is peeling, chipping, chalking or cracking, or any paint or coating located on an interior or exterior surface or fixture that is otherwise damaged or separated from the substrate.

*Dry sanding* means sanding without moisture and includes both hand and machine sanding.

Dust-lead hazard means surface dust that contains a dust-lead loading (area concentration of lead) equal to or exceeding the levels promulgated by the EPA at 40 CFR 745.65 or, if such levels are not in effect, the standards for dust-lead hazards in §35.1320.

*Dwelling unit* means a:

- (1) Single-family dwelling, including attached structures such as porches and stoops; or
- (2) Housing unit in a structure that contains more than 1 separate housing unit, and in which each such unit is used or occupied, or intended to be used or occupied, in whole or in part, as the home or separate living quarters of 1 or more persons.

*Encapsulation* means the application of a covering or coating that acts as a barrier between the lead-based paint and the environment and that relies for its durability on adhesion between the encapsulant and the painted surface, and on the integrity of the existing bonds between paint layers and between the paint and the substrate. Encapsulation may be used as a method of abatement if it is designed and performed so as to be permanent (see definition of "permanent").

*Enclosure* means the use of rigid, durable construction materials that are mechanically fastened to the substrate in order to act as a barrier between lead-based paint and the

environment. Enclosure may be used as a method of abatement if it is designed to be permanent (see definition of “permanent”).

*Environmental intervention blood lead level means* a confirmed concentration of lead in whole blood equal to or greater than 20 µg/dL (micrograms of lead per deciliter) for a single test or 15–19 µg/dL in two tests taken at least 3 months apart.

*Evaluation means* a risk assessment, a lead hazard screen, a lead-based paint inspection, paint testing, or a combination of these to determine the presence of lead-based paint hazards or lead-based paint.

*Expected to reside means* there is actual knowledge that a child will reside in a dwelling unit reserved for the elderly or designated exclusively for persons with disabilities. If a resident woman is known to be pregnant, there is actual knowledge that a child will reside in the dwelling unit.

*Federal agency means* the United States or any executive department, independent establishment, administrative agency and instrumentality of the United States, including a corporation in which all or a substantial amount of the stock is beneficially owned by the United States or by any of these entities. The term “Federal agency” includes, but is not limited to, Rural Housing Service (formerly Rural Housing and Community Development Service that was formerly Farmer's Home Administration), Resolution Trust Corporation, General Services Administration, Department of Defense, Department of Veterans Affairs, Department of the Interior, and Department of Transportation.

*Federally owned property means* residential property owned or managed by a Federal agency, or for which a Federal agency is a trustee or conservator.

*Firm commitment means* a valid commitment issued by HUD or the Federal Housing Commissioner setting forth the terms and conditions upon which a mortgage will be insured or guaranteed.

*Friction surface means* an interior or exterior surface that is subject to abrasion or friction, including, but not limited to, certain window, floor, and stair surfaces.

*g means* gram, *mg means* milligram (thousandth of a gram), and *µg means* microgram (millionth of a gram).

*Grantee means* any state or local government, Indian Tribe, IHBG recipient, insular area or nonprofit organization that has been designated by HUD to administer Federal housing assistance under a program covered by subparts J and K of this part, except the HOME program.

*Hard costs of rehabilitation means:*

- (1) Costs to correct substandard conditions or to meet applicable local rehabilitation standards;
- (2) Costs to make essential improvements, including energy-related repairs, and those necessary to permit use by persons with disabilities; and costs to repair or replace major housing systems in danger of failure; and
- (3) Costs of non-essential improvements, including additions and alterations to an existing structure; but
- (4) Hard costs do not include administrative costs (e.g., overhead for administering a rehabilitation program, processing fees, etc.).

*Hazard reduction* means measures designed to reduce or eliminate human exposure to lead-based paint hazards through methods including interim controls or abatement or a combination of the two.

*HEPA vacuum* means a vacuum cleaner device with an included high-efficiency particulate air (HEPA) filter through which the contaminated air flows, operated in accordance with the instructions of its manufacturer. A HEPA filter is one that captures at least 99.97 percent of airborne particles of at least 0.3 micrometers in diameter.

*Housing for the elderly* means retirement communities or similar types of housing reserved for households composed of one or more persons 62 years of age or more, or other age if recognized as elderly by a specific Federal housing assistance program.

*Housing receiving Federal assistance* means housing which is covered by an application for HUD mortgage insurance, receives housing assistance payments under a program administered by HUD, or otherwise receives more than \$5,000 in project-based assistance under a Federal housing program administered by an agency other than HUD.

*HUD* means the United States Department of Housing and Urban Development.

*HUD-owned property* means residential property owned or managed by HUD, or for which HUD is a trustee or conservator.

*Impact surface* means an interior or exterior surface that is subject to damage by repeated sudden force, such as certain parts of door frames.

*Indian Housing Block Grant (IHBG) recipient* means a tribe or a tribally designated housing entity (TDHE) receiving IHBG funds.

*Indian tribe* means a tribe as defined in the Native American Housing Assistance and Self-Determination Act of 1996 (25 U.S.C. 4101 *et seq.*)

*Inspection* (See Lead-based paint inspection).

*Insular areas* means Guam, the Northern Mariana Islands, the United States Virgin Islands and American Samoa.

*Interim controls* means a set of measures designed to reduce temporarily human exposure or likely exposure to lead-based paint hazards. Interim controls include, but are not limited to, repairs, painting, temporary containment, specialized cleaning, clearance, ongoing lead-based paint maintenance activities, and the establishment and operation of management and resident education programs.

*Interior window sill* means the portion of the horizontal window ledge that protrudes into the interior of the room, adjacent to the window sash when the window is closed. The interior window sill is sometimes referred to as the window stool.

*Lead-based paint* means paint or other surface coatings that contain lead equal to or exceeding 1.0 milligram per square centimeter or 0.5 percent by weight or 5,000 parts per million (ppm) by weight.

*Lead-based paint hazard* means any condition that causes exposure to lead from dust-lead hazards, soil-lead hazards, or lead-based paint that is deteriorated or present in chewable surfaces, friction surfaces, or impact surfaces, and that would result in adverse human health effects.

*Lead-based paint inspection* means a surface-by-surface investigation to determine the presence of lead-based paint and the provision of a report explaining the results of the investigation.

*Lead hazard screen* means a limited risk assessment activity that involves paint testing and dust sampling and analysis as described in 40 CFR 745.227(c) and soil sampling and analysis as described in 40 CFR 745.227(d).

*Mortgagee* means a lender of a mortgage loan.

*Mortgagor* means a borrower of a mortgage loan.

*Multifamily property* means a residential property containing five or more dwelling units.

*Occupant* means a person who inhabits a dwelling unit.

*Owner* means a person, firm, corporation, nonprofit organization, partnership, government, guardian, conservator, receiver, trustee, executor, or other judicial officer, or other entity which, alone or with others, owns, holds, or controls the freehold or leasehold title or part of the title to property, with or without actually possessing it. The definition includes a vendee who possesses the title, but does not include a mortgagee or an owner of a reversionary interest under a ground rent lease.

*Paint stabilization* means repairing any physical defect in the substrate of a painted surface that is causing paint deterioration, removing loose paint and other material from the surface to be treated, and applying a new protective coating or paint.

*Paint testing* means the process of determining, by a certified lead-based paint inspector or risk assessor, the presence or the absence of lead-based paint on deteriorated paint surfaces or painted surfaces to be disturbed or replaced.

*Paint removal* means a method of abatement that permanently eliminates lead-based paint from surfaces.

*Painted surface to be disturbed* means a paint surface that is to be scraped, sanded, cut, penetrated or otherwise affected by rehabilitation work in a manner that could potentially create a lead-based paint hazard by generating dust, fumes, or paint chips.

*Participating jurisdiction* means any State or local government that has been designated by HUD to administer a HOME program grant.

*Permanent* means an expected design life of at least 20 years.

*Play area* means an area of frequent soil contact by children of less than 6 years of age, as indicated by the presence of play equipment (e.g. sandboxes, swing sets, sliding boards, etc.) or toys or other children's possessions, observations of play patterns, or information provided by parents, residents or property owners.

*Project-based rental assistance* means Federal rental assistance that is tied to a residential property with a specific location and remains with that particular location throughout the term of the assistance.

*Public health department* means a State, tribal, county or municipal public health department or the Indian Health Service.

*Public housing development* means a residential property assisted under the United States Housing Act of 1937 (42 U.S.C. 1437 *et seq.*), but not including housing assisted under section 8 of the 1937 Act.

*Reevaluation* means a visual assessment of painted surfaces and limited dust and soil sampling conducted periodically following lead-based paint hazard reduction where lead-based paint is still present.

*Rehabilitation* means the improvement of an existing structure through alterations, incidental additions or enhancements. Rehabilitation includes repairs necessary to correct the results of deferred maintenance, the replacement of principal fixtures and components, improvements to increase the efficient use of energy, and installation of security devices.

*Replacement* means a strategy of abatement that entails the removal of building components that have surfaces coated with lead-based paint and the installation of new components free of lead-based paint.

*Residential property* means a dwelling unit, common areas, building exterior surfaces, and any surrounding land, including outbuildings, fences and play equipment affixed to the land, belonging to an owner and available for use by residents, but not including land used for agricultural, commercial, industrial or other non-residential purposes, and not including paint on the pavement of parking lots, garages, or roadways.

*Risk assessment* means:

- (1) An on-site investigation to determine the existence, nature, severity, and location of lead-based paint hazards; and
- (2) The provision of a report by the individual or firm conducting the risk assessment explaining the results of the investigation and options for reducing lead-based paint hazards.

*Single family property* means a residential property containing one through four dwelling units.

*Single room occupancy (SRO) housing* means housing consisting of zero-bedroom dwelling units that may contain food preparation or sanitary facilities or both (see Zero-bedroom dwelling).

*Soil-lead hazard* means bare soil on residential property that contains lead equal to or exceeding levels promulgated by the EPA at 40 CFR 745.65 or, if such levels are not in effect, the standards for soil-lead hazards in §35.1320.

*Sponsor* means mortgagor (borrower).

*Subrecipient* means any nonprofit organization selected by the grantee or participating jurisdiction to administer all or a portion of the Federal rehabilitation assistance or other non-rehabilitation assistance, or any such organization selected by a subrecipient of the grantee or participating jurisdiction. An owner or developer receiving Federal rehabilitation assistance or other assistance for a residential property is not considered a subrecipient for the purposes of carrying out that project.

*Standard treatments* means a series of hazard reduction measures designed to reduce all lead-based paint hazards in a dwelling unit without the benefit of a risk assessment or other evaluation.

*Substrate* means the material directly beneath the painted surface out of which the components are constructed, including wood, drywall, plaster, concrete, brick or metal.

*Target housing* means any housing constructed prior to 1978, except housing for the elderly or persons with disabilities (unless a child of less than 6 years of age resides or is expected to reside in such housing for the elderly or persons with disabilities) or any zero-bedroom dwelling. In the case of jurisdictions which banned the sale or use of lead-based paint prior to 1978, HUD may designate an earlier date.

*Tenant* means the individual named as the lessee in a lease, rental agreement or occupancy agreement for a dwelling unit.

A *visual assessment* alone is not considered an evaluation for the purposes of this part. Visual assessment means looking for, as applicable:

- (1) Deteriorated paint;
- (2) Visible surface dust, debris, and residue as part of a risk assessment or clearance examination; or
- (3) The completion or failure of a hazard reduction measure.

*Wet sanding* or *wet scraping* means a process of removing loose paint in which the painted surface to be sanded or scraped is kept wet to minimize the dispersal of paint chips and airborne dust.

*Window trough* means the area between the interior window sill (stool) and the storm window frame. If there is no storm window, the window trough is the area that receives both the upper and lower window sashes when they are both lowered.

*Worksite* means an interior or exterior area where lead-based paint hazard reduction activity takes place. There may be more than one worksite in a dwelling unit or at a residential property.

*Zero-bedroom dwelling* means any residential dwelling in which the living areas are not separated from the sleeping area. The term includes efficiencies, studio apartments, dormitory or single room occupancy housing, military barracks, and rentals of individual rooms in residential dwellings (see Single room occupancy (SRO)).

[64 FR 50202, Sept. 15, 1999, as amended at 69 FR 34271, June 21, 2004; 69 FR 40474, July 2, 2004]

**§ 35.115 Exemptions.**

(a) Subparts B through R of this part do not apply to the following:

- (1) A residential property for which construction was completed on or after January 1, 1978, or, in the case of jurisdictions which banned the sale or residential use of lead-containing paint prior to 1978, an earlier date as HUD may designate (see §35.160).



- (2) A zero-bedroom dwelling unit, including a single room occupancy (SRO) dwelling unit.
- (3) Housing for the elderly, or a residential property designated exclusively for persons with disabilities; except this exemption shall not apply if a child less than age 6 resides or is expected to reside in the dwelling unit (see definitions of "housing for the elderly" and "expected to reside" in §35.110).
- (4) Residential property found not to have lead-based paint by a lead-based paint inspection conducted in accordance with §35.1320(a) (for more information regarding inspection procedures consult the 1997 edition of Chapter 7 of the HUD Guidelines). Results of additional test(s) by a certified lead-based paint inspector may be used to confirm or refute a prior finding.
- (5) Residential property in which all lead-based paint has been identified, removed, and clearance has been achieved in accordance with 40 CFR 745.227(b)(e) before September 15, 2000, or in accordance with §§35.1320, 35.1325 and 35.1340 on or after September 15, 2000. This exemption does not apply to residential property where enclosure or encapsulation has been used as a method of abatement.
- (6) An unoccupied dwelling unit or residential property that is to be demolished, provided the dwelling unit or property will remain unoccupied until demolition.
- (7) A property or part of a property that is not used and will not be used for human residential habitation, except that spaces such as entryways, hallways, corridors, passageways or stairways serving both residential and nonresidential uses in a mixed-use property shall not be exempt.
- (8) Any rehabilitation that does not disturb a painted surface.
- (9) For emergency actions immediately necessary to safeguard against imminent danger to human life, health or safety, or to protect property from further structural damage (such as when a property has been damaged by a natural disaster, fire, or structural collapse), occupants shall be protected from exposure to lead in dust and debris generated by such emergency actions to the extent practicable, and the requirements of subparts B through R of this part shall not apply. This exemption applies only to repairs necessary to respond to the emergency. The requirements of subparts B through R of this part shall apply to any work undertaken subsequent to, or above and beyond, such emergency actions.
- (10) If a Federal law enforcement agency has seized a residential property and owns the property for less than 270 days, §§35.210 and 35.215 shall not apply to the property.
- (11) The requirements of subpart K of this part do not apply if the assistance being provided is emergency rental assistance or foreclosure prevention assistance, provided that this exemption shall expire for a dwelling unit no later than 100 days after the initial payment or assistance.

(12) Performance of an evaluation or lead-based paint hazard reduction or lead-based paint abatement on an exterior painted surface as required under this part may be delayed for a reasonable time during a period when weather conditions are unsuitable for conventional construction activities.

(13) Where abatement of lead-based paint hazards or lead-based paint is required by this part and the property is listed or has been determined to be eligible for listing in the National Register of Historic Places or contributing to a National Register Historic District, the designated party may, if requested by the State Historic Preservation Office, conduct interim controls in accordance with §35.1330 instead of abatement. If interim controls are conducted, ongoing lead-based paint maintenance and reevaluation shall be conducted as required by the applicable subpart of this part in accordance with §35.1355.

(b) For the purposes of subpart C of this part, each Federal agency other than HUD will determine whether appropriations are sufficient to implement this rule. If appropriations are not sufficient, subpart C of this part shall not apply to that Federal agency. If appropriations are sufficient, subpart C of this part shall apply.

#### § 35.120 Options.

(a) *Standard treatments.* Where interim controls are required by this part, the designated party has the option to presume that lead-based paint or lead-based paint hazards or both are present throughout the residential property. In such a case, evaluation is not required. Standard treatments shall then be conducted in accordance with §35.1335 on all applicable surfaces, including soil. Standard treatments are completed only when clearance is achieved in accordance with §35.1340.

(b) *Abatement.* Where abatement is required by this part, the designated party may presume that lead-based paint or lead-based paint hazards or both are present throughout the residential property. In such a case, evaluation is not required. Abatement shall then be conducted on all applicable surfaces, including soil, in accordance with §35.1325, and completed when clearance is achieved in accordance with §35.1340. This option is not available in public housing, where inspection is required.

(c) *Lead hazard screen.* Where a risk assessment is required, the designated party may choose first to conduct a lead hazard screen in accordance with §35.1320(b). If the results of the lead hazard screen indicate the need for a full risk assessment (e.g., if the environmental measurements exceed levels established for lead hazard screens in §35.1320(b)(2)), a complete risk assessment shall be conducted. Environmental samples collected for the lead hazard screen may be used in the risk assessment. If the results of the lead hazard screen do not indicate the need for a follow-up risk assessment, a risk assessment is not required.

(d) *Paint testing.* Where paint stabilization or interim controls of deteriorated paint surfaces are required by this rule, the designated party has the option to conduct paint testing of all surfaces with non-intact paint. If paint testing indicates the absence of lead-

based paint on a specific surface, paint stabilization or interim controls are not required on that surface.

**§ 35.125 Notice of evaluation and hazard reduction activities.**

The following activities shall be conducted if notice is required by subparts D and F through M of this part.

(a) *Notice of evaluation or presumption.* When evaluation is undertaken and lead-based paint or lead-based paint hazards are found to be present, or if a presumption is made that lead-based paint or lead-based paint hazards are present in accordance with the options described in §35.120, the designated party shall provide a notice to occupants within 15 calendar days of the date when the designated party receives the report or makes the presumption. A visual assessment alone is not considered an evaluation for the purposes of this part. If only a visual assessment alone is required by this part, and no evaluation is performed, a notice of evaluation or presumption is not required.

(1) The notice of the evaluation shall include:

(i) A summary of the nature, dates, scope, and results of the evaluation;

(ii) A contact name, address and telephone number for more information, and to obtain access to the actual evaluation report; and

(iii) The date of the notice.

(2) The notice of presumption shall include:

(i) The nature and scope of the presumption;

(ii) A contact name, address and telephone number for more information; and

(iii) The date of the notice.

(b) *Notice of hazard reduction activity.* When hazard reduction activities are undertaken, each designated party shall:

(1) Provide a notice to occupants not more than 15 calendar days after the hazard reduction activities (including paint stabilization) have been completed. Notice of hazard reduction shall include, but not be limited to:

(i) A summary of the nature, dates, scope, and results (including clearance) of the hazard reduction activities;

(ii) A contact name, address, and telephone number for more information;

(iii) Available information on the location of any remaining lead-based paint in the rooms, spaces, or areas where hazard reduction activities were conducted, on a surface-by-surface basis; and

(iv) The date of the notice.

(2) Update the notice, based on reevaluation of the residential property and as any additional hazard reduction work is conducted.

(3) Provision of a notice of hazard reduction is not required if a clearance examination is not required.

(c) *Availability of notices of evaluation, presumption, and hazard reduction activities.* (1) The notices of evaluation, presumption, and hazard reduction shall be of a size and type that is easily read by occupants.

(2) To the extent practicable, each notice shall be made available, upon request, in a format accessible to persons with disabilities (e.g., Braille, large type, computer disk, audio tape).

(3) Each notice shall be provided in the occupants' primary language or in the language of the occupants' contract or lease.

(4) The designated party shall provide each notice to the occupants by:

(i) Posting and maintaining it in centrally located common areas and distributing it to any dwelling unit if necessary because the head of household is a person with a known disability; or

(ii) Distributing it to each occupied dwelling unit affected by the evaluation, presumption, or hazard reduction activity or serviced by common areas in which an evaluation, presumption or hazard reduction has taken place.

[64 FR 50202, Sept. 15, 1999, as amended at 69 FR 34271, June 21, 2004]

**§ 35.130 Lead hazard information pamphlet.**

If provision of a lead hazard information pamphlet is required in subparts D and F through M of this part, the designated party shall provide to each occupied dwelling unit to which subparts D and F through M of this part apply, the lead hazard information pamphlet developed by EPA, HUD and the Consumer Product Safety Commission pursuant to section 406 of the Toxic Substances Control Act (15 U.S.C. 2686), or an EPA-approved alternative; except that the designated party need not provide a lead hazard information pamphlet if the designated party can demonstrate that the pamphlet has already been provided in accordance with the lead-based paint notification and

disclosure requirements at §35.88(a)(1), or 40 CFR 745.107(a)(1) or in accordance with the requirements for hazard education before renovation at 40 CFR part 745, subpart E.

**§ 35.135 Use of paint containing lead.**

(a) *New use prohibition.* The use of paint containing more than 0.06 percent dry weight of lead on any interior or exterior surface in federally owned housing or housing receiving Federal assistance is prohibited. As appropriate, each Federal agency shall include the prohibition in contracts, grants, cooperative agreements, insurance agreements, guaranty agreements, trust agreements, or other similar documents.

(b) *Pre-1978 prohibition.* In the case of a jurisdiction which banned the sale or residential use of lead-containing paint before 1978, HUD may designate an earlier date for certain provisions of subparts D and F through M of this part.

**§ 35.140 Prohibited methods of paint removal.**

The following methods shall not be used to remove paint that is, or may be, lead-based paint:

- (a) Open flame burning or torching.
- (b) Machine sanding or grinding without a high-efficiency particulate air (HEPA) local exhaust control.
- (c) Abrasive blasting or sandblasting without HEPA local exhaust control.
- (d) Heat guns operating above 1100 degrees Fahrenheit or charring the paint.
- (e) Dry sanding or dry scraping, except dry scraping in conjunction with heat guns or within 1.0 ft. (0.30 m.) of electrical outlets, or when treating defective paint spots totaling no more than 2 sq. ft. (0.2 sq. m.) in any one interior room or space, or totaling no more than 20 sq. ft. (2.0 sq. m.) on exterior surfaces.
- (f) Paint stripping in a poorly ventilated space using a volatile stripper that is a hazardous substance in accordance with regulations of the Consumer Product Safety Commission at 16 CFR 1500.3, and/or a hazardous chemical in accordance with the Occupational Safety and Health Administration regulations at 29 CFR 1910.1200 or 1926.59, as applicable to the work.

**§ 35.145 Compliance with Federal laws and authorities.**

All lead-based paint activities, including waste disposal, performed under this part shall be performed in accordance with applicable Federal laws and authorities. For example, such activities are subject to the applicable environmental review requirements of the National Environmental Policy Act of 1969 (42 U.S.C. 4321 *et seq.*), the Toxic

Substances Control Act, Title IV (15 U.S.C. 2860 *et seq.*), and other environmental laws and authorities (see, e.g., laws and authorities listed in §50.4 of this title).

**§ 35.150 Compliance with other State, tribal, and local laws.**

(a) *HUD responsibility.* If HUD determines that a State, tribal or local law, ordinance, code or regulation provides for evaluation or hazard reduction in a manner that provides a comparable level of protection from the hazards of lead-based paint poisoning to that provided by the requirements of subparts B, C, D, F through M and R of this part and that adherence to the requirements of subparts B, C, D, F through M, and R of this part, would be duplicative or otherwise cause inefficiencies, HUD may modify or waive some or all of the requirements of the subparts in a manner that will promote efficiency while ensuring a comparable level of protection.

(b) *Participant responsibility.* Nothing in this part is intended to relieve any participant in a program covered by this subpart of any responsibility for compliance with State, tribal or local laws, ordinances, codes or regulations governing evaluation and hazard reduction. If a State, tribal or local law, ordinance, code or regulation defines lead-based paint differently than the Federal definition, the more protective definition (i.e., the lower level) shall be followed in that State, tribal or local jurisdiction.

**§ 35.155 Minimum requirements.**

(a) Nothing in subparts B, C, D, F through M, and R of this part is intended to preclude a designated party or occupant from conducting additional evaluation or hazard reduction measures beyond the minimum requirements established for each program in this regulation. For example, if the applicable subpart requires visual assessment, the designated party may choose to perform a risk assessment in accordance with §35.1320. Similarly, if the applicable subpart requires interim controls, a designated party or occupant may choose to implement abatement in accordance with §35.1325.

(b) To the extent that assistance from any of the programs covered by subparts B, C, D, and F through M of this part is used in conjunction with other HUD program assistance, the most protective requirements prevail.

**§ 35.160 Waivers.**

In accordance with §5.110 of this title, on a case-by-case basis and upon determination of good cause, HUD may, subject to statutory limitations, waive any provision of subparts B, C, D, F through M, and R of this part.

**§ 35.165 Prior evaluation or hazard reduction.**

If an evaluation or hazard reduction was conducted at a residential property or dwelling unit before the property or dwelling unit became subject to the requirements of subparts B, C, D, F through M, and R of this part, such an evaluation, hazard reduction or

abatement meets the requirements of subparts B, C, D, F through M, and R of this part and need not be repeated under the following conditions:

(a) *Lead-based paint inspection.* (1) A lead-based paint inspection conducted before March 1, 2000, meets the requirements of this part if:

(i) At the time of the inspection the lead-based paint inspector was approved by a State or Indian tribe to perform lead-based paint inspections. It is not necessary that the State or tribal approval program had EPA authorization at the time of the inspection.

(ii) Notwithstanding paragraph (a)(1)(i) of this section, the inspection was conducted and accepted as valid by a housing agency in fulfillment of the lead-based paint inspection requirement of the public and Indian housing program.

(2) A lead-based paint inspection conducted on or after March 1, 2000, must have been conducted by a certified lead-based paint inspector.

(b) *Risk assessment.* (1) A risk assessment must be no more than 12 months old to be considered current.

(2) A risk assessment conducted before March 1, 2000, meets the requirements of this part if, at the time of the risk assessment, the risk assessor was approved by a state or Indian Tribe to perform risk assessments. It is not necessary that the state or tribal approval program had EPA authorization at the time of the risk assessment.

(3) A risk assessment conducted on or after March 1, 2000, must have been conducted by a certified risk assessor.

(4) Paragraph (b) of this section does not apply in a case where a risk assessment is required in response to the identification of a child with an environmental intervention blood lead level. In such a case, the requirements in the applicable subpart for responding to a child with an environmental intervention blood lead level shall apply.

(c) *Interim controls.* If a residential property is under a program of interim controls and ongoing lead-based paint maintenance and reevaluation activities established pursuant to a risk assessment conducted in accordance with paragraph (b) of this section, the interim controls that have been conducted meet the requirements of this part if clearance was achieved after such controls were implemented. In such a case, the program of interim controls and ongoing activities shall be continued in accordance with the requirements of this part.

(d) *Abatement.* (1) An abatement conducted before March 1, 2000, meets the requirements of this part if:

(i) At the time of the abatement the abatement supervisor was approved by a State or Indian tribe to perform lead-based paint abatement. It is not necessary that the State or tribal approval program had EPA authorization at the time of the abatement.

(ii) Notwithstanding paragraph (d)(1)(i) of this section, it was conducted and accepted by a housing agency in fulfillment of the lead-based paint abatement requirement of the public housing program or by an Indian housing authority (as formerly defined under the U.S. Housing Act of 1937) in fulfillment of the lead-based paint requirement of the Indian housing program formerly funded under the U.S. Housing Act of 1937.

(2) An abatement conducted on or after March 1, 2000, must have been conducted under the supervision of a certified lead-based paint abatement supervisor.

[64 FR 50202, Sept. 15, 1999; 65 FR 3387, Jan. 21, 2000, as amended at 69 FR 34272, June 21, 2004]

**§ 35.170 Noncompliance with the requirements of subparts B through R of this part.**

(a) *Monitoring and enforcement.* A designated party who fails to comply with any requirement of subparts B, C, D, F through M, and R of this part shall be subject to the sanctions available under the relevant Federal housing assistance or ownership program and may be subject to other penalties authorized by law.

(b) A property owner who informs a potential purchaser or occupant of lead-based paint or possible lead-based paint hazards in a residential property or dwelling unit, in accordance with subpart A of this part, is not relieved of the requirements to evaluate and reduce lead-based paint hazards in accordance with subparts B through R of this part as applicable.

**§ 35.175 Records.**

The designated party, as specified in subparts C, D, and F through M of this part, shall keep a copy of each notice, evaluation, and clearance or abatement report required by subparts C, D, and F through M of this part for at least three years. Those records applicable to a portion of a residential property for which ongoing lead-based paint maintenance and/or reevaluation activities are required shall be kept and made available for the Department's review, until at least three years after such activities are no longer required.

**Subpart C—Disposition of Residential Property Owned by a Federal Agency Other Than HUD**

Source: 64 FR 50208, Sept. 15, 1999, unless otherwise noted.

**§ 35.200 Purpose and applicability.**

The purpose of this subpart C is to establish procedures to eliminate as far as practicable lead-based paint hazards prior to the sale of a residential property that is owned by a



Federal agency other than HUD. The requirements of this subpart apply to any residential property offered for sale on or after September 15, 2000.

**§ 35.205 Definitions and other general requirements.**

Definitions and other general requirements that apply to this subpart are found in subpart B of this part.

**§ 35.210 Disposition of residential property constructed before 1960.**

(a) *Evaluation.* The Federal agency shall conduct a risk assessment and a lead-based paint inspection in accordance with 40 CFR 745.227 before the closing of the sale.

(b) *Abatement of lead-based paint hazards.* The risk assessment used for the identification of hazards to be abated shall have been performed no more than 12 months before the beginning of the abatement. The Federal agency shall abate all identified lead-based paint hazards in accordance with 40 CFR 745.227. Abatement is completed when clearance is achieved in accordance with 40 CFR 745.227. Where abatement of lead-based paint hazards is not completed before the closing of the sale, the Federal agency shall be responsible for assuring that abatement is carried out by the purchaser before occupancy of the property as target housing and in accordance with 40 CFR 745.227.

**§ 35.215 Disposition of residential property constructed after 1959 and before 1978.**

The Federal agency shall conduct a risk assessment and a lead-based paint inspection in accordance with 40 CFR 745.227. Evaluation shall be completed before closing of the sale according to a schedule determined by the Federal agency. The results of the risk assessment and lead-based paint inspection shall be made available to prospective purchasers as required in subpart A of this part.

**Subpart D—Project-Based Assistance Provided by a Federal Agency Other Than HUD**

Source: 64 FR 50209, Sept. 15, 1999, unless otherwise noted.

**§ 35.300 Purpose and applicability.**

The purpose of this subpart D is to establish procedures to eliminate as far as practicable lead-based paint hazards in a residential property that receives more than \$5,000 annually per project in project-based assistance on or after September 15, 2000, under a program administered by a Federal agency other than HUD.

**§ 35.305 Definitions and other general requirements.**

Definitions and other general requirements that apply to this subpart are found in subpart B of this part.

**§ 35.310 Notices and pamphlet.**

(a) *Notice.* A notice of evaluation or hazard reduction shall be provided to the occupants in accordance with §35.125.

(b) *Lead hazard information pamphlet.* The owner shall provide the lead hazard information pamphlet in accordance with §35.130.

**§ 35.315 Risk assessment.**

Each owner shall complete a risk assessment in accordance with 40 CFR 745.227(d). Each risk assessment shall be completed in accordance with the schedule established by the Federal agency.

**§ 35.320 Hazard reduction.**

Each owner shall conduct interim controls consistent with the findings of the risk assessment report. Hazard reduction shall be conducted in accordance with subpart R of this part.

**§ 35.325 Child with an environmental intervention blood lead level.**

If a child less than 6 years of age living in a federally assisted dwelling unit has an environmental intervention blood lead level, the owner shall immediately conduct a risk assessment in accordance with 40 CFR 745.227(d). Interim controls of identified lead-based paint hazards shall be conducted in accordance with §35.1330. Interim controls are complete when clearance is achieved in accordance with §35.1340. The Federal agency shall establish a timetable for completing risk assessments and hazard reduction when an environmental intervention blood lead level child is identified.

**Subpart E [Reserved]**

**Subpart F—HUD-Owned Single Family Property**

Source: 64 FR 50209, Sept. 15, 1999, unless otherwise noted.

**§ 35.500 Purpose and applicability.**

The purpose of this subpart F is to establish procedures to eliminate as far as practicable lead-based paint hazards in HUD-owned single family properties that have been built before 1978 and are sold with mortgages insured under a program administered by HUD. The requirements of this subpart apply to any such residential properties offered for sale on or after September 15, 2000.

**§ 35.505 Definitions and other general requirements.**

Definitions and other general requirements that apply to this subpart are found in subpart B of this part.

**§ 35.510 Required procedures.**

(a) The following activities shall be conducted for all properties to which this subpart is applicable:

(1) A visual assessment of all painted surfaces in order to identify deteriorated paint;

(2) Paint stabilization of all deteriorated paint in accordance with §35.1330(a) and (b); and

(3) Clearance in accordance with §35.1340.

(b) Occupancy shall not be permitted until all required paint stabilization is complete and clearance is achieved.

(c) If paint stabilization and clearance are not completed before the closing of the sale, the Department shall assure that paint stabilization and clearance are carried out pursuant to subpart R of this part by the purchaser before occupancy.

#### **Subpart G—Multifamily Mortgage Insurance**

**Source:** 64 FR 50209, Sept. 15, 1999, unless otherwise noted.

##### **§ 35.600 Purpose and applicability.**

The purpose of this subpart G is to establish procedures to eliminate as far as practicable lead-based paint hazards in a multifamily residential property for which HUD is the owner of the mortgage or the owner receives mortgage insurance, under a program administered by HUD.

##### **§ 35.605 Definitions and other general requirements.**

Definitions and other general requirements that apply to this subpart are found in subpart B of this part.

##### **§ 35.610 Exemption.**

An application for insurance in connection with a refinancing transaction where an appraisal is not required under the applicable procedures established by HUD is excluded from the coverage of this subpart.

##### **§ 35.615 Notices and pamphlet.**

(a) *Notice.* If evaluation or hazard reduction is undertaken, the sponsor shall provide a notice to occupants in accordance with §35.125. A visual assessment alone is not considered an evaluation for the purposes of this part.

(b) *Lead hazard information pamphlet.* The sponsor shall provide the lead hazard information pamphlet in accordance with §35.130.

[64 FR 50209, Sept. 15, 1999, as amended at 69 FR 34272, June 21, 2004]

**§ 35.620 Multifamily insured property constructed before 1960.**

Except as provided in §35.630, the following requirements apply to multifamily insured property constructed before 1960:

(a) *Risk assessment.* Before the issuance of a firm commitment the sponsor shall conduct a risk assessment in accordance with §35.1320(b).

(b) *Interim controls.* (1) The sponsor shall conduct interim controls in accordance with §35.1330 to treat the lead-based paint hazards identified in the risk assessment. Interim controls are considered completed when clearance is achieved in accordance with §35.1340.

(2) The sponsor shall complete interim controls before the issuance of the firm commitment or interim controls may be made a condition of the Federal Housing Administration (FHA) firm commitment, with sufficient repair or rehabilitation funds escrowed at initial endorsement of the FHA insured loan.

(c) *Ongoing lead-based paint maintenance activities.* Before the issuance of the firm commitment, the sponsor shall agree to incorporate ongoing lead-based paint maintenance into regular building operations and maintenance activities in accordance with §35.1355(a).

**§ 35.625 Multifamily insured property constructed after 1959 and before 1978.**

Except as provided in §35.630, before the issuance of the firm commitment, the sponsor shall agree to incorporate ongoing lead-based paint maintenance practices into regular building operations, in accordance with §35.1355(a).

**§ 35.630 Conversions and major rehabilitations.**

The procedures and requirements of this section apply when a nonresidential property constructed before 1978 is to be converted to residential use, or a residential property constructed before 1978 is to undergo rehabilitation that is estimated to cost more than 50 percent of the estimated replacement cost after rehabilitation.

(a) *Lead-based paint inspection.* Before issuance of a firm FHA commitment, the sponsor shall conduct a lead-based paint inspection in accordance with §35.1320(a).

(b) *Abatement.* Prior to occupancy, the sponsor shall conduct abatement of all lead-based paint on the property in accordance with §35.1325. Whenever practicable, abatement shall be achieved through the methods of paint removal or component replacement. If paint removal or component replacement are not practicable, that is if such methods would damage substrate material considered architecturally significant, permanent encapsulation or enclosure may be used as methods of abatement. Abatement is

considered complete when clearance is achieved in accordance with §35.1340. If encapsulation or enclosure is used, the sponsor shall incorporate ongoing lead-based paint maintenance into regular building operations maintenance activities in accordance with §35.1355.

(c) *Historic properties.* Section 35.115(a)(13) applies to this section.

#### Subpart H—Project-Based Assistance

Source: 64 FR 50210, Sept. 15, 1999, unless otherwise noted.

#### § 35.700 Purpose and applicability.

(a) This subpart H establishes procedures to eliminate as far as practicable lead-based paint hazards in residential properties receiving project-based assistance under a HUD program. The requirements of this subpart apply only to the assisted dwelling units in a covered property and any common areas servicing those dwelling units. This subpart does not apply to housing receiving rehabilitation assistance or to public housing, which are covered by subparts J and M of this part, respectively.

(b) For the purposes of competitively awarded grants under the Housing Opportunities for Persons with AIDS Program (HOPWA), the Supportive Housing Program (42 U.S.C. 11381–11389) and the Shelter Plus Care Program project-based rental assistance and sponsor-based rental assistance components (42 U.S.C. 11402–11407), the requirements of this subpart shall apply to grants awarded pursuant to Notices of Funding Availability published on or after October 1, 1999. For the purposes of formula grants awarded under the Housing Opportunities for Persons with AIDS Program (HOPWA) (42 U.S.C. 12901 *et seq.*), the requirements of this subpart shall apply to activities for which program funds are first obligated on or after September 15, 2000.

#### § 35.705 Definitions and other general requirements.

Definitions and other general requirements that apply to this subpart are found in subpart B of this part.

#### § 35.710 Notices and pamphlet.

(a) *Notice.* If evaluation or hazard reduction is undertaken, each owner shall provide a notice to occupants in accordance with §35.125. A visual assessment alone is not considered an evaluation for the purposes of this part.

(b) *Lead hazard information pamphlet.* The owner shall provide the lead hazard information pamphlet in accordance with §35.130.

[64 FR 50210, Sept. 15, 1999, as amended at 69 FR 34272, June 21, 2004]

#### § 35.715 Multifamily properties receiving more than \$5,000 per unit.

The requirements of this section shall apply to a multifamily residential property that is receiving an average of more than \$5,000 per assisted dwelling unit annually in project-based assistance.

(a) *Risk assessment.* Each owner shall complete a risk assessment in accordance with §35.1320(b). A risk assessment is considered complete when the owner receives the risk assessment report. Until the owner conducts a risk assessment as required by this section, the requirements of paragraph (d) of this section shall apply. After the risk assessment has been conducted the requirements of paragraphs (b) and (c) of this section shall apply. Each risk assessment shall be completed no later than the following schedule or a schedule otherwise determined by HUD:

(1) Risk assessments shall be completed on or before September 17, 2001, in a multifamily residential property constructed before 1960.

(2) Risk assessments shall be completed on or before September 15, 2003, in a multifamily residential property constructed after 1959 and before 1978.

(b) *Interim controls.* Each owner shall conduct interim controls in accordance with §35.1330 to treat the lead-based paint hazards identified in the risk assessment. Interim controls are considered completed when clearance is achieved in accordance with §35.1340. Interim controls shall be completed no later than the following schedule:

(1) In units occupied by families with children of less than 6 years of age and in common areas servicing those units, interim controls shall be completed no later than 90 days after the completion of the risk assessment. In units in which a child of less than 6 years of age moves in after the completion of the risk assessment, interim controls shall be completed no later than 90 days after the move-in.

(2) In all other dwelling units, common areas, and the remaining portions of the residential property, interim controls shall be completed no later than 12 months after completion of the risk assessment for those units.

(c) *Ongoing lead-based paint maintenance and reevaluation activities.* Effective immediately after completion of the risk assessment required in §35.715(a), the owner shall incorporate ongoing lead-based paint maintenance and reevaluation into the regular building operations in accordance with §35.1355, unless all lead-based paint has been removed. If the reevaluation identifies new lead-based paint hazards, the owner shall conduct interim controls in accordance with §35.1330.

(d) *Transitional requirements—(1) Effective date.* The requirements of this paragraph shall apply effective September 15, 2000, and continuing until the applicable date specified in §35.715(a) (1) or (2) or until the owner conducts a risk assessment, whichever is first.

(2) Definitions and other general requirements that apply to this paragraph are found in subpart B of this part.

(3) *Ongoing lead-based paint maintenance.* The owner shall incorporate ongoing lead-based paint maintenance activities into regular building operations, in accordance with §35.1355(a), except that clearance is not required.

(4) *Child with an environmental intervention blood lead level.* If a child of less than 6 years of age living in a dwelling unit covered by this paragraph has an environmental intervention blood lead level, the owner shall comply with the requirements of §35.730.

**§ 35.720 Multifamily properties receiving up to \$5,000 per unit, and single family properties.**

Effective September 15, 2000, the requirements of this section shall apply to a multifamily residential property that is receiving an average of up to and including \$5,000 per assisted dwelling unit annually in project-based assistance and to a single family residential property that is receiving project-based assistance through the Section 8 Moderate Rehabilitation program, the Project-Based Certificate program, or any other HUD program providing project-based assistance.

(a) *Activities at initial and periodic inspection—(1) Visual assessment.* During the initial and periodic inspections, an inspector trained in visual assessment for deteriorated paint surfaces in accordance with procedures established by HUD shall conduct a visual assessment of all painted surfaces in order to identify any deteriorated paint.

(2) *Paint stabilization.* The owner shall stabilize each deteriorated paint surface in accordance with §35.1330(a) and §35.1330(b) before occupancy of a vacant dwelling unit or, where a unit is occupied, within 30 days of notification of the results of the visual assessment. Paint stabilization is considered complete when clearance is achieved in accordance with §35.1340.

(3) *Notice.* The owner shall provide a notice to occupants in accordance with §§35.125(b)(1) and (c) describing the results of the clearance examination.

(b) *Ongoing lead-based paint maintenance activities.* The owner shall incorporate ongoing lead-based paint maintenance activities into regular building operations in accordance with §35.1355(a), unless all lead-based paint has been removed.

(c) *Child with an environmental intervention blood lead level.* If a child of less than 6 years of age living in a dwelling unit covered by this section has an environmental intervention blood lead level, the owner shall comply with the requirements of §35.730.

**§ 35.725 Section 8 Rent adjustments.**

HUD may, subject to the availability of appropriations for Section 8 contract amendments, on a project by project basis for projects receiving Section 8 project-based assistance, provide adjustments to the maximum monthly rents to cover the costs of

evaluation for and reduction of lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992.

**§ 35.730 Child with an environmental intervention blood lead level.**

(a) *Risk assessment.* Within 15 days after being notified by a public health department or other medical health care provider that a child of less than 6 years of age living in a dwelling unit to which this subpart applies has been identified as having an environmental intervention blood lead level, the owner shall complete a risk assessment of the dwelling unit in which the child lived at the time the blood was last sampled and of common areas servicing the dwelling unit. The risk assessment shall be conducted in accordance with 35.1320(b) and is considered complete when the owner receives the risk assessment report. The requirements of this paragraph apply regardless of whether the child is or is not still living in the unit when the owner receives the notification of the environmental intervention blood lead level. The requirements of this paragraph (a) shall not apply if the owner conducted a risk assessment of the unit and common areas servicing the unit between the date the child's blood was last sampled and the date when the owner received the notification of the environmental intervention blood lead level. If a public health department has already conducted an evaluation of the dwelling unit, the requirements of this paragraph shall not apply.

(b) *Verification.* After receiving information from a person who is not a medical health care provider that a child of less than 6 years of age living in a dwelling unit covered by this subpart may have an environmental intervention blood lead level, the owner shall immediately verify the information with the public health department or other medical health care provider. If that department or provider verifies that the child has an environmental intervention blood lead level, such verification shall constitute notification, and the owner shall take the action required in paragraphs (a) and (c) of this section.

(c) *Hazard reduction.* Within 30 days after receiving the report of the risk assessment conducted pursuant to paragraph (a) of this section or the evaluation from the public health department, the owner shall complete the reduction of identified lead-based paint hazards in accordance with §35.1325 or §35.1330. Hazard reduction is considered complete when clearance is achieved in accordance with §35.1340 and the clearance report states that all lead-based paint hazards identified in the risk assessment have been treated with interim controls or abatement or the public health department certifies that the lead-based paint hazard reduction is complete. The requirements of this paragraph do not apply if the owner, between the date the child's blood was last sampled and the date the owner received the notification of the environmental intervention blood lead level, already conducted a risk assessment of the unit and common areas servicing the unit and completed reduction of identified lead-based paint hazards.

(d) *Notice.* If evaluation or hazard reduction is undertaken, each owner shall provide a notice to occupants in accordance with §35.125.



(e) *Reporting requirement.* The owner shall report the name and address of a child identified as having an environmental intervention blood lead level to the public health department within 5 working days of being so notified by any other medical health care professional.

**Subpart I—HUD-Owned and Mortgagee-in-Possession Multifamily Property**

Source: 64 FR 50211, Sept. 15, 1999, unless otherwise noted.

**§ 35.800 Purpose and applicability.**

The purpose of this subpart I is to establish procedures to eliminate as far as practicable lead-based paint hazards in a HUD-owned multifamily residential property or a multifamily residential property for which HUD is identified as mortgagee-in-possession. The requirements of this subpart apply to any such property that is offered for sale or held or managed on or after September 15, 2000.

**§ 35.805 Definitions and other general requirements.**

Definitions and other general requirements that apply to this subpart are found in subpart B of this part.

**§ 35.810 Notices and pamphlet.**

(a) *Notices.* When evaluation or hazard reduction is undertaken, the Department shall provide a notice to occupants in accordance with §35.125. A visual assessment alone is not considered an evaluation for the purposes of this part.

(b) *Lead hazard information pamphlet.* HUD shall provide the lead hazard information pamphlet in accordance with §35.130.

[64 FR 50211, Sept. 15, 1999, as amended at 69 FR 34272, June 21, 2004]

**§ 35.815 Evaluation.**

HUD shall conduct a risk assessment and a lead-based paint inspection in accordance with §35.1320(a) and (b). For properties to which this subpart applies on September 15, 2000, the lead-based paint inspection and risk assessment shall be conducted no later than December 15, 2000, or before publicly advertising the property for sale, whichever is sooner. For properties to which this subpart becomes applicable after September 15, 2000, the lead-based paint inspection and risk assessment shall be conducted no later than 90 days after this subpart becomes applicable or before publicly advertising the property for sale, whichever is sooner.

**§ 35.820 Interim controls.**

HUD shall conduct interim controls in accordance with §35.1330 to treat the lead-based paint hazards identified in the evaluation conducted in accordance with §35.815. Interim controls are considered completed when clearance is achieved in accordance with §35.1340. Interim controls of all lead-based paint hazards shall be completed no later than the following schedule:

(a) In units occupied by families with children of less than 6 years of age and in common areas servicing those units, interim controls shall be completed no later than 90 days after the completion of the risk assessment. In units in which a child of less than 6 years of age moves in after the completion of the risk assessment, interim controls shall be completed no later than 90 days after the move-in.

(b) In all other dwelling units, common areas, and the remaining portions of the residential property, interim controls shall be completed no later than 12 months after completion of the risk assessment for those units.

(c) If conveyance of the title by HUD at a sale of a HUD-owned property or a foreclosure sale caused by HUD when HUD is mortgagee-in-possession occurs before the schedule in paragraphs (a) and (b) of this section, HUD shall complete interim controls before conveyance or foreclosure, or HUD shall be responsible for assuring that interim controls are carried out by the purchaser. If interim controls are made a condition of sale, such controls shall be completed according to the following schedule:

(1) In units occupied by families with children of less than 6 years of age and in common areas servicing those units, interim controls shall be completed no later than 90 days after the date of the closing of the sale. In units in which a child of less than 6 years of age moves in after the closing of the sale, interim controls shall be completed no later than 90 days after the move-in.

(2) In all other dwelling units, in common areas servicing those units, and in the remaining portions of the residential property, interim controls shall be completed no later than 180 days after the closing of the sale.

**§ 35.825 Ongoing lead-based paint maintenance and reevaluation.**

HUD shall incorporate ongoing lead-based paint maintenance and reevaluation, in accordance with §35.1355, into regular building operations if HUD retains ownership of the residential property for more than 12 months.

**§ 35.830 Child with an environmental intervention blood lead level.**

(a) *Risk assessment.* Within 15 days after being notified by a public health department or other medical health care provider that a child of less than 6 years of age living in a multifamily dwelling unit owned by HUD (or where HUD is mortgagee-in-possession) has been identified as having an environmental intervention blood lead level, HUD shall complete a risk assessment of the dwelling unit in which the child lived at the time the blood was last sampled and of common areas servicing the dwelling unit. The risk

assessment shall be conducted in accordance with §35.1320(b) and is considered complete when HUD receives the risk assessment report. The requirements of this paragraph apply regardless of whether the child is or is not still living in the unit when HUD receives the notification of the environmental intervention blood lead level. The requirements of this paragraph do not apply if HUD conducted a risk assessment of the unit and common areas servicing the unit between the date the child's blood was last sampled and the date when HUD received the notification of the environmental intervention blood lead level. If a public health department has already conducted an evaluation of the dwelling unit, the requirements of this paragraph shall not apply.

(b) *Verification.* After receiving information from a person who is not a medical health care provider that a child of less than 6 years of age living in a multifamily dwelling unit owned by HUD (or where HUD is mortgagee-in-possession) may have an environmental intervention blood lead level, HUD shall immediately verify the information with the public health department or other medical health care provider. If that department or provider verifies that the child has an environmental intervention blood lead level, such verification shall constitute notification, and HUD shall take the action required in paragraphs (a) and (c) of this section.

(c) *Hazard reduction.* Within 30 days after receiving the report of the risk assessment conducted pursuant to paragraph (a) of this section or the evaluation from the public health department, HUD shall complete the reduction of lead-based paint hazards identified in the risk assessment in accordance with §35.1325 or §35.1330. Hazard reduction is considered complete when clearance is achieved in accordance with §35.1340 and the clearance report states that all lead-based paint hazards identified in the risk assessment have been treated with interim controls or abatement or the public health department certifies that the lead-based paint hazard reduction is complete. The requirements of this paragraph do not apply if HUD, between the date the child's blood was last sampled and the date HUD received the notification of the environmental intervention blood lead level, conducted a risk assessment of the unit and common areas servicing the unit and completed reduction of identified lead-based paint hazards.

(d) *Reporting requirement.* HUD shall report the name and address of a child identified as having an environmental intervention blood lead level to the public health department within 5 working days of being so notified by any other health professional.

(e) *Closing.* If the closing of a sale is scheduled during the period when HUD is responding to a case of a child with an environmental intervention blood lead level, HUD may arrange for the completion of the procedures required by §35.830(a)–(d) by the purchaser within a reasonable period of time.

(f) *Extensions.* The Assistant Secretary for Housing-Federal Housing Commissioner or designee may consider and approve a request for an extension of deadlines established by this section for a lead-based paint inspection, risk assessment, hazard reduction, and reporting. Such a request may be considered, however, only during the first six months during which HUD is owner or mortgagee-in-possession of a multifamily property.

## Subpart J—Rehabilitation

Source: 64 FR 50212, Sept. 15, 1999, unless otherwise noted.

### § 35.900 Purpose and applicability.

(a) *Purpose and applicability.* (1) The purpose of this subpart J is to establish procedures to eliminate as far as practicable lead-based paint hazards in a residential property that receives Federal rehabilitation assistance under a program administered by HUD. Rehabilitation assistance does not include project-based rental assistance, rehabilitation mortgage insurance or assistance to public housing.

(2) The requirements of this subpart shall not apply to HOME funds which are committed to a specific project in accordance with §92.2 of this title before September 15, 2000. Such projects shall be subject to the requirements of §92.355 of this title that were in effect at the time of project commitment or the requirements of this subpart.

(3) For the purposes of the Indian Housing Block Grant program and the CDBG Entitlement program, the requirements of this subpart shall apply to all residential rehabilitation activities (except those otherwise exempted) for which funds are first obligated on or after September 15, 2000. For the purposes of the State, HUD-Administered Small Cities, and Insular Areas CDBG programs, the requirements of this subpart shall apply to all covered activities (except those otherwise exempted) for which grant funding is awarded to the unit of local government by the State or HUD, as applicable, on or after September 15, 2000. For the purposes of the Emergency Shelter Grant Program (42 U.S.C. 11371–11378) and the formula grants awarded under the Housing Opportunities for Persons with AIDS Program (HOPWA) (42 U.S.C. 12901 et. seq.), the requirements of this subpart shall apply to activities for which program funds are first obligated on or after September 15, 2000.

(4) For the purposes of competitively awarded grants under the HOPWA Program and the Supportive Housing Program (42 U.S.C. 11481–11389), the requirements of this subpart shall apply to grants awarded under Notices of Funding Availability published on or after September 15, 2000.

(5) For the purposes of the Indian CDBG program (§1003.607 of this title), the requirements of this subpart shall not apply to funds whose notice of funding availability is announced or funding letter is sent before September 15, 2000. Such project grantees shall be subject to the regulations in effect at the time of announcement or funding letter.

(b) The grantee or participating jurisdiction may assign to a subrecipient or other entity the responsibilities set forth in this subpart.

### § 35.905 Definitions and other general requirements.

Definitions and other general requirements that apply to this subpart are found in subpart B of this part.

§ 35.910 Notices and pamphlet.

(a) *Notices.* In cases where evaluation or hazard reduction or both are undertaken as part of federally funded rehabilitation, the grantee or participating jurisdiction shall provide a notice to occupants in accordance with §35.125. A visual assessment alone is not considered an evaluation for the purposes of this part.

(b) *Lead hazard information pamphlet.* The grantee or participating jurisdiction shall provide the lead hazard information pamphlet in accordance with §35.130.

[69 FR 34272, June 21, 2004]

§ 35.915 Calculating Federal rehabilitation assistance.

(a) *Applicability.* This section applies to recipients of Federal rehabilitation assistance.

(b) *Rehabilitation assistance.* (1) Lead-based paint requirements for rehabilitation fall into three categories that depend on the amount of Federal rehabilitation assistance provided. The three categories are:

(i) Assistance of up to and including \$5,000 per unit;

(ii) Assistance of more than \$5,000 per unit up to and including \$25,000 per unit; and

(iii) Assistance of more than \$25,000 per unit.

(2) For purposes of implementing §§35.930 and 35.935, the amount of rehabilitation assistance is the lesser of two amounts: the average Federal assistance per assisted dwelling unit and the average per unit hard costs of rehabilitation. Federal assistance includes all Federal funds assisting the project, regardless of the use of the funds. Federal funds being used for acquisition of the property are to be included as well as funds for construction, permits, fees, and other project costs. The hard costs of rehabilitation include all hard costs, regardless of source, except that the costs of lead-based paint hazard evaluation and hazard reduction activities are not to be included. Costs of site preparation, occupant protection, relocation, interim controls, abatement, clearance, and waste handling attributable to compliance with the requirements of this part are not to be included in the hard costs of rehabilitation. All other hard costs are to be included, regardless of whether the source of funds is Federal or non-Federal, public or private.

(c) *Calculating rehabilitation assistance in properties with both assisted and unassisted dwelling units.* For a residential property that includes both federally assisted and non-assisted units, the rehabilitation costs and Federal assistance associated with non-assisted units are not included in the calculations of the average per unit hard costs of rehabilitation and the average Federal assistance per unit.

(1) The average per unit hard costs of rehabilitation for the assisted units is calculated using the following formula:

Per Unit Hard Costs of Rehabilitation \$ = (a/c) + (b/d)

Where:

a = Rehabilitation hard costs for all assisted units (not including common areas and exterior surfaces)

b = Rehabilitation hard costs for common areas and exterior painted surfaces

c = Number of federally assisted units

d = Total number of units

(2) The average Federal assistance per assisted dwelling unit is calculated using the following formula:

Per unit Federal assistance = e/c

Where:

e = Total Federal assistance for the project

c = Number of federally assisted units

[69 FR 34272, June 21, 2004]

§ 35.920 [Reserved]

§ 35.925 Examples of determining applicable requirements.

The following examples illustrate how to determine whether the requirements of §§35.930(b), (c), or (d) apply to a dwelling unit receiving Federal rehabilitation assistance (dollar amounts are on a per unit basis):

(a) If the total amount of Federal assistance for a dwelling is \$2,000, and the hard costs of rehabilitation are \$10,000, the lead-based paint requirements would be those described in §35.930(b), because Federal rehabilitation assistance is up to and including \$5,000.

(b) If the total amount of Federal assistance for a dwelling unit is \$6,000, and the hard costs of rehabilitation are \$2,000, the lead-based paint requirements would be those described in §35.930(b). Although the total amount of Federal dollars is more than \$5,000, only the \$2,000 of that total can be applied to rehabilitation. Therefore, the Federal rehabilitation assistance is \$2,000 which is not more than \$5,000.

(c) If the total amount of Federal assistance for a unit is \$6,000, and the hard costs of rehabilitation are \$6,000, the lead-based paint requirements are those described in §35.930(c), because the amount of Federal rehabilitation assistance is more than \$5,000 but not more than \$25,000.

(d) If eight dwelling units in a residential property receive Federal rehabilitation assistance [symbol c in §35.915(c)(2)] out of a total of 10 dwelling units [d], the total Federal assistance for the rehabilitation project is \$300,000 [e], the total hard costs of rehabilitation for the dwelling units are \$160,000 [a], and the total hard costs of rehabilitation for the common areas and exterior surfaces are \$20,000 [b], then the lead-based paint requirements would be those described in §35.930(c), because the level of Federal rehabilitation assistance is \$22,000, which is not greater than \$25,000. This is calculated as follows: The total Federal assistance per assisted unit is \$37,500 ( $e/c = \$300,000/8$ ), the per unit hard costs of rehabilitation is \$22,000 ( $a/c + b/d = \$160,000/8 + \$20,000/10$ ), and the level of Federal rehabilitation assistance is the lesser of \$37,500 and \$22,000.

[64 FR 50212, Sept. 15, 1999, as amended at 69 FR 34272, June 21, 2004]

**§ 35.930 Evaluation and hazard reduction requirements.**

(a) *Paint testing.* The grantee or participating jurisdiction shall either perform paint testing on the painted surfaces to be disturbed or replaced during rehabilitation activities, or presume that all these painted surfaces are coated with lead-based paint.

(b) *Residential property receiving an average of up to and including \$5,000 per unit in Federal rehabilitation assistance.* Each grantee or participating jurisdiction shall:

(1) Conduct paint testing or presume the presence of lead-based paint, in accordance with paragraph (a) of this section. If paint testing indicates that the painted surfaces are not coated with lead-based paint, safe work practices and clearance are not required.

(2) Implement safe work practices during rehabilitation work in accordance with §35.1350 and repair any paint that is disturbed.

(3) After completion of any rehabilitation disturbing painted surfaces, perform a clearance examination of the worksite(s) in accordance with §35.1340. Clearance is not required if rehabilitation did not disturb painted surfaces of a total area more than that set forth in §35.1350(d).

(c) *Residential property receiving an average of more than \$5,000 and up to and including \$25,000 per unit in Federal rehabilitation assistance.* Each grantee or participating jurisdiction shall:

(1) Conduct paint testing or presume the presence of lead-based paint, in accordance with paragraph (a) of this section.

(2) Perform a risk assessment in the dwelling units receiving Federal assistance, in common areas servicing those units, and exterior painted surfaces, in accordance with §35.1320(b), before rehabilitation begins.

(3) Perform interim controls in accordance with §35.1330 of all lead-based paint hazards identified pursuant to paragraphs (c)(1) and (c)(2) of this section.

(4) Implement safe work practices during rehabilitation work in accordance with §35.1350 and repair any paint that is disturbed and is known or presumed to be lead-based paint.

(d) *Residential property receiving an average of more than \$25,000 per unit in Federal rehabilitation assistance.* Each grantee or participating jurisdiction shall:

(1) Conduct paint testing or presume the presence of lead-based paint in accordance with paragraph (a) of this section.

(2) Perform a risk assessment in the dwelling units receiving Federal assistance and in associated common areas and exterior painted surfaces in accordance with §35.1320(b) before rehabilitation begins.

(3) Abate all lead-based paint hazards identified by the paint testing or risk assessment conducted pursuant to paragraphs (d)(1) and (d)(2) of this section, in accordance with §35.1325, except that interim controls are acceptable on exterior surfaces that are not disturbed by rehabilitation and on paint-lead hazards that have an area smaller than the *de minimis* limits of §35.1350(d). If abatement of a paint-lead hazard is required, it is necessary to abate only the surface area with hazardous conditions.

(4) Implement safe work practices during rehabilitation work in accordance with §35.1350 and repair any paint that is disturbed and is known or presumed to be lead-based paint.

[64 FR 50214, Sept. 15, 1999; 65 FR 3387, Jan. 21, 2000, as amended at 69 FR 34273, June 21, 2004]

**§ 35.935 Ongoing lead-based paint maintenance activities.**

In the case of a rental property receiving Federal rehabilitation assistance under the HOME program, the grantee or participating jurisdiction shall require the property owner to incorporate ongoing lead-based paint maintenance activities in regular building operations, in accordance with §35.1355(a).

[69 FR 34273, June 21, 2004]

**§ 35.940 Special requirements for insular areas.**

If a dwelling unit receiving Federal assistance under a program covered by this subpart is located in an insular area, the requirements of this section shall apply and the requirements of §35.930 shall not apply. All other sections of this subpart J shall apply. The insular area shall conduct the following activities for the dwelling unit, common



areas servicing the dwelling unit, and the exterior surfaces of the building in which the dwelling unit is located:

(a) *Residential property receiving an average of up to and including \$5,000 per unit in Federal rehabilitation assistance.* (1) Implement safe work practices during rehabilitation work in accordance with §35.1350 and repair any paint that is disturbed by rehabilitation.

(2) After completion of any rehabilitation disturbing painted surfaces, perform a clearance examination of the worksite(s) in accordance with §35.1340. Clearance shall be achieved before residents are allowed to occupy the worksite(s). Clearance is not required if rehabilitation did not disturb painted surfaces of a total area more than that set forth in §35.1350(b).

(b) *Residential property receiving an average of more than \$5,000 per unit in Federal rehabilitation assistance.* (1) Before beginning rehabilitation, perform a visual assessment of all painted surfaces in order to identify deteriorated paint.

(2) Perform paint stabilization of each deteriorated paint surface and each painted surface being disturbed by rehabilitation, in accordance with §§35.1330(a) and (b).

(3) After completion of all paint stabilization, perform a clearance examination of the affected dwelling units and common areas in accordance with §35.1340. Clearance shall be achieved before residents are allowed to occupy rooms or spaces in which paint stabilization has been performed.

#### **Subpart K—Acquisition, Leasing, Support Services, or Operation**

Source: 64 FR 50214, Sept. 15, 1999, unless otherwise noted.

#### **§ 35.1000 Purpose and applicability.**

(a) The purpose of this subpart K is to establish procedures to eliminate as far as practicable lead-based paint hazards in a residential property that receives Federal assistance under certain HUD programs for acquisition, leasing, support services, or operation. Acquisition, leasing, support services, and operation do not include mortgage insurance, sale of federally-owned housing, project-based or tenant-based rental assistance, rehabilitation assistance, or assistance to public housing. For requirements pertaining to those activities or types of assistance, see the applicable subpart of this part.

(b) The grantee or participating jurisdiction may assign to a subrecipient or other entity the responsibilities set forth in this subpart.

(c)(1) The requirements of this subpart shall not apply to HOME funds which are committed to a specific project in accordance with §92.2 of this title before September 15, 2000. Such projects shall be subject to the requirements of §92.355 of this title that were in effect at the time of project commitment, or the requirements of this subpart.

(2) For purposes of the CDBG Entitlement program and the Indian Housing Block Grant program, the requirements of this subpart shall apply to activities (except those otherwise exempted) for which funds are first obligated on or after September 15, 2000. For the purposes of the State, HUD-Administered Small Cities, and Insular Areas CDBG programs, the requirements of this subpart shall apply to all covered activities (except those otherwise exempted) for which grant funding is awarded to the unit of local government by the State or HUD, as applicable, on or after September 15, 2000. For the purposes of the Emergency Shelter Grant Program (42 U.S.C. 11371–11378) and the formula grants awarded under the Housing Opportunities for Persons with AIDS Program (HOPWA) (42 U.S.C. 12901 et. seq.), the requirements of this subpart shall apply to activities for which program funds are first obligated on or after September 15, 2000.

(3) For the purposes of competitively awarded grants under the HOPWA Program and the Supportive Housing Program (42 U.S.C. 11481–11389), the requirements of this subpart shall apply to grants awarded under Notices of Funding Availability published on or after September 15, 2000.

(4) For the purposes of the Indian CDBG program (§1003.607 of this title), the requirements of this subpart shall not apply to funds whose notice of funding availability is announced or funding letter is sent before September 15, 2000. Such project grantees shall be subject to the regulations in effect at the time of announcement or funding letter.

[64 FR 50213, Sept. 15, 1999; 65 FR 3387, Jan. 21, 2000]

**§ 35.1005 Definitions and other general requirements.**

Definitions and other general requirements that apply to this subpart are found in subpart B of this part.

**§ 35.1010 Notices and pamphlet.**

(a) *Notice.* In cases where evaluation or hazard reduction, including paint stabilization, is undertaken, each grantee or participating jurisdiction shall provide a notice to residents in accordance with §35.125. A visual assessment is not considered an evaluation for purposes of this part.

(b) *Lead hazard information pamphlet.* The grantee or participating jurisdiction shall provide the lead hazard information pamphlet in accordance with §35.130.

**§ 35.1015 Visual assessment, paint stabilization, and maintenance.**

If a dwelling unit receives Federal assistance under a program covered by this subpart, each grantee or participating jurisdiction shall conduct the following activities for the dwelling unit, common areas servicing the dwelling unit, and the exterior surfaces of the building in which the dwelling unit is located:

(a) A visual assessment of all painted surfaces in order to identify deteriorated paint;

(b) Paint stabilization of each deteriorated paint surface, and clearance, in accordance with §§35.1330(a) and (b), before occupancy of a vacant dwelling unit or, where a unit is occupied, immediately after receipt of Federal assistance; and

(c) The grantee or participating jurisdiction shall require the incorporation of ongoing lead-based paint maintenance activities into regular building operations, in accordance with §35.1355(a), if the dwelling unit has a continuing, active financial relationship with a Federal housing assistance program, except that mortgage insurance or loan guarantees are not considered to constitute an active programmatic relationship for the purposes of this part.

(d) The grantee or participating jurisdiction shall provide a notice to occupants in accordance with §§35.125(b)(1) and (c), describing the results of the clearance examination.

[64 FR 50214, Sept. 15, 1999, as amended at 69 FR 34273, June 21, 2004]

**§ 35.1020 Funding for evaluation and hazard reduction.**

The grantee or participating jurisdiction shall determine whether the cost of evaluation and hazard reduction is to be borne by the owner/developer, the grantee or a combination of the owner/developer and the grantee, based on program requirements and local program design.

**Subpart L—Public Housing Programs**

Source: 64 FR 50215, Sept. 15, 1999, unless otherwise noted.

**§ 35.1100 Purpose and applicability.**

The purpose of this subpart L is to establish procedures to eliminate as far as practicable lead-based paint hazards in residential property assisted under the U.S. Housing Act of 1937 (42 U.S.C. 1437 *et seq.*) but not including housing assisted under section 8 of the 1937 Act.

**§ 35.1105 Definitions and other general requirements.**

Definitions and other general requirements that apply to this subpart are found in subpart B of this part.

**§ 35.1110 Notices and pamphlet.**

(a) *Notice.* In cases where evaluation or hazard reduction is undertaken, each public housing agency (PHA) shall provide a notice to residents in accordance with §35.125. A visual assessment alone is not considered an evaluation for purposes of this part.

(b) *Lead hazard information pamphlet.* The PHA shall provide the lead hazard information pamphlet in accordance with §35.130.

[64 FR 50215, Sept. 15, 1999, as amended at 69 FR 34273, June 21, 2004]

**§ 35.1115 Evaluation.**

(a) A lead-based paint inspection shall be conducted in all public housing unless a lead-based paint inspection that meets the conditions of §35.165(a) has already been completed. If a lead-based paint inspection was conducted by a lead-based paint inspector who was not certified, the PHA shall review the quality of the inspection, in accordance with quality control procedures established by HUD, to determine whether the lead-based paint inspection has been properly performed and the results are reliable. Lead-based paint inspections of all housing to which this subpart applies shall be completed no later than September 15, 2000. Revisions or augmentations of prior inspections found to be of insufficient quality shall be completed no later than September 17, 2001.

(b) If a lead-based paint inspection has found the presence of lead-based paint, or if no lead-based paint inspection has been conducted, the PHA shall conduct a risk assessment according to the following schedule, unless a risk assessment that meets the conditions of §35.165(b) has already been completed:

(1) Risk assessments shall be completed on or before March 15, 2001, in a multifamily residential property constructed before 1960.

(2) Risk assessments shall be completed on or before March 15, 2002, in a multifamily residential property constructed after 1959 and before 1978.

(c) A PHA that advertises a construction contract (including architecture/engineering contracts) for bid or award or plans to start force account work shall not execute such contract until a lead-based paint inspection and, if required, a risk assessment, has taken place and any necessary abatement is included in the modernization budget, except for contracts solely for emergency work in accordance with §35.115(a)(9).

(d) The five-year funding request plan for CIAP and CGP shall be amended to include the schedule and funding for lead-based paint activities.

**§ 35.1120 Hazard reduction.**

(a) Each PHA shall, in accordance with §35.1325, abate all lead-based paint and lead-based paint hazards identified in the evaluations conducted pursuant to §35.1115. The PHA shall abate lead-based paint and lead-based paint hazards in accordance with §35.1325 during the course of physical improvements conducted under the modernization.

(b) In all housing where abatement of all lead-based paint and lead-based paint hazards required in paragraph (a) of this section has not yet occurred, each PHA shall conduct

interim controls, in accordance with §35.1330, of the lead-based paint hazards identified in the most recent risk assessment.

(1) Interim controls of dwelling units in which any child who is less than 6 years of age resides and common areas servicing those dwelling units shall be completed within 90 days of the evaluation under §35.1330. If a unit becomes newly occupied by a family with a child of less than 6 years of age or such child moves into a unit, interim controls shall be completed within 90 days after the new occupancy or move-in if they have not already been completed.

(2) Interim controls in dwelling units not occupied by families with one or more children of less than 6 years of age, common areas servicing those units, and the remaining portions of the residential property shall be completed no later than 12 months after completion of the evaluation conducted under §35.1115.

(c) The PHA shall incorporate ongoing lead-based paint maintenance and reevaluation activities into regular building operations in accordance with §35.1355. In accordance with §35.115(a) (6) and (7), this requirement does not apply to a development or part thereof if it is to be demolished or disposed of in accordance with disposition requirements in part 970 of this title, provided the dwelling unit will remain unoccupied until demolition, or if it is not used and will not be used for human habitation.

**§ 35.1125 Evaluation and hazard reduction before acquisition and development.**

(a) For each residential property constructed before 1978 and proposed to be acquired for a family project (whether or not it will need rehabilitation) a lead-based paint inspection and risk assessment for lead-based paint hazards shall be conducted in accordance with §35.1320.

(b) If lead-based paint is found in a residential property to be acquired, the cost of evaluation and abatement shall be considered when making the cost comparison to justify new construction, as well as when meeting maximum total development cost limitations.

(c) If lead-based paint is found, compliance with this subpart is required, and abatement of lead-based paint and lead-based paint hazards shall be completed in accordance with §35.1325 before occupancy.

**§ 35.1130 Child with an environmental intervention blood lead level.**

(a) *Risk assessment.* Within 15 days after being notified by a public health department or other medical health care provider that a child of less than 6 years of age living in a public housing development has been identified as having an environmental intervention blood lead level, the PHA shall complete a risk assessment of the dwelling unit in which the child lived at the time the blood was last sampled and of common areas servicing the dwelling unit, the provisions of §35.1115(b) notwithstanding. The risk assessment shall be conducted in accordance with §35.1320(b) and is considered complete when the PHA receives the risk assessment report. The requirements of this paragraph apply regardless

of whether the child is or is not still living in the unit when the PHA receives the notification of the environmental intervention blood lead level. The requirements of this paragraph shall not apply if the PHA conducted a risk assessment of the unit and common areas servicing the unit between the date the child's blood was last sampled and the date when the PHA received the notification of the environmental intervention blood lead level. If the public health department has already conducted an evaluation of the dwelling unit, the requirements of this paragraph shall not apply.

(b) *Verification.* After receiving information from a person who is not a medical health care provider that a child of less than 6 years of age living in a public housing development may have an environmental intervention blood lead level, the PHA shall immediately verify the information with the public health department or other medical health care provider. If that department or provider verifies that the child has an environmental intervention blood lead level, such verification shall constitute notification, and the housing agency shall take the action required in paragraphs (a) and (c) of this section.

(c) *Hazard reduction.* Within 30 days after receiving the report of the risk assessment conducted pursuant to paragraph (a) of this section or the evaluation from the public health department, the PHA shall complete the reduction of lead-based paint hazards identified in the risk assessment in accordance with §35.1325 or §35.1330. Hazard reduction is considered complete when clearance is achieved in accordance with §35.1340 and the clearance report states that all lead-based paint hazards identified in the risk assessment have been treated with interim controls or abatement or the local or State health department certifies that lead-based paint hazard reduction is complete. The requirements of this paragraph do not apply if the PHA, between the date the child's blood was last sampled and the date the owner received the notification of the environmental intervention blood lead level, already conducted a risk assessment of the unit and common areas servicing the unit and completed reduction of identified lead-based paint hazards.

(d) *Notice of evaluation and hazard reduction.* The PHA shall notify building residents of any evaluation or hazard reduction activities in accordance with §35.125.

(e) *Reporting requirement.* The PHA shall report the name and address of a child identified as having an environmental intervention blood lead level to the public health department within 5 working days of being so notified by any other medical health care professional. The PHA shall also report each known case of a child with an environmental intervention blood lead level to the HUD field office.

(f) *Other units in building.* If the risk assessment conducted pursuant to paragraph (a) of this section identifies lead-based paint hazards and previous evaluations of the building conducted pursuant to §35.1320 did not identify lead-based paint or lead-based paint hazards, the PHA shall conduct a risk assessment of other units of the building in accordance with §35.1320(b) and shall conduct interim controls of identified hazards in accordance with the schedule provided in §35.1120(c).

§ 35.1135 Eligible costs.

A PHA may use financial assistance received under the modernization program (CIAP or CGP) for the notice, evaluation and reduction of lead-based paint hazards in accordance with §968.112 of this title. Eligible costs include:

(a) *Evaluation and insurance costs.* Evaluation and hazard reduction activities, and costs for insurance coverage associated with these activities.

(b) *Planning costs.* Planning costs are costs that are incurred before HUD approval of the CGP or CIAP application and that are related to developing the CIAP application or carrying out eligible modernization planning, such as planning for abatement, detailed design work, preparation of solicitations, and evaluation. Planning costs may be funded as a single work item. Planning costs shall not exceed 5 percent of the CIAP funds available to a HUD Field Office in a particular fiscal year.

(c) *Architectural/engineering and consultant fees.* Eligible costs include fees for planning, identification of needs, detailed design work, preparation of construction and bid documents and other required documents, evaluation, planning and design for abatement, and inspection of work in progress.

(d) *Environmental intervention blood lead level response costs.* The PHA may use its operating reserves and, when necessary, may request reimbursement from the current fiscal year CIAP funds, or request the reprogramming of previously approved CIAP funds to cover the costs of evaluation and hazard reduction.

§ 35.1140 Insurance coverage.

For the requirements concerning the obligation of a PHA to obtain reasonable insurance coverage with respect to the hazards associated with evaluation and hazard reduction activities, see §965.215 of this title.

**Subpart M—Tenant-Based Rental Assistance**

Source: 64 FR 50216, Sept. 15, 1999, unless otherwise noted.

§ 35.1200 Purpose and applicability.

(a) *Purpose.* The purpose of this subpart M is to establish procedures to eliminate as far as practicable lead-based paint hazards in housing occupied by families receiving tenant-based rental assistance. Such assistance includes tenant-based rental assistance under the Section 8 certificate program, the Section 8 voucher program, the HOME program, the Shelter Plus Care program, the Housing Opportunities for Persons With AIDS (HOPWA) program, and the Indian Housing Block Grant program. *Tenant-based rental assistance* means rental assistance that is not attached to the structure.

(b) *Applicability.* (1) This subpart applies only to dwelling units occupied or to be occupied by families or households that have one or more children of less than 6 years of age, common areas servicing such dwelling units, and exterior painted surfaces associated with such dwelling units or common areas. Common areas servicing a dwelling unit include those areas through which residents pass to gain access to the unit and other areas frequented by resident children of less than 6 years of age, including on-site play areas and child care facilities.

(2) For the purposes of the Section 8 tenant-based certificate program and the Section 8 voucher program:

(i) The requirements of this subpart are applicable where an initial or periodic inspection occurs on or after September 15, 2000; and

(ii) The PHA shall be the designated party.

(3) For the purposes of formula grants awarded under the Housing Opportunities for Persons with AIDS Program (HOPWA) (42 U.S.C. 12901 *et seq.*):

(i) The requirements of this subpart shall apply to activities for which program funds are first obligated on or after September 15, 2000; and

(ii) The grantee shall be the designated party.

(4) For the purposes of competitively awarded grants under the HOPWA Program and the Shelter Plus Care program (42 U.S.C. 11402–11407) tenant-based rental assistance component:

(i) The requirements of this subpart shall apply to grants awarded pursuant to Notices of Funding Availability published on or after September 15, 2000; and

(ii) The grantee shall be the designated party.

(5) For the purposes of the HOME program:

(i) The requirements of this subpart shall not apply to funds which are committed in accordance with §92.2 of this title before September 15, 2000; and

(ii) The participating jurisdiction shall be the designated party.

(6) For the purposes of the Indian Housing Block Grant program:

(i) The requirements of this subpart shall apply to activities for which funds are first obligated on or after September 15, 2000; and

(ii) The IHBG recipient shall be the designated party.



(7) The housing agency, grantee, participating jurisdiction, or IHBG recipient may assign to a subrecipient or other entity the responsibilities of the designated party in this subpart.

[64 FR 50216, Sept. 15, 1999; 65 FR 3387, Jan. 21, 2000]

**§ 35.1205 Definitions and other general requirements.**

Definitions and other general requirements that apply to this subpart are found in subpart B of this part.

**§ 35.1210 Notices and pamphlet.**

(a) *Notice.* In cases where evaluation or paint stabilization is undertaken, the owner shall provide a notice to residents in accordance with §35.125. A visual assessment alone is not considered an evaluation for purposes of this part.

(b) *Lead hazard information pamphlet.* The owner shall provide the lead hazard information pamphlet in accordance with §35.130.

[64 FR 50216, Sept. 15, 1999, as amended at 69 FR 34273, June 21, 2004]

**§ 35.1215 Activities at initial and periodic inspection.**

(a) (1) During the initial and periodic inspections, an inspector acting on behalf of the designated party and trained in visual assessment for deteriorated paint surfaces in accordance with procedures established by HUD shall conduct a visual assessment of all painted surfaces in order to identify any deteriorated paint.

(2) For tenant-based rental assistance provided under the HOME program, visual assessment shall be conducted as part of the initial and periodic inspections required under §92.209(i) of this title.

(b) The owner shall stabilize each deteriorated paint surface in accordance with §§35.1330(a) and (b) before commencement of assisted occupancy. If assisted occupancy has commenced prior to a periodic inspection, such paint stabilization must be completed within 30 days of notification of the owner of the results of the visual assessment. Paint stabilization is considered complete when clearance is achieved in accordance with §35.1340. If the owner does not complete the hazard reduction required by this section, the dwelling unit is in violation of Housing Quality Standards (HQS) until the hazard reduction is completed or the unit is no longer covered by this subpart because the unit is no longer under a housing assistance payment (HAP) contract with the housing agency.

(c) The owner shall provide a notice to occupants in accordance with §35.125(b)(1) and (c) describing the results of the clearance examination.

(d) The designated party may grant the owner an extension of time to complete paint stabilization and clearance for reasonable cause, but such an extension shall not extend

beyond 90 days after the date of notification to the owner of the results of the visual assessment.

[64 FR 50216, Sept. 15, 1999, as amended at 69 FR 34273, June 21, 2004]

**§ 35.1220 Ongoing lead-based paint maintenance activities.**

Notwithstanding the designation of the PHA, grantee, participating jurisdiction, or Indian Housing Block Grant (IHBG) recipient as the designated party for this subpart, the owner shall incorporate ongoing lead-based paint maintenance activities into regular building operations in accordance with §35.1355(a).

[69 FR 34273, June 21, 2004]

**§ 35.1225 Child with an environmental intervention blood lead level.**

(a) Within 15 days after being notified by a public health department or other medical health care provider that a child of less than 6 years of age living in an assisted dwelling unit has been identified as having an environmental intervention blood lead level, the designated party shall complete a risk assessment of the dwelling unit in which the child lived at the time the blood was last sampled and of the common areas servicing the dwelling unit. The risk assessment shall be conducted in accordance with §35.1320(b). When the risk assessment is complete, the designated party shall immediately provide the report of the risk assessment to the owner of the dwelling unit. If the child identified as having an environmental intervention blood lead level is no longer living in the unit when the designated party receives notification from the public health department or other medical health care provider, but another household receiving tenant-based rental assistance is living in the unit or is planning to live there, the requirements of this section apply just as they do if the child still lives in the unit. If a public health department has already conducted an evaluation of the dwelling unit, or the designated party conducted a risk assessment of the unit and common areas servicing the unit between the date the child's blood was last sampled and the date when the designated party received the notification of the environmental intervention blood lead level, the requirements of this paragraph shall not apply.

(b) *Verification.* After receiving information from a source other than a public health department or other medical health care provider that a child of less than 6 years of age living in an assisted dwelling unit may have an environmental intervention blood lead level, the designated party shall immediately verify the information with a public health department or other medical health care provider. If that department or provider verifies that the child has an environmental intervention blood lead level, such verification shall constitute notification to the designated party as provided in paragraph (a) of this section, and the designated party shall take the action required in paragraphs (a) and (c) of this section.

(c) *Hazard reduction.* Within 30 days after receiving the risk assessment report from the designated party or the evaluation from the public health department, the owner shall

complete the reduction of identified lead-based paint hazards in accordance with §35.1325 or §35.1330. Hazard reduction is considered complete when clearance is achieved in accordance with §35.1340 and the clearance report states that all lead-based paint hazards identified in the risk assessment have been treated with interim controls or abatement or when the public health department certifies that the lead-based paint hazard reduction is complete. If the owner does not complete the hazard reduction required by this section, the dwelling unit is in violation of Housing Quality Standards (HQS).

(d) *Notice of evaluation and hazard reduction.* The owner shall notify building residents of any evaluation or hazard reduction activities in accordance with §35.125.

(e) *Reporting requirement.* The designated party shall report the name and address of a child identified as having an environmental intervention blood lead level to the public health department within 5 working days of being so notified by any other medical health care professional.

(f) *Data collection and record keeping responsibilities.* At least quarterly, the designated party shall attempt to obtain from the public health department(s) with area(s) of jurisdiction similar to that of the designated party the names and/or addresses of children of less than 6 years of age with an identified environmental intervention blood lead level. At least quarterly, the designated party shall also report an updated list of the addresses of units receiving assistance under a tenant-based rental assistance program to the same public health department(s), except that the report(s) to the public health department(s) is not required if the health department states that it does not wish to receive such report. If it obtains names and addresses of environmental intervention blood lead level children from the public health department(s), the designated party shall match information on cases of environmental intervention blood lead levels with the names and addresses of families receiving tenant-based rental assistance, unless the public health department performs such a matching procedure. If a match occurs, the designated party shall carry out the requirements of this section.

#### Subparts N–Q [Reserved]

#### Subpart R—Methods and Standards for Lead-Paint Hazard Evaluation and Hazard Reduction Activities

Source: 64 FR 50218, Sept. 15, 1999, unless otherwise noted.

##### § 35.1300 Purpose and applicability.

The purpose of this subpart R is to provide standards and methods for evaluation and hazard reduction activities required in subparts B, C, D, and F through M of this part.

##### § 35.1305 Definitions and other general requirements.

Definitions and other general requirements that apply to this subpart are found in subpart B of this part.

**§ 35.1310 References.**

Further guidance information regarding evaluation and hazard reduction activities described in this subpart is found in the following:

- (a) The HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (Guidelines);
- (b) The EPA Guidance on Residential Lead-Based Paint, Lead-Contaminated Dust, and Lead Contaminated Soil;
- (c) Guidance, methods or protocols issued by States and Indian tribes that have been authorized by EPA under 40 CFR 745.324 to administer and enforce lead-based paint programs.

**§ 35.1315 Collection and laboratory analysis of samples.**

All paint chip, dust, or soil samples shall be collected and analyzed in accordance with standards established either by a State or Indian tribe under a program authorized by EPA in accordance with 40 CFR part 745, subpart Q, or by the EPA in accordance with 40 CFR 745.227, and as further provided in this subpart.

**§ 35.1320 Lead-based paint inspections, paint testing, risk assessments, lead-hazard screens, and reevaluations.**

(a) *Lead-based paint inspections and paint testing.* Lead-based paint inspections shall be performed in accordance with methods and standards established either by a State or Tribal program authorized by the EPA under 40 CFR 745.324, or by the EPA at 40 CFR 745.227(b) and (h). Paint testing to determine the presence or absence of lead-based paint on deteriorated paint surfaces or surfaces to be disturbed or replaced shall be performed by a certified lead-based paint inspector or risk assessor.

(b) Risk assessments, lead-hazard screens and reevaluations. (1) Risk assessments and lead-hazard screens shall be performed in accordance with methods and standards established either by a state or tribal program authorized by the EPA, or by the EPA at 40 CFR 745.227(c), (d), and (h) and paragraph (b)(2) of this section. Reevaluations shall be performed by a certified risk assessor in accordance with §35.1355(b) and paragraph (b)(2) of this section.

(2) Risk assessors shall use standards for determining dust-lead hazards and soil-lead hazards that are at least as protective as those promulgated by the EPA at 40 CFR 745.227(h) or, if such standards are not in effect, the following levels for dust or soil:

(i) *Dust.* A dust-lead hazard is surface dust that contains a mass-per-area concentration (loading) of lead, based on wipe samples, equal to or exceeding the applicable level in the following table:

Dust Lead Standards

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Evaluation method	Surface		
	Interior Floors,	window sills,	Window troughs,
	µg/ ft <sup>2</sup> (mg/m <sup>2</sup> )	µg/ ft <sup>2</sup> (mg/m <sup>2</sup> )	µg/ft <sup>2</sup> (mg/m <sup>2</sup> )
Risk Assessment.....	40 (0.43)	250 (2.7)	Not Applicable.
Lead Hazard Screen.....	25 (0.27)	125 (1.4)	Not Applicable.
Reevaluation.....	40 (0.43)	250 (2.7)	Not Applicable.
Clearance.....	40 (0.43)	250 (2.7)	400 (4.3).

Note 1: "Floors" includes carpeted and uncarpeted interior floors.

Note 2: A dust-lead hazard is present or clearance fails when the weighted arithmetic mean lead loading for all single-surface or composite samples is equal to or greater than the applicable standard.

For composite samples of two to four subsamples, the standard is determined by dividing the standard in the table by one half the number of subsamples. See EPA regulations at 40 CFR 745.63 and 745.227(h) (3) (i).

(ii) *Soil.* (A) A soil-lead hazard for play areas frequented by children under six years of age is bare soil with lead equal to or exceeding 400 parts per million (micrograms per gram).

(B) For the rest of the yard, a soil-lead hazard is bare soil that totals more than 9 square feet (0.8 square meters) per property with lead equal to or exceeding an average of 1,200 parts per million (micrograms per gram).

(3) Lead-hazard screens shall be performed in accordance with the methods and standards established either by a state or Tribal program authorized by the EPA, or by the EPA at 40 CFR 745.227(c), and paragraphs (b)(1) and (b)(2) of this section. If the lead-hazard screen indicates the need for a follow-up risk assessment (e.g., if dust-lead measurements exceed the levels established for lead-hazard screens in paragraph (b)(2)(i) of this section), a risk assessment shall be conducted in accordance with paragraphs (b)(1) and (b)(2) of this section. Dust, soil, and paint samples collected for the lead-hazard screen may be used in the risk assessment. If the lead hazard screen does not indicate the need for a follow-up risk assessment, no further risk assessment is required.

(c) It is strongly recommended, but not required, that lead-based paint inspectors, risk assessors, and sampling technicians provide a plain-language summary of the results suitable for posting or distribution to occupants in compliance with §35.125.

[69 FR 34273, June 21, 2004]

§ 35.1325 Abatement.

Abatement shall be performed in accordance with methods and standards established either by a State or Indian tribe under a program authorized by EPA, or by EPA at 40 CFR 745.227(e), and shall be completed by achieving clearance in accordance with §35.1340. If encapsulation or enclosure is used as a method of abatement, ongoing lead-based paint maintenance activities shall be performed as required by the applicable subpart of this part in accordance with §35.1355. Abatement of an intact, factory-applied prime coating on metal surfaces is not required unless the surface is a friction surface.

§ 35.1330 Interim controls.

Interim controls of lead-based paint hazards identified in a risk assessment shall be conducted in accordance with the provisions of this section. Interim control measures include paint stabilization of deteriorated paint, treatments for friction and impact surfaces where levels of lead dust are above the levels specified in §35.1320, dust control, and lead-contaminated soil control. As provided by §35.155, interim controls may be performed in combination with, or be replaced by, abatement methods.

(a) *General requirements.* (1) Only those interim control methods identified as acceptable methods in a current risk assessment report shall be used to control identified hazards, except that, if only paint stabilization is required in accordance with subparts F, H, K or M of this part, it shall not be necessary to have conducted a risk assessment.

(2) Occupants of dwelling units where interim controls are being performed shall be protected during the course of the work in accordance with §35.1345.

(3) Clearance testing shall be performed at the conclusion of interim control activities in accordance with §35.1340.

(4) A person performing interim controls must be trained in accordance with the hazard communication standard for the construction industry issued by the Occupational Safety and Health Administration of the U.S. Department of Labor at 29 CFR 1926.59, and either be supervised by an individual certified as a lead-based paint abatement supervisor or have completed successfully one of the following lead-safe work practices courses, except that this supervision or lead-safe work practices training requirement does not apply to work that disturbs painted surfaces less than the *de minimis* limits of §35.1350(d):

(i) A lead-based paint abatement supervisor course accredited in accordance with 40 CFR 745.225;

(ii) A lead-based paint abatement worker course accredited in accordance with 40 CFR 745.225; or

(iii) Another course approved by HUD for this purpose after consultation with the EPA. A current list of approved courses is available on the Internet at <http://www.hud.gov/offices/lead>, or by mail or fax from the HUD Office of Healthy Homes and Lead Hazard Control at (202) 755-1785, extension 104 (this is not a toll-free number). Persons with hearing or speech impediments may access the above telephone number via phone or TTY by calling the toll-free Federal Information Relay Service at (800) 877-8339.

(iv) "The Remodeler's and Renovator's Lead-Based Paint Training Program," prepared by HUD and the National Association of the Remodeling Industry; or

(v) Another course approved by HUD for this purpose after consultation with EPA.

(b) *Paint stabilization.* (1) Interim control treatments used to stabilize deteriorated lead-based paint shall be performed in accordance with the requirements of this section. Interim control treatments of intact, factory applied prime coatings on metal surfaces are not required. Finish coatings on such surfaces shall be treated by interim controls if those coatings contain lead-based paint.

(2) Any physical defect in the substrate of a painted surface or component that is causing deterioration of the surface or component shall be repaired before treating the surface or component. Examples of defective substrate conditions include dry-rot, rust, moisture-related defects, crumbling plaster, and missing siding or other components that are not securely fastened.

(3) Before applying new paint, all loose paint and other loose material shall be removed from the surface to be treated. Acceptable methods for preparing the surface to be treated include wet scraping, wet sanding, and power sanding performed in conjunction with a HEPA filtered local exhaust attachment operated according to the manufacturer's instructions.

(4) Dry sanding or dry scraping is permitted only in accordance with §35.140(e) (i.e., for electrical safety reasons or for specified minor amounts of work).

(5) Paint stabilization shall include the application of a new protective coating or paint. The surface substrate shall be dry and protected from future moisture damage before applying a new protective coating or paint. All protective coatings and paints shall be applied in accordance with the manufacturer's recommendations.

(6) Paint stabilization shall incorporate the use of safe work practices in accordance with §35.1350.

(c) *Friction and impact surfaces.* (1) Friction surfaces are required to be treated only if:

(i) Lead dust levels on the nearest horizontal surface underneath the friction surface (e.g., the window sill, window trough, or floor) are equal to or greater than the standards specified in 35.1320(b);

(ii) There is evidence that the paint surface is subject to abrasion; and

(iii) Lead-based paint is known or presumed to be present on the friction surface.

(2) Impact surfaces are required to be treated only if:

(i) Paint on an impact surface is damaged or otherwise deteriorated;

(ii) The damaged paint is caused by impact from a related building component (such as a door knob that knocks into a wall, or a door that knocks against its door frame); and

(iii) Lead-based paint is known or presumed to be present on the impact surface.

(3) Examples of building components that may contain friction or impact surfaces include the following:

(i) Window systems;

(ii) Doors;

(iii) Stair treads and risers;

(iv) Baseboards;

(v) Drawers and cabinets; and

(vi) Porches, decks, interior floors, and any other painted surfaces that are abraded, rubbed, or impacted.

(4) Interim control treatments for friction surfaces shall eliminate friction points or treat the friction surface so that paint is not subject to abrasion. Examples of acceptable treatments include rehanging and/or planing doors so that the door does not rub against the door frame, and installing window channel guides that reduce or eliminate abrasion of painted surfaces. Paint on stair treads and floors shall be protected with a durable cover or coating that will prevent abrasion of the painted surfaces. Examples of acceptable materials include carpeting, tile, and sheet flooring.

(5) Interim control treatments for impact surfaces shall protect the paint from impact. Examples of acceptable treatments include treatments that eliminate impact with the paint surface, such as a door stop to prevent a door from striking a wall or baseboard.



(6) Interim control for impact or friction surfaces does not include covering such a surface with a coating or other treatment, such as painting over the surface, that does not protect lead-based paint from impact or abrasion.

(d) *Chewable surfaces.* (1) Chewable surfaces are required to be treated only if there is evidence of teeth marks, indicating that a child of less than six years of age has chewed on the painted surface, and lead-based paint is known or presumed to be present on the surface.

(2) Interim control treatments for chewable surfaces shall make the lead-based paint inaccessible for chewing by children of less than 6 years of age. Examples include enclosures or coatings that cannot be penetrated by the teeth of such children.

(e) *Dust-lead hazard control.* (1) Interim control treatments used to control dust-lead hazards shall be performed in accordance with the requirements of this section. Additional information on dust removal is found in the HUD Guidelines, particularly Chapter 11 (see §35.1310).

(2) Dust control shall involve a thorough cleaning of all horizontal surfaces, such as interior window sills, window troughs, floors, and stairs, but excluding ceilings. All horizontal surfaces, such as floors, stairs, window sills and window troughs, that are rough, pitted, or porous shall be covered with a smooth, cleanable covering or coating, such as metal coil stock, plastic, polyurethane, or linoleum.

(3) Surfaces covered by a rug or carpeting shall be cleaned as follows:

(i) The floor surface under a rug or carpeting shall be cleaned where feasible, including upon removal of the rug or carpeting, with a HEPA vacuum or other method of equivalent efficacy.

(ii) An unattached rug or an attached carpet that is to be removed, and padding associated with such rug or carpet, located in an area of the dwelling unit with dust-lead hazards on the floor, shall be thoroughly vacuumed with a HEPA vacuum or other method of equivalent efficacy. Protective measures shall be used to prevent the spread of dust during removal of a rug, carpet or padding from the dwelling. For example, it shall be misted to reduce dust generation during removal. The item(s) being removed shall be wrapped or otherwise sealed before removal from the worksite.

(iii) An attached carpet located in an area of the dwelling unit with dust-lead hazards on the floor shall be thoroughly vacuumed with a HEPA vacuum or other method of equivalent efficacy if it is not to be removed.

(f) *Soil-lead hazards.* (1) Interim control treatments used to control soil-lead hazards shall be performed in accordance with this section.

(2) Soil with a lead concentration equal to or greater than 5,000 µg/g of lead shall be abated in accordance with 40 CFR 745.227(e).

(3) Acceptable interim control methods for soil lead are impermanent surface coverings and land use controls.

(i) Impermanent surface coverings may be used to treat lead-contaminated soil if applied in accordance with the following requirements. Examples of acceptable impermanent coverings include gravel, bark, sod, and artificial turf.

(A) Impermanent surface coverings selected shall be designed to withstand the reasonably-expected traffic. For example, if the area to be treated is heavily traveled, neither grass or sod shall be used.

(B) When loose impermanent surface coverings such as bark or gravel are used, they shall be applied in a thickness not less than six inches deep.

(C) The impermanent surface covering material shall not contain more than 400 µg/g of lead.

(D) Adequate controls to prevent erosion shall be used in conjunction with impermanent surface coverings.

(ii) Land use controls may be used to reduce exposure to soil-lead hazards only if they effectively control access to areas with soil-lead hazards. Examples of land use controls include: fencing, warning signs, and landscaping.

(A) Land use controls shall be implemented only if residents have reasonable alternatives to using the area to be controlled.

(B) If land use controls are used for a soil area that is subject to erosion, measures shall be taken to contain the soil and control dispersion of lead.

[64 FR 50218, Sept. 15, 1999, as amended at 69 FR 34274, June 21, 2004]

**§ 35.1335 Standard treatments.**

Standard treatments shall be conducted in accordance with this section.

(a) *Paint stabilization.* All deteriorated paint on exterior and interior surfaces located on the residential property shall be stabilized in accordance with §35.1330(a)(b), or abated in accordance with §35.1325.

(b) *Smooth and cleanable horizontal surfaces.* All horizontal surfaces, such as uncarpeted floors, stairs, interior window sills and window troughs, that are rough, pitted, or porous,

shall be covered with a smooth, cleanable covering or coating, such as metal coil stock, plastic, polyurethane, or linoleum.

(c) *Correcting dust-generating conditions.* Conditions causing friction or impact of painted surfaces shall be corrected in accordance with §35.1330(c)(4)–(6).

(d) *Bare residential soil.* Bare soil shall be treated in accordance with the requirements of §35.1330, unless it is found not to be a soil-lead hazard in accordance with §35.1320(b).

(e) *Safe work practices.* All standard treatments described in paragraphs (a) through (d) of this section shall incorporate the use of safe work practices in accordance with §35.1350.

(f) *Clearance.* A clearance examination shall be performed in accordance with §35.1340 at the conclusion of any lead hazard reduction activities.

(g) *Qualifications.* An individual performing standard treatments must meet the training and/or supervision requirements of §35.1330(a)(4).

#### § 35.1340 Clearance.

Clearance examinations required under subparts B, C, D, F through M, and R, of this part shall be performed in accordance with the provisions of this section.

(a) *Clearance following abatement.* Clearance examinations performed following abatement of lead-based paint or lead-based paint hazards shall be performed in accordance with 40 CFR 745.227(e) and paragraphs (c)–(f) of this section. Such clearances shall be performed by a person certified to perform risk assessments or lead-based paint inspections.

(b) *Clearance following activities other than abatement.* Clearance examinations performed following interim controls, paint stabilization, standard treatments, ongoing lead-based paint maintenance, or rehabilitation shall be performed in accordance with the requirements of this paragraph (b) and paragraphs (c) through (g) of this section. Clearance is not required if the work being cleared does not disturb painted surfaces of a total area more than that set forth in §35.1350(d).

(1) *Qualified personnel.* Clearance examinations shall be performed by:

(i) A certified risk assessor;

(ii) A certified lead-based paint inspector;

(iii) A person who has successfully completed a training course for sampling technicians (or a discipline of similar purpose and title) that is developed or accepted by EPA or a State or tribal program authorized by EPA pursuant to 40 CFR part 745, subpart Q, and

that is given by a training provider accredited by EPA or a State or Indian Tribe for training in lead-based paint inspection or risk assessment, provided a certified risk assessor or a certified lead-based paint inspector approves the work of the sampling technician and signs the report of the clearance examination; or

(iv) A technician licensed or certified by EPA or a State or Indian Tribe to perform clearance examinations without the approval of a certified risk assessor or certified lead-based paint inspector, provided that a clearance examination by such a licensed or certified technician shall be performed only for a single-family property or individual dwelling units and associated common areas in a multi-unit property, and provided further that a clearance examination by such a licensed or certified sampling technician shall not be performed using random sampling of dwelling units or common areas in multifamily properties, except that a clearance examination performed by such a licensed or certified sampling technician is acceptable for any residential property if the clearance examination is approved and the report signed by a certified risk assessor or a certified lead-based paint inspector.

(2) *Required activities.* (i) Clearance examinations shall include a visual assessment, dust sampling, submission of samples for analysis for lead in dust, interpretation of sampling results, and preparation of a report. Soil sampling is not required. Clearance examinations shall be performed in dwelling units, common areas, and exterior areas in accordance with this section and the steps set forth at 40 CFR 745.227(e)(8). If clearance is being performed after lead-based paint hazard reduction, paint stabilization, maintenance, or rehabilitation that affected exterior surfaces but did not disturb interior painted surfaces or involve elimination of an interior dust-lead hazard, interior clearance is not required if window, door, ventilation, and other openings are sealed during the exterior work. If clearance is being performed for more than 10 dwelling units of similar construction and maintenance, as in a multifamily property, random sampling for the purpose of clearance may be conducted in accordance with 40 CFR 745.227(e)(9).

(ii) The visual assessment shall be performed to determine if deteriorated paint surfaces and/or visible amounts of dust, debris, paint chips or other residue are still present. Both exterior and interior painted surfaces shall be examined for the presence of deteriorated paint. If deteriorated paint or visible dust, debris or residue are present in areas subject to dust sampling, they must be eliminated prior to the continuation of the clearance examination, except elimination of deteriorated paint is not required if it has been determined, through paint testing or a lead-based paint inspection, that the deteriorated paint is not lead-based paint. If exterior painted surfaces have been disturbed by the hazard reduction, maintenance or rehabilitation activity, the visual assessment shall include an assessment of the ground and any outdoor living areas close to the affected exterior painted surfaces. Visible dust or debris in living areas shall be cleaned up and visible paint chips on the ground shall be removed.

(iii) Dust samples shall be wipe samples and shall be taken on floors and, where practicable, interior window sills and window troughs. Dust samples shall be collected and analyzed in accordance with §35.1315 of this part.

(iv) Clearance reports shall be prepared in accordance with paragraph (c) of this section.

(c) *Clearance report.* When clearance is required, the designated party shall ensure that a clearance report is prepared that provides documentation of the hazard reduction or maintenance activity as well as the clearance examination. When abatement is performed, the report shall be an abatement report in accordance with 40 CFR 745.227(e)(10). When another hazard reduction or maintenance activity requiring a clearance report is performed, the report shall include the following information:

(1) The address of the residential property and, if only part of a multifamily property is affected, the specific dwelling units and common areas affected.

(2) The following information on the clearance examination:

(i) The date(s) of the clearance examination;

(ii) The name, address, and signature of each person performing the clearance examination, including certification number;

(iii) The results of the visual assessment for the presence of deteriorated paint and visible dust, debris, residue or paint chips;

(iv) The results of the analysis of dust samples, in  $\mu\text{g}/\text{sq. ft.}$ , by location of sample; and

(v) The name and address of each laboratory that conducted the analysis of the dust samples, including the identification number for each such laboratory recognized by EPA under section 405(b) of the Toxic Substances Control Act (15 U.S.C. 2685(b)).

(3) The following information on the hazard reduction or maintenance activity for which clearance was performed:

(i) The start and completion dates of the hazard reduction or maintenance activity;

(ii) The name and address of each firm or organization conducting the hazard reduction or maintenance activity and the name of each supervisor assigned;

(iii) A detailed written description of the hazard reduction or maintenance activity, including the methods used, locations of exterior surfaces, interior rooms, common areas, and/or components where the hazard reduction activity occurred, and any suggested monitoring of encapsulants or enclosures; and

(iv) If soil hazards were reduced, a detailed description of the location(s) of the hazard reduction activity and the method(s) used.

(d) *Standards.* The clearance standards in §35.1320(b)(2) shall apply. If test results equal or exceed the standards, the dwelling unit, worksite, or common area represented by the sample fails the clearance examination.

(e) *Clearance failure.* All surfaces represented by a failed clearance sample shall be recleaned or treated by hazard reduction, and retested, until the applicable clearance level in §35.1320(b)(2) is met.

(f) *Independence.* Clearance examinations shall be performed by persons or entities independent of those performing hazard reduction or maintenance activities, unless the designated party uses qualified in-house employees to conduct clearance. An in-house employee shall not conduct both a hazard reduction or maintenance activity and its clearance examination.

(g) *Worksite clearance.* Clearance of only the worksite is permitted after work covered by §§35.930, 35.1330, 35.1335, or 35.1355, when containment is used to ensure that dust and debris generated by the work is kept within the worksite. Otherwise, clearance must be of the entire dwelling unit, common area, or outbuilding, as applicable. When clearance is of an interior worksite that is not an entire dwelling unit, common area, or outbuilding, dust samples shall be taken for paragraph (b) of this section as follows:

(1) Sample, from each of at least four rooms, hallways, stairwells, or common areas within the dust containment area:

(i) The floor (one sample); and

(ii) Windows (one interior sill sample and one trough sample, if present); and

(2) Sample the floor in a room, hallway, stairwell, or common area connected to the dust containment area, within five feet outside the area (one sample).

[64 FR 50218, Sept. 15, 1999, as amended at 69 FR 34274, June 21, 2004]

**§ 35.1345 Occupant protection and worksite preparation.**

This section establishes procedures for protecting dwelling unit occupants and the environment from contamination from lead-contaminated or lead-containing materials during hazard reduction activities.

(a) *Occupant protection.* (1) Occupants shall not be permitted to enter the worksite during hazard reduction activities (unless they are employed in the conduct of these activities at the worksite), until after hazard reduction work has been completed and clearance, if required, has been achieved.

(2) Occupants shall be temporarily relocated before and during hazard reduction activities to a suitable, decent, safe, and similarly accessible dwelling unit that does not have lead-based paint hazards, except if:

(i) Treatment will not disturb lead-based paint, dust-lead hazards or soil-lead hazards;

(ii) Only the exterior of the dwelling unit is treated, and windows, doors, ventilation intakes and other openings in or near the worksite are sealed during hazard control work and cleaned afterward, and entry free of dust-lead hazards, soil-lead hazards, and debris is provided;

(iii) Treatment of the interior will be completed within one period of 8-daytime hours, the worksite is contained so as to prevent the release of leaded dust and debris into other areas, and treatment does not create other safety, health or environmental hazards (e.g., exposed live electrical wiring, release of toxic fumes, or on-site disposal of hazardous waste); or

(iv) Treatment of the interior will be completed within 5 calendar days, the worksite is contained so as to prevent the release of leaded dust and debris into other areas, treatment does not create other safety, health or environmental hazards; and, at the end of work on each day, the worksite and the area within at least 10 feet (3 meters) of the containment area is cleaned to remove any visible dust or debris, and occupants have safe access to sleeping areas, and bathroom and kitchen facilities.

(3) The dwelling unit and the worksite shall be secured against unauthorized entry, and occupants' belongings protected from contamination by dust-lead hazards and debris during hazard reduction activities. Occupants' belongings in the containment area shall be relocated to a safe and secure area outside the containment area, or covered with an impermeable covering with all seams and edges taped or otherwise sealed.

(b) *Worksite preparation.* (1) The worksite shall be prepared to prevent the release of leaded dust, and contain lead-based paint chips and other debris from hazard reduction activities within the worksite until they can be safely removed. Practices that minimize the spread of leaded dust, paint chips, soil and debris shall be used during worksite preparation.

(2) A warning sign shall be posted at each entry to a room where hazard reduction activities are conducted when occupants are present; or at each main and secondary entryway to a building from which occupants have been relocated; or, for an exterior hazard reduction activity, where it is easily read 20 feet (6 meters) from the edge of the hazard reduction activity worksite. Each warning sign shall be as described in 29 CFR 1926.62(m), except that it shall be posted irrespective of employees' lead exposure and, to the extent practicable, provided in the occupants' primary language.

§ 35.1350 Safe work practices.

(a) *Prohibited methods.* Methods of paint removal listed in §35.140 shall not be used.

(b) *Occupant protection and worksite preparation.* Occupants and their belongings shall be protected, and the worksite prepared, in accordance with §35.1345. A person performing this work shall be trained on hazards and either be supervised or have completed successfully one of the specified courses, in accordance with §35.1330(a)(4).

(c) *Specialized cleaning.* After hazard reduction activities have been completed, the worksite shall be cleaned using cleaning methods, products, and devices that are successful in cleaning up dust-lead hazards, such as a HEPA vacuum or other method of equivalent efficacy, and lead-specific detergents or equivalent.

(d) *De minimis levels.* Safe work practices are not required when maintenance or hazard reduction activities do not disturb painted surfaces that total more than:

(1) 20 square feet (2 square meters) on exterior surfaces;

(2) 2 square feet (0.2 square meters) in any one interior room or space; or

(3) 10 percent of the total surface area on an interior or exterior type of component with a small surface area. Examples include window sills, baseboards, and trim.

[64 FR 50218, Sept. 15, 1999, as amended at 69 FR 34275, June 21, 2004]

**§ 35.1355 Ongoing lead-based paint maintenance and reevaluation activities.**

(a) *Maintenance.* Maintenance activities shall be conducted in accordance with paragraphs (a)(2)–(6) of this section, except as provided in paragraph (a)(1) of this section.

(1) Maintenance activities need not be conducted in accordance with this section if a lead-based paint inspection indicates that no lead-based paint is present in the dwelling units, common areas, and on exterior surfaces, or a clearance report prepared in accordance with §35.1340(a) indicates that all lead-based paint has been removed.

(2) A visual assessment for deteriorated paint, bare soil, and the failure of any hazard reduction measures shall be performed at unit turnover and every twelve months.

(3) (i) *Deteriorated paint.* All deteriorated paint on interior and exterior surfaces located on the residential property shall be stabilized in accordance with §35.1330(a)(b), except for any paint that an evaluation has found is not lead-based paint.

(ii) *Bare soil.* All bare soil shall be treated with standard treatments in accordance with §35.1335(d) through (g), or interim controls in accordance with §35.1330(a) and (f); except for any bare soil that a current evaluation has found is not a soil-lead hazard.



(4) Safe work practices, in accordance with sec. 35.1350, shall be used when performing any maintenance or renovation work that disturbs paint that may be lead-based paint.

(5) Any encapsulation or enclosure of lead-based paint or lead-based paint hazards which has failed to maintain its effectiveness shall be repaired, or abatement or interim controls shall be performed in accordance with §§35.1325 or 35.1330, respectively.

(6) Clearance testing of the worksite shall be performed at the conclusion of repair, abatement or interim controls in accordance with §35.1340.

(7) Each dwelling unit shall be provided with written notice asking occupants to report deteriorated paint and, if applicable, failure of encapsulation or enclosure, along with the name, address and telephone number of the person whom occupants should contact. The language of the notice shall be in accordance with §35.125(c)(3). The designated party shall respond to such report and stabilize the deteriorated paint or repair the encapsulation or enclosure within 30 days.

(b) *Reevaluation.* Reevaluation shall be conducted in accordance with this paragraph (b), and the designated party shall conduct interim controls of lead-based paint hazards found in the reevaluation.

(1) Reevaluation shall be conducted if hazard reduction has been conducted to reduce lead-based paint hazards found in a risk assessment or if standard treatments have been conducted, except that reevaluation is not required if any of the following cases are met:

(i) An initial risk assessment found no lead-based paint hazards;

(ii) A lead-based paint inspection found no lead-based paint; or

(iii) All lead-based paint was abated in accordance with §35.1325, provided that no failures of encapsulations or enclosures have been found during visual assessments conducted in accordance with §35.1355(a)(2) or during other observations by maintenance and repair workers in accordance with §35.1355(a)(5) since the encapsulations or enclosures were performed.

(2) Reevaluation shall be conducted to identify:

(i) Deteriorated paint surfaces with known or suspected lead-based paint;

(ii) Deteriorated or failed interim controls of lead-based paint hazards or encapsulation or enclosure treatments;

(iii) Dust-lead hazards; and

(iv) Soil that is newly bare with lead levels equal to or above the standards in §35.1320(b)(2).

(3) Each reevaluation shall be performed by a certified risk assessor.

(4) Each reevaluation shall be conducted in accordance with the following schedule if a risk assessment or other evaluation has found deteriorated lead-based paint in the residential property, a soil-lead hazard, or a dust-lead hazard on a floor or interior window sill. (Window troughs are not sampled during reevaluation). The first reevaluation shall be conducted no later than two years from completion of hazard reduction. Subsequent reevaluation shall be conducted at intervals of two years, plus or minus 60 days. To be exempt from additional reevaluation, at least two consecutive reevaluations conducted at such two-year intervals must be conducted without finding lead-based paint hazards or a failure of an encapsulation or enclosure. If, however, a reevaluation finds lead-based paint hazards or a failure, at least two more consecutive reevaluations conducted at such two year intervals must be conducted without finding lead-based paint hazards or a failure.

(5) Each reevaluation shall be performed as follows:

(i) Dwelling units and common areas shall be selected and reevaluated in accordance with §35.1320(b).

(ii) The worksites of previous hazard reduction activities that are similar on the basis of their original lead-based paint hazard and type of treatment shall be grouped. Worksites within such groups shall be selected and reevaluated in accordance with §35.1320(b).

(6) Each reevaluation shall include reviewing available information, conducting selected visual assessment, recommending responses to hazard reduction omissions or failures, performing selected evaluation of paint, soil and dust, and recommending response to newly-found lead-based paint hazards.

(i) *Review of available information.* The risk assessor shall review any available past evaluation, hazard reduction and clearance reports, and any other available information describing hazard reduction measures, ongoing maintenance activities, and relevant building operations.

(ii) *Visual assessment.* The risk assessor shall:

(A) Visually evaluate all lead-based paint hazard reduction treatments, any known or suspected lead-based paint, any deteriorated paint, and each exterior site, and shall identify any new areas of bare soil;

(B) Determine acceptable options for controlling the hazard; and

(C) Await the correction of any hazard reduction omission or failure and the reduction of any lead-based paint hazard before sampling any dust or soil the risk assessor determines may reasonably be associated with such hazard.

(iii) *Reaction to hazard reduction omission or failure.* If any hazard reduction control has not been implemented or is failing (e.g., an encapsulant is peeling away from the wall, a paint-stabilized surface is no longer intact, or gravel covering an area of bare soil has worn away), or deteriorated lead-based paint is present, the risk assessor shall:

(A) Determine acceptable options for controlling the hazard; and

(B) Await the correction of any hazard reduction omission or failure and the reduction of any lead-based paint hazard before sampling any dust or soil the risk assessor determines may reasonably be associated with such hazard.

(iv) *Selected paint, soil and dust evaluation.* (A) The risk assessor shall sample deteriorated paint surfaces identified during the visual assessment and have the samples analyzed, in accordance with 40 CFR 745.227(b)(3)(4), but only if reliable information about lead content is unavailable.

(B) The risk assessor shall evaluate new areas of bare soil identified during the visual assessment. Soil samples shall be collected and analyzed in accordance with 40 CFR 745.227(d)(8)–(11), but only if the soil lead levels have not been previously measured.

(C) The risk assessor shall take selected dust samples and have them analyzed. Dust samples shall be collected and analyzed in accordance with §35.1320(b). At least two composite samples, one from floors and the other from interior window sills, shall be taken in each dwelling unit and common area selected. Each composite sample shall consist of four individual samples, each collected from a different room or area. If the dwelling unit contains both carpeted and uncarpeted living areas, separate floor samples are required from the carpeted and uncarpeted areas. Equivalent single-surface sampling may be used instead of composite sampling.

(7) The risk assessor shall provide the designated party with a written report documenting the presence or absence of lead-based paint hazards, the current status of any hazard reduction and standard treatment measures used previously and any newly-conducted evaluation and hazard reduction activities. The report shall include the information in 40 CFR 745.227(d)(11), and shall:

(i) Identify any lead-based paint hazards previously detected and discuss the effectiveness of any hazard reduction or standard treatment measures used, and list those for which no measures have been used.

(ii) Describe any new hazards found and present the owner with acceptable control options and their accompanying reevaluation schedules.

(iii) Identify when the next reevaluation, if any, must occur, in accordance with the requirements of paragraph (b)(4) of this section.

(c) *Response to the reevaluation*—(1) *Hazard reduction omission or failure found by a reevaluation.* The designated party shall respond in accordance with paragraph (b)(6)(iii)(A) of this section to a report by the risk assessor of a hazard reduction control that has not been implemented or is failing, or that deteriorated lead-based paint is present.

(2) *Newly-identified lead-based paint hazard found by a reevaluation.* The designated party shall treat each:

(i) Dust-lead hazard or paint lead hazard by cleaning or hazard reduction measures, which are considered completed when clearance is achieved in accordance with §35.1340.

(ii) Soil-lead hazard by hazard reduction measures, which are considered completed when clearance is achieved in accordance with §35.1340.

[64 FR 50218, Sept. 15, 1999, as amended at 69 FR 34275, June 21, 2004]

# **Attachment# 9**

## **HUD Calculation of Annual and Adjusted Income**

# CPD Income Eligibility Calculator User Manual

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Version 9

6/15/2022

## Document History

Release No.	Date	Revision Description
1.0	11/1/12	Initial Creation
1.1	12/7/12	Inserted language about unearned income of minors and full-time students; inserted language about adult members of household; updated screenshots
1.2	3/28/13	Inserted language about addressing grantee requirements
1.3	3/10/14	Removed purge date
2.0	8/12/2014	Updated document to reflect HUD Exchange website rebranding
3.0	1/26/2016	Provided clarification on 30% income limit and minor edits throughout
4.0	3/8/2016	Added the Emergency Solutions Grants Program (ESG)
4.1	3/29/2016	Minor updates
5.0	9/9/2016	Added the Housing Trust Fund (HTF) program and minor edits throughout
6.0	5/4/2017	Changed 'Terms and Definitions' to an Appendix, updated section on unearned income of minors and fulltime students, added additional section on calculation of Imputed Income from assets under the Part 5 definition, created an additional Appendix on the 24 CFR Part 5 Income Calculation Guided and Short Method
7.0	11/21/2017	Added a note on IEC system rounding of calculations. Provided an example for the calculation of a COLA increase to annual income.
8.0	6/14/2018	Added clarification on Re-Evaluation of Income Eligibility for the ESG Program.
8.1	10/11/2018	Minor Updates
8.2	12/17/2018	Updated passbook rate guidance
8.3	8/1/2019	Removed Census definition
9	6/15/2022	Major Updates on functionality

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# Introduction

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The CPD Income Eligibility Calculator User Manual presents information on using the CPD Income Eligibility Calculator. It contains useful background information, glossary of terms, instructions, and links to additional resources.

The User Manual is organized as follows:

[Section 1: Overview](#)

[Section 2: Using the Calculator](#)

[Section 3: Income Determination Resources](#)

[Appendix 1: 24 CFR Part 5 Income Calculations](#)

[Appendix 2: Terms and Definitions](#)

# Section 1: Overview

---

## 1.1 INCOME CALCULATOR INTRODUCTION

### 1.1.1 What is the CPD Income Eligibility Calculator?

The CPD Income Eligibility Calculator is an interactive tool that makes determining the income eligibility and assistance amounts for beneficiaries of CPD programs as easy as 1-2-3. Simply enter the requested data and this Calculator will work behind the scenes to generate a summary of results for each beneficiary. You should then print out the summary and include it as part of the beneficiary's file.

The Calculator currently performs income eligibility and assistance amount calculations (as applicable) for the following HUD CPD programs:

- Brownfield Economic Development Initiative (BEDI)
- Community Development Block Grant Program (CDBG)
- CDBG Disaster Recovery Assistance (CDBG-DR)
- Emergency Solutions Grants Program (ESG)
- HOME Investment Partnerships Program (HOME)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Housing Trust Fund (HTF)
- Neighborhood Stabilization Program (NSP)
- Section 108 Loan Guarantee Program
- Self-Help Homeownership Opportunity (SHOP)

The CPD Income Eligibility Calculator is a tool designed to **assist** CPD grantees in their responsibility to accurately calculate and appropriately document their income determinations of CPD program beneficiaries. It is not, and does not provide, online training regarding the rules for determining income (such as whose income to account, etc.)

Refer to [Section 3: Income Determination Resources](#) for links to a number of resources that are available about the rules for determining income.

The Calculator is a tool to help a grantee calculate income, but it does not *verify* income. The Calculator should not replace the documentation collected by the grantee. The grantee must maintain all documentation and if using the Calculator, it is helpful to print out and maintain the summary documents generated in the Calculator for Annual Income, and as applicable Adjusted Income and Tenant Payments. Record retention will depend upon the CPD program so grantees should be aware of the length of time records must be kept as well as their own state or local laws related to record retention and privacy.

The Calculator is designed to calculate eligibility based on the amount of income that is entered for the beneficiary. Grantees may have specific requirements written into their policies and procedures that are not included or accounted for in the Income Eligibility Calculator (for example, minimum tenant contribution). Therefore, grantees should always review the final calculations produced from this tool and apply their own grantee's requirements if they are more restrictive. If this is the case, a note should be included in the beneficiary's file noting this change.

### 1.1.2 HUD Disclaimer

HUD makes no warranties or representations whatsoever regarding the quality, content, completeness, accuracy, or timeliness of the information and data contained in the CPD Income Eligibility Calculator. Please read through the terms and conditions of use, including the [liability and privacy policy](#).

### 1.1.3 Policy Questions

If you have policy questions about income eligibility and determination, please contact HUD.

- For BEDI, CDBG, CDBG Disaster Recovery Assistance, HOME, HTF, and Section 108, contact your local [HUD Field Office](#).
- For ESG, HOPWA, and NSP, submit your question via [HUD Exchange Ask A Question](#) and receive answers directly via email.
- For SHOP, contact HUD's Office of Rural Housing and Economic Development.

#### **1.1.4 Technical Issues**

If you have technical difficulties using the Income Eligibility Calculator, please contact [info@hudexchange.info](mailto:info@hudexchange.info).

# Section 2: Using the Calculator

## 2.1 REGISTER/LOG IN

Go to: <https://www.hudexchange.info/incomecalculator>

### 2.1.1 Request an Account

To access the Income Eligibility Calculator, you must create an account and log in to the Calculator each time. Your account will give you access to calculations you have created in the past and allow you to create and save new ones.

**Step 1:** Click on **Register Now** at the right side of the screen.

**Step 2:** Carefully fill in all fields

- Note that all fields are required
- Be sure to create a username and password you will remember

**Step 3:** Click the **Create Account** button. Once you submit your registration information, you will be logged in.

### 2.1.2 Log In

To log in, simply:

**Step 1:** Enter your username and password.

**Step 2:** Click on **Log In**.

### 2.1.3 Forget Username or Password

If you forgot your username or password, please use the following instructions:

**Step 1:** Enter your email address in the **Forget Username and Password** box on the Income Eligibility Calculator [Sign In](#) page.

**Step 2:** Click on **Get Password**.

**Step 3:** You will receive an email at the address you entered containing your username and new password.

**Step 4:** Follow the log in instructions in the email to access the Calculator.

### 2.1.3 Change Password

To change your password, please use the following instructions:

**Step 1:** Click on your username in the upper right of the screen, then click “My Account.” Note: you must be logged into the Income Eligibility Calculator to change your password.

**Step 2:** On the My Account page, click “Change password” and carefully enter a new password into the fields.

**Step 3:** Click on **Submit**.

## 2.2 START A NEW CALCULATION

Prior to starting a new calculation, you should have the following items available:

- A printer (or, a writing instrument and a piece of blank paper);
- Any previous income determinations completed for the beneficiary; and

- Documentation of income for all members of the beneficiary's family or household.

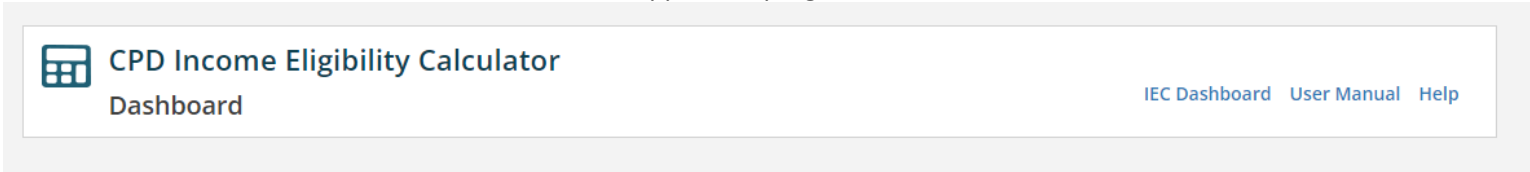
Allow yourself **at least** 15 minutes to complete each applicant's calculation summary. Some calculations may take longer depending upon the experience of the user, the number of household members, the speed of the internet connection, and other factors.

**Go to: <https://www.hudexchange.info/incomecalculator>**

### 2.2.1 Select a Program

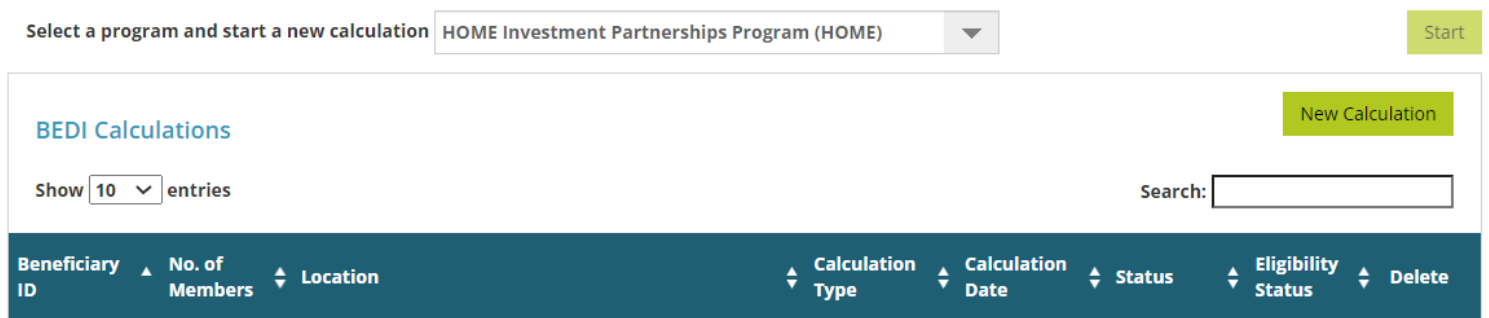
Before getting started, it is best to know the mix of programs that may be funding an activity. You should then identify which CPD program has the most restrictive income determination requirements and follow that program's path within the Income Eligibility Calculator.

From the Income Calculator Dashboard, select the applicable program.



Important Note: The calculator is a tool designed to help a user calculate income in accordance with an allowable definition, but it does not *verify* income. The calculator does **not** replace the documentation that must be collected and retained by the user. The user must maintain all necessary documentation, which, when using the calculator, will include saving and retaining the summary documents generated by the calculator. **The Dashboard feature is designed to allow you to more easily update a beneficiary's income in the future - however, it is not a repository for all previous years' income calculations completed in the past. Users must be sure to save and retain summary documents at the time of creation.** Record retention requirements depend upon the CPD program; users should be aware of the length of time records must be kept as well as their own state or local laws related to record retention and privacy.

The FY 2021 income limits are in effect for all programs within the CPD Income Calculator (note that the effective date for ESG is 4/1/2021). The 30 percent income limits for the CDBG, HOME, ESG, and HOPWA programs have been calculated based on the definition of Extremely Low-Income Family (ELI) as described in Consolidated Submission for CPD Programs section of **24 CFR part 91.5**. Therefore, the ELI Limit is calculated as 30 percent of median family income for the area and may not be the same as the Section 8 ELI Limit for your jurisdiction. The Section 8 Limit is calculated based on the definition of ELI as described in **The 2014 Consolidated Appropriations Act**, (Section 238 on page 128 Stat 635) which defines ELI as very low-income families whose incomes do not exceed the higher of the Federal poverty level or 30% of area median income.



### 2.2.2 Input a Beneficiary ID

The CPD Income Eligibility Calculator uses a "Beneficiary ID" instead of a "Last Name" or "Household Name" to help protect the privacy of applicants to CPD programs. The Beneficiary ID will be included on the Calculator screens and printouts, and will be the key data element necessary to later find, complete, and/or edit the income determination performed for that beneficiary within the Calculator.

*When creating a Beneficiary ID, DO NOT use any Personally Identifiable Information (PII) such as names, social security numbers, addresses, etc.*

The Beneficiary ID is comprised of 1-6 custom characters entered by the user appended with a system generated value.

Each user is responsible for designing their own method for creating the first part of the Beneficiary ID, as well as maintaining and adequately protecting their own auditable records which associate each Beneficiary ID with the

individual, family, or household whose income was determined (as appropriate and/or required under the rules of each CPD program). Printouts from the Calculator will include both the Beneficiary ID and a blank space in which the Last Name of the associated individual, family, or household can be written or otherwise inserted.

**IMPORTANT NOTE: Once you create a Beneficiary ID for an individual, family, or household, you cannot edit that Beneficiary ID. If you need to change that Beneficiary ID, you must create a new calculation.**

### 2.2.3 Input Member IDs

The CPD Income Eligibility Calculator asks for “Member IDs” instead of “First Names” to help protect the privacy of applicants to CPD programs. Each Member ID you enter should be unique to an individual within the family or household associated with this Beneficiary ID. Printouts from the Calculator will include the Member IDs entered here along with a blank space in which the First Name of the associated individual can be written or otherwise inserted.

**When creating the Member ID(s), DO NOT use any Personally Identifiable Information (PII) such as names, social security numbers, addresses, etc.**

Each user is responsible for designing their own method for creating Member IDs, as well maintaining and adequately protecting their own auditable records which connect Member IDs to the associated individuals within the family or household whose income was determined (as appropriate and/or required under the rules of each CPD program.)

Income determinations are based on the gross income anticipated by all adults in the family or household in the next 12 months.

The Income Calculator provides capability for up to 12 members per family or household.

**Note:** Simply leave all checkboxes blank if the member is over the age of 18 years old and does not meet any of the criteria listed on the Beneficiary Member table.

*Example: A 26-year old sibling of the head of household who is living in the household who is also non-disabled and is not a full-time student.*

### 2.2.4 Rounding

Please note, the Income Calculator rounds calculations to two decimal places.

## 2.3 ANNUAL INCOME CALCULATION

Prior to calculating income, you should know which CPD program you are using as well as the activity (and for CDBG, NSP, etc. the national objective), or for ESG which component. Each CPD program calculates income a little differently and the rules surrounding the calculation differ depending upon the activity or component. This section is provided in the order of the income calculator, not specifically on the order of how you conduct income eligibility.

### 2.3.1 Income Limits

The 30 percent income limits used for the CDBG, ESG, HOME, and HOPWA programs have been calculated based on the definition of Extremely Low-Income Family (ELI) as described in Consolidated Submission for CPD Programs section of [24 CFR part 91.5](#) and in the terms and definitions later in this manual. Therefore, the ELI Limit is calculated as 30 percent of area median income and may not be the same as the Section 8 ELI Limit for your jurisdiction. The Section 8 Limit is calculated based on the definition of ELI as described in [The 2014 Consolidated Appropriations Act](#), (Section 238 on page 128 Stat 635) which defines ELI as very low-income families whose incomes do not exceed the higher of the Federal poverty level or 30% of area median income.

The remaining income limits (50%, 60%, 80% and for NSP, 120%) for CDBG, HOME, and HOPWA are based upon the HUD Income Limits that are published annually by HUD and are imported into the CPD Income Eligibility Calculator.



The extremely low income (30%) and very low income (50%) limits for HTF is described on [HTF Income Limits](#) page and in the terms and definitions later in this manual.

For large households with 9-12 members, the CPD Income Eligibility Calculator includes income limits using a HUD-provided formula: For each person in excess of eight, the four-person income limit is multiplied by an additional 8 percent. For example, the nine-person limit equals 140 percent [132 + 8] of the relevant four-person income limit. Income limits are rounded to the nearest \$50.

For each calculation, the user selects the geographic area (county or metropolitan area), the number of members in the beneficiary household, and the applicable income limit (30%, 50%, 60%, 80%, 120%). The Calculator then applies the resulting annual income limit to the income determination being performed. Users should print the Income Limit page that is displayed by the Calculator for their files.

### ANNUAL INCOME

Type of Assistance → Beneficiary ID → **Beneficiary Location** → Income Determination Method → Beneficiary Income → Summary

[Print](#)

Please select the location and income limit information applicable to this household.

If you are unsure of which income limit to use, please refer to the [CDBG Income Limits](#) resource page for information on geographic areas.

**State**

California

**Area**

Inyo County, CA

**Applicable 2022 Income Limit for household size in area**

30%

**Income Limit Result**

Location: Inyo County, CA (CBSA: NCNTY06027N06027)  
Income Limit Year: 2022  
Number of Household Members: 1  
30% Income Limit: \$17,400  
Date: June 14, 2022

Please [print](#) this page for your files.

Note: Uncapped limits are not provided in the Income Calculator. For further information, please check with your HUD Field Office and/or review the [Uncapped Low and Moderate Income Summary Data \(LMISD\)](#) resources page.

For 10 metropolitan statistical areas (MSAs), at the 80% income limit, they have the option to use either the HUD published 80% income limit or what is called an “uncapped income limit” based upon an exception the Secretary of HUD is authorized to provide under the Quality and Work Responsibility Act of 1998. The MSAs affected by this law are the following:

- Orange County, CA PMSA;
- San Francisco, CA PMSA;
- San Jose, CA PMSA;
- Danbury, CT PMSA;

- Stamford-Norwalk, CT PMSA;
- Washington, DC-MD-VA-WV PMSA;
- Bergen-Passaic, NJ PMSA;
- Middlesex-Somerset-Hunterdon, NJ PMSA;
- Nassau-Suffolk, NY PMSA; and
- Westchester County, NY

This law only covers HOME and CDBG programs and the uncapped limits are not provided in the Calculator as they are only an option for the grantee and not required. For further information, please check with your HUD Field Office and see the following website: <https://www.hudexchange.info/manage-a-program/acs-low-mod-summary-data-uncapped-grantees/>.

### 2.3.2 Self-Certification of Annual Income by Beneficiary for Programs that Allow This Method

In some cases, grantees may choose to use a verifiable self-certification to document the income of beneficiaries in lieu of a full income calculation or for recertification (see section 2.3.3). A verifiable self-certification is based on a Self-Certification of Annual Income by Beneficiary form in which the beneficiary states and signs-off on their income at the time of assistance.

The Self Certification of Annual Income by Beneficiary is a written statement from the beneficiary documenting the definition used to determine Annual (Gross) Income, the number of beneficiary members in the family or household (as applicable based on the activity), and the relevant characteristics of each member for the purposes of income determination. To complete the form, the user selects the definition of income used, fills in the blank fields, and checks only the boxes that apply to each member. Adult beneficiary members must then sign the form to certify that the information is complete and accurate, and that source documentation will be provided upon request. The form includes space for up to 12 members of a beneficiary. Users should print the Self Certification of Annual Income by Beneficiary form and include the completed form in their beneficiary files. For HOPWA, users must not enter or write any personal information on the printout of the form including but not limited to names, social security numbers, or addresses.

*Using a self-certification approach to income documentation can put the activity at possible risk if a beneficiary is later audited and determined to be over the applicable income limit.*

The following terms are used in the Self-Certification of Annual Income by Beneficiary form. Each of these terms is defined in the Terms & Definitions section.

- Definition of Income: [HUD 24 CFR Part 5](#); [IRS 1040](#)
- [Beneficiary ID](#)
- [Member IDs](#)
- [Head of Household](#)
- [Co-Head of Household/Spouse](#)
- Persons with [disabilities](#)
- [Fulltime student](#)
- [Annual gross income](#)

The user must be aware of when and how to use the calculator to determine the Annual Income of *households* versus persons within a *family*. The term “household” is used throughout the ESG, HOME, NSP, HTF, and HOPWA, and SHOP portions of the calculator as it is the appropriate term and unit of analysis for income determinations being performed for these housing programs, while persons within a family or family may be the appropriate unit of analysis and term for public services, public facilities or job activities under the CDBG, CDBG Disaster Recovery, Section 108, and BEDI programs. For CDBG, further guidance on direct activities and where self-certifications are allowable can be find in this [FAQ](#).

See the terms and definitions for further information.

### 2.3.3 Recertifications & Re-evaluations

Depending upon the CPD program, recertifications and/or re-evaluations of a household's annual income is required.

#### *Annual Income Recertification for certain HOME, HOPWA Programs*

During an annual income recertification of a family residing in HOME- or HOPWA- assisted rental housing, or receiving HOME [tenant-based rental assistance](#) (TBRA) or HOPWA rental assistance, it is necessary to manually exclude from annual income certain increases in the income of a disabled family member. These exclusions apply to annual income increases resulting from the following:

- Employment of a family member who is a person with disabilities and who was previously unemployed for one or more years prior to employment;
- Increased earnings by a family member who is a person with disabilities during participation in any economic self-sufficiency or other job training program; or
- New employment or increased earnings of a family member who is a person with disabilities, during or within six months after receiving assistance, benefits or services under any state program for families funded under Part A of Title IV of the Social Security Act, as determined by the responsible entity in consultation with the local agencies administering Temporary Assistance for Needy Families (TANF) and Welfare-to-Work (WTW) programs. The TANF program is not limited to monthly income maintenance, but also includes such benefits and services as one-time payments, wage subsidies and transportation assistance--provided that the total amount over a six- month period is at least \$500.

These exclusions from annual income are of limited duration. The full amount of increase to a qualified family's annual income is excluded for the cumulative 12-month period beginning on the date the disabled family member is first employed or the family first experiences an increase in annual income attributable to the employment. During the second cumulative 12-month period, the grantee, or project sponsor is required to exclude from annual income 50 percent of any increase in income. The disallowance of increased income of an individual family member who is a person with disabilities is limited to a lifetime 24-month period.

#### *Annual Income Recertifications by Government Programs*

In some cases, activities may choose to use a verifiable recertification from a government program administrator to document the income of beneficiaries. A verifiable recertification is based on a Recertification of Annual Income by Government Programs form in which a government program administrator states and signs-off on the income of the beneficiary at the time of assistance.

The Recertification of Annual Income by Government Programs is a written statement from the administrator of another government program under which the beneficiary receives benefits, and that examines the annual (gross) income of the beneficiary each year. To complete the statement, the administrator must fill in all of the blank fields, confirm that the information about the members of the beneficiary family or household (as applicable based on the activity) matches the program's records, and sign the form. The form includes space for up to 12 members of a household. Users should print the Recertification of Annual Income by Government Programs form and include the completed form in your beneficiary files. For HOPWA, users must not enter or write any personal information on the printout of the form including but not limited to names, social security numbers, or addresses.

*Using a government administrator recertification approach to income documentation can put the activity at possible risk if a beneficiary is later audited and determined to be over the applicable income limit.*

The following terms are used in the Self-Certification of Annual Income by Government Programs form. Each of these terms is defined in the Terms & Definitions section.

- [Beneficiary ID](#)
- [Member IDs](#)
- Annual gross income

#### *Re-Evaluations of Income Eligibility for the ESG Program*

Under the Emergency Solutions Grants Program (ESG), income eligibility is re-evaluated not less than once every three  
CPD Income Eligibility Calculator User Manual – Version 9, June 15, 2022

months for homelessness prevention and not less than once annually for rapid-rehousing assistance. To remain eligible for ESG assistance at re-evaluation, the household must have an annual income that does not exceed 30% of median family income for the area, as determined by HUD.

### 2.3.4 Income Definitions

#### *Part 5 Annual Income*

Under the Part 5 definition, income sources are either included or excluded as part of Annual Income. The following are typical sources of income:

- [Wages/Salaries](#)
- [Benefits/Pensions](#)
- [Public Assistance](#)
- [Other Income](#)

#### *Unearned Income of Minors and Full Time Students*

Some sources of income that are treated uniquely in the calculator:

- If the member is a minor below the age of 18, the member's employment income is set to \$0 when the annual gross income is calculated regardless of what is input into the Income Calculator. The Income Calculator will count all other income received by the minor so all other income can be listed under the minor.
  - If the member is over 18 **AND** is a **FULL TIME STUDENT** **AND** is not the head or co-head (spouse) of household **AND** if the sum of his/her anticipated employment income is over \$480 **THEN** the total amount of his/her employment income is capped at \$480 during the calculation of annual gross income. Note: The HOME Program explicitly prohibits serving students who are under the age of 24 unless they meet one of the following exceptions: low income, not a dependent of another household (e.g., emancipated youth, parents are deceased), married, served in the military, have a dependent, or is disabled and was receiving Section 8 assistance as of November 30, 2005.
- Otherwise, the income for a household member is the sum of all his/her anticipated annual income.

See [Appendix 1](#) for additional information on using the Income Calculator to calculate 24 CFR Part 5 Annual Income.

#### *Passbook Rate*

Under the Part 5 definition, a household may have assets with an increased payment-ability, even if its assets do not currently produce income. (For example, a household that owns land that is not rented or otherwise used to produce income.) Rather than require the household to dispose of the property, the rule requires that an "imputed" income be calculated based on a [Passbook Rate](#) that is applied to the cash value of all assets.

There are three options for the grantee in setting the rate to be used as its passbook savings rate:

1. Use the same passbook savings rate used by their local public housing authority (PHA);
2. Use the passbook savings rate published by HUD's Office of Multifamily Housing; or

As described in Notice H 2014-15, the Office of Multifamily Housing will publish a passbook savings rate and its effective date through a Housing program notice at least annually (the most current notice is [Notice H 2016-01](#)); or

3. Establish its own passbook savings rate.

If a grantee chooses to establish its own rate in calculating imputed income from assets, then the grantee should review its passbook savings rate at least annually to determine that it is allowable. The grantee may establish a passbook savings rate within 75 basis points (plus or minus .75 percent) of the Savings National Rate in effect at the time the grantee establishes the passbook savings rate, and the passbook savings rate may not be less than 0 percent. The Savings National Rate is a simple average of rates paid by United States (US) depository institutions as calculated by the

Federal Deposit Insurance Corporation (FDIC). The FDIC publishes this rate on a weekly basis. Historical and current Savings National Rates can be accessed on the [FDIC website](#).

Please note that for all programs within HUD’s Office of Block Grant Assistance (OBGA), CDBG, CDBG-DR, and NSP, the imputed asset calculation is not required, so including the cash value of assets and using the passbook rate will not be displayed in the calculator.

### Part 5 Assets

Under the Part 5 definition, assets are categorized as either:

- **Total \$5,000 or Less** - If the total cash value of all the family’s assets is \$5,000 or less, the actual income the family receives from assets is the amount that is included in annual income as income from assets.
- **Exceed \$5,000** - When net family assets are more than \$5,000, annual income includes the greater of the following:
  - a. Actual income from assets; or
  - b. A percentage of the value of family assets based upon the current passbook savings rate as established by HUD. This is called imputed income from assets. The passbook rate is currently set at .06%.

To begin this calculation, first add the cash value of all assets. Multiply the total cash value of all assets by .0006. The product is the “imputed income” from assets. Then, add the actual income from all assets. The greater of the imputed income from assets or the actual income from assets is included in the calculation of annual income.

The following are typical sources of assets:


- [Cash](#) (e.g., checking, savings)
- [Equity](#)
- [Stocks](#)
- [Retirement Accounts](#)
- [Pension Funds](#)
- [Life Insurance](#)
- [Personal Property](#)
- [Lump Sums](#)
- [Deeds](#)

### Calculating Total Asset Income in the Income Calculator

1. Select the preferred calculation method. Select ‘Continue’.

The screenshot shows the 'CPD Income Eligibility Calculator' interface for 'HOME Annual Income Calculation'. The beneficiary ID is 'Sample-4700'. The navigation bar includes 'IEC Dashboard', 'User Manual', and 'Help'. The main content area shows a progress bar with four steps: 'ANNUAL INCOME' (selected), 'ADJUSTED INCOME', 'RENTAL ASSISTANCE', and 'Summary'. Below the progress bar, a flow diagram shows the sequence: Type of Assistance → Beneficiary ID → Beneficiary Location → Income Determination Method → Beneficiary Income → Summary. The 'Beneficiary Income' step is highlighted with an orange underline. Below the flow diagram, a text prompt asks the user to choose a definition of income for the 'Sample-4700' household. Two radio button options are provided: '24 CFR Part 5 Annual Income' (selected) and 'IRS Form 1040 Adjusted Gross Income'. At the bottom, there are 'Previous' and 'Continue' buttons.

2. Enter the Applicable Passbook Rate. Select 'Continue'.

 **CPD Income Eligibility Calculator**  
HOME Annual Income Calculation

Beneficiary ID: **Sample-4700** | [IEC Dashboard](#) [User Manual](#) [Help](#)

---

**ANNUAL INCOME** | ADJUSTED INCOME | RENTAL ASSISTANCE

Type of Assistance → Beneficiary ID → Beneficiary Location → Income Determination Method → Beneficiary Income → Summary

### 24 CFR Part 5 Annual Income

Examine source documentation of income for all members of this household

Applicable Passbook Rate

%

3. Select "Add" to input an asset in the Income Calculator for a particular household member.

### 24 CFR Part 5 Assets and Anticipated Income Summary

Sample1 | Sample2

---

Summary for Beneficiary Member Sample1

**Assets**

**Anticipated Annual Income**

**Employment**    Grand Total = \$0.00

**Benefits and/or Pensions**    Grand Total = \$0.00

**Public Assistance**    Grand Total = \$0.00

**Other Income**    Grand Total = \$0.00

To enter assets and anticipated annual income data for another beneficiary member, use the tabs at the top of the screen to navigate to them.  
To calculate the total household assets and anticipated annual income, select "Calculate".

4. Enter the current cash value and actual income from asset for each of the household member's assets. Select "Save".

**CPD Income Eligibility Calculator**

HOME Annual Income Calculation

Beneficiary ID: Sample-4700

[IEC Dashboard](#) [User Manual](#) [Help](#)

ANNUAL INCOME

ADJUSTED INCOME

RENTAL ASSISTANCE

Type of Assistance
Beneficiary ID
Beneficiary Location
Income Determination Method
Beneficiary Income
Summary

### 24 CFR Part 5 Annual Income

Asset for Beneficiary Member Sample1

Asset Type	Asset Description	Current Cash Value	Actual Income from Assets
Select One ▼	<input type="text"/>	\$ <input type="text"/>	\$ <input type="text"/>

Save

**Example 1:**

The following steps show how the Income Calculator determines the total actual income from assets.

1. The user enters the total cash value of assets and the total actual income from assets into the Income Calculator.

Member ID	Asset Type(s)	Current Cash Value	Actual Income from Assets
51Head	Whole Life Insurance Policy	\$3677.00	\$0
52Spouse	Savings Account	\$1200.00	\$.10
51Head	Checking	\$1500.00	\$0
<b>Net Cash Value of Assets</b>		\$6377.00	
<b>Total Actual Income from Assets</b>			\$.10

2. As the total current cash value of the assets is greater than \$5000.00, the Income Calculator will calculate the Imputed Income by multiplying the Current Cash Value of Assets by the Applicable Passbook Rate. If below \$5000.00, the Imputed Income from Asset(s) is set to \$0.

<b>Total Current Cash Value of Assets</b>	\$6377.00
<b>Applicable Passbook Rate</b>	.02%
<b>Imputed Asset Income</b>	= \$6377.00 x .02% = \$1.2754

3. Finally, the Income Calculator selects the **greater** of the total actual income from asset and the imputed asset income to be the total asset income.

<b>Total Actual Income from Asset</b>	\$ .10
<b>Imputed Asset Income</b>	= \$6377.00 x .02% = <span style="border: 1px solid green; padding: 2px;">\$1.2754</span>
<b>Total Asset Income</b>	= \$1.2754

only appear on page 2, column e of the 24 CFR Part 5 Annual Income Summary PDF Export.

ANTICIPATED ANNUAL INCOME						
First Names	Member IDs	a. Wages/ Salaries	b. Benefits/ Pensions	c. Public Assistance	d. Other Income	e. Asset Income
	51Head	\$0.00	\$0.00	\$0.00	\$0.00	
	52Spouse	\$0.00	\$0.00	\$0.00	\$0.00	
	53Child	\$0.00	\$0.00	\$0.00	\$0.00	
9. Totals		a. \$0.00	b. \$0.00	c. \$0.00	d. \$0.00	e. \$1.28
10. Enter total of items from 9a through 9e. This is <b>Annual Income</b> .						10. \$1.28

*IRS Form 1040 Gross Adjusted*

When using the IRS Form 1040 definition to determine an applicant's annual income, users must use the most current long form version of IRS Form 1040—the version filed for current year tax reporting purposes. While the online worksheet is a general representation of the IRS Form 1040, it is not updated annually to reflect all changes in the Income and Deductions line items each tax year. The user is advised to consult the IRS Web site at [irs.gov](http://irs.gov) for the most current version of and the instructions for this form. Income or Deduction items included in the most current IRS Form 1040 on [www.irs.gov](http://www.irs.gov), but not specifically reflected below, may be accommodated using the "Other Income" and "Other Deductions" line items below. Please note for 2018 forward, there is a separate form, Schedule 1 that should also be collected and used in addition to the 1040 form.

***Income Line Items Provided for the IRS***

- [Wages, salaries, tips](#), etc.
- [Overtime/bonus pay](#)
- [Raises/COLAs](#)
- [Taxable interest](#)
- [Ordinary dividends](#)
- Taxable refunds, credits, or offsets of state and local income taxes
- [Alimony](#) received
- [Business income or \(loss\)](#)
- [Capital gain or \(loss\)](#)
- Other gains or (losses)
- Taxable amount of [IRA](#) distributions
- Taxable amount of [Pensions](#) and [annuities](#)
- Rentals, real estate, [royalties](#), [partnerships](#), [S corporations](#), [trusts](#), etc.
- [Farm income or \(loss\)](#)
- [Unemployment compensation](#)
- Taxable amount of [Social security benefits](#)



- Additional income (if any) (currently Schedule 1)

### *Deduction Line Items Provided for the IRS (currently Schedule 1)*

- [Educator expenses](#)
- Certain business expenses of reservists, performing artists, and fee-basis government officials
- [Health savings account](#) deduction
- [Moving expenses](#)
- Deductible part of [self-employment](#) tax
- Self-employed SEP, SIMPLE, and qualified plans
- Self-employed health insurance deduction
- [Penalty on early withdrawal of savings](#)
- [Alimony](#) paid
- [IRA](#) deduction
- [Student loan interest](#) deduction
- [Tuition](#) and fees
- [Domestic production activities](#) deduction
- Other Deductions (if any)

## 2.4 ADJUSTED INCOME CALCULATION

The second section of the income calculator is on how to determine adjusted income. This section is not used by all CPD programs.

The adjusted income calculation is used to determine ability to pay for rent and utilities, by first deducting from annual income a set of deductions. For example, adjusted income is used to determine the rent for a tenant in a HOME-only assisted rental unit whose income increases above 80 percent of the area median or when coupled with the final part of the calculator, rental assistance, the tenant payment depending the model chosen by the grantee.

Adjusted income is derived by subtracting any of five deductions (allowances) that apply to the household from the household's [annual \(gross\) income](#). The deductions must be applied whenever adjusted income is calculated for eligible households.

A household's eligibility for adjustments to annual (gross) income depends in part on whether the household qualifies as an [elderly household](#), a [disabled](#) household, or a non-elderly, non-disabled household. While defined at 24 CFR 5.611, deductions are applied to eligible households regardless of the definition of annual (gross) income that was initially used to determine their eligibility.

### 2.4.1 Deductions

#### Elderly or Disabled Household Deductions

A household that meets the definition of an [elderly](#) or [disabled](#) household is entitled to a deduction of \$400 per household.

#### Dependent Deductions

For each household dependent, deduct \$480 from a household's [annual \(gross\) income](#) when calculating adjusted income. A dependent is defined as any household member who is not the [head](#), [co-head](#), or spouse, but is under the age of 18 years (note that the calculator uses only the terms head or co-head); or [disabled](#) (of any age); or a [full-time student](#) (of any age).

#### Child Care Expenses Deductions

Reasonable child care expenses for the care of a child age 12 or under may be deducted from annual (gross) income if they enable one or more adult family member to seek employment actively, be gainfully employed, or further his/her education; and if the expenses are not reimbursed.

Reasonable child care expenses for the care of a child age 12 or under may be deducted from annual income if the child care (1) enables an adult family member to seek employment actively, be gainfully employed, or further his/her education; and (2) expenses are not paid to a member of the household and are not reimbursed. The amount of the deduction is unlimited, but the child care expenses must be reasonable (i.e., typical for the area, age of child, etc.). However, if a full-time student has child care expenses related to employment, these expenses are limited to \$480, as the employment income of full-time students in excess of \$480 is not counted in the annual income calculation.

### Medical Expenses Deductions

[Elderly](#) or [disabled](#) households that have no disability assistance expenses may claim as a deduction medical expenses that are in excess of three percent of their annual (gross) income, so long as they are not already being reimbursed by insurance or through another entity. Medical expenses that may be considered include all medical expenses anticipated to be incurred during the coming year that are not covered by insurance. Although medical expenses are permitted only for elderly or disabled households, once a household qualifies as an elderly or disabled household the medical expenses of all household members are considered.

### Disability Assistance Expenses Deductions

Disability assistance expenses can be deducted from a household's annual income to the extent that they exceed three percent of annual income, so long as they are not already being reimbursed by insurance or another entity. Expenses may be deducted if and only if all of the following conditions are met: (1) they are reasonable, (2) they are not reimbursed from another source, (3) they enable a household member to work, (4) they do not exceed the amount of income generated by the person enabled to work, and (5) they are in excess of three percent of annual income.

## 2.5 RENTAL ASSISTANCE CALCULATION

The final section of the income calculator is on how to determine rental assistance. This section is not used by all CPD programs.

The rental assistance calculation, when coupled with annual and adjusted income, can be used for determining the tenant payment and the amount of assistance applicable to the eligible household in the following situations:

- Tenant and PJ payments under a HOME-funded [TBRA](#) program;
- The rent for a tenant if the grantee has a rental housing program in which rents are based on the household's ability to pay; and
- The rent for a tenant receiving [HOPWA](#) assistance.

Note: The calculator does not provide rental assistance amounts for ESG rental assistance because the recipient or subrecipient determines the appropriate amount of assistance to provide.

### 2.5.1 Fair Market Rent/Rent Standard

The rent including applicable utility allowance for unit type and size for the unit typically cannot be above the [Fair Market Rent](#) or required rent standard for a jurisdiction when using the certificate program (described below). However, the rent charged for a unit must be reasonable in relation to rents currently being charged for comparable units in the private unassisted market and must not be in excess of rents currently being charged by the owner for comparable unassisted units. Rent must be reasonable to provide [HOPWA](#) or [HOME](#) rental assistance to house the beneficiary in a unit. Rent reasonableness must be documented for tenant based rental assistance and included in the assisted client's file.

In addition, on a unit-by-unit basis, grantees can have up to 20% of the total TBRA enrollments exceed the FMR/payment standard by 10%. Further, PHAs have the authority to issue a community wide exception on FMR's up to 110% of FMR. If a PHA in the grantee's community has an established rent standard of 110% of FMR, then the grantee may utilize the PHA's established FMR. Additionally, grantees may utilize the rule of an extra 10% for 20% of the units on top of the PHA established FMR. This will allow for a total of 120% for 20% of units and 110% for the remaining units. See HOPWA regulations at 24 CFR 574.320(a)(2) and/or HOME regulations at 24 CFR 92.203.

## 2.5.2 Approved Rent and Utility Allowances

The approved rent will depend upon the program being used (i.e., HOME, HOPWA, etc.) and what is reasonable for the jurisdiction.

The administrator for the rental program should determine what utility allowances should be used. The utility allowance is an estimate of the average monthly utility bills (except telephone) for an energy-conscious household. This estimate considers only utilities paid directly by the tenant. If all utilities are included in the rent, there is not a utility allowance. For the HOME program, utility allowance calculation options are described in [HOMEfires Vol. 13, No. 2: Guidance on How to Establish Utility Allowances for HOME-Assisted Rental Units](#).

## 2.5.3 Rent Models

This calculator determines assistance amounts using the HUD-prescribed Section 8 method only.

The **HOME TBRA Model** assumes a fixed tenant payment - that is, the tenant's share of housing costs, or total tenant payment (TTP), is calculated by formula. The PJ must set a minimum tenant contribution.

Under a HOME TBRA program, the PJ would then pay the difference between the tenant's share - the TTP -- and the approved rent for the unit selected by the tenant.

The **Voucher Program** assumes a fixed payment from the grantee toward a unit's rent. The maximum grantee subsidy is calculated first, and then the tenant pays the difference between the grantee subsidy and the approved rent for the unit. Using the Rental Voucher method, a grantee establishes its rent standards by unit size for the TBRA program as a whole (see section above on FMR/Rent Standard), and determines 30 percent of each tenant's monthly adjusted income. The difference between these figures is the maximum amount the grantee will pay toward the rent for the unit selected by the tenant.

HOME PJs may establish their own method for determining the TBRA subsidy. You may wish to print the annual and adjusted income summaries from this calculator for reference when using another methodology.

HOPWA grantees should only use the Rental Certificate model.

## 2.6 CALCULATION DASHBOARD

The Calculation Dashboard allows you to start a new calculation, complete a previously started calculation, and review or update a completed calculation. You can also search for a calculation and delete existing calculations. The Dashboard is organized by Program, and each calculation displayed in the dashboard includes the following information:

- [Beneficiary ID](#)
- Number of family or household members
- Location – the City and State selected
- Calculation type – Annual, Adjusted, or TBRA
- Calculation date – the date that the calculation was last updated
- Status – In Progress or Complete
- Eligibility status – Eligible, Ineligible, or Blank if not yet determined

### 2.6.1 Viewing/Editing Previously Started Calculations

Users may make edits to previously started calculations. From the Calculation Dashboard, find the Calculation and click on the Beneficiary ID.

The calculator stores all data previously entered into the Calculation. The user is required to re-confirm the data by clicking Continue on each screen. You may click on the headings on the left sidebar to skip to various sections of the calculation.

Note the browser back button and previous button on the screen are not always the same due to the various flows for each Program. The browser back button goes to the previous page. The Previous button goes back to the last page from which the user came.

Note new income limits come out each year, typically in the first quarter. If you are in the process of income qualifying a beneficiary, once the income limits are updated in the system, you have to use the new income limits.

# Section 3: Income Determination Resources

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Several resources are available to assist in income determination.

## 3.1 REGULATORY CITATIONS

### 3.1.1 CDBG Regulations

- 570.3 – Income Definition
- 570.208 – Entitlements – Low Income Targeting
- 570.483 – States – Low Income Targeting
- 570.506 – Income Documentation

### 3.1.2 HOME Regulations

- 24 CFR 92.2 – Definitions
- 24 CFR 92.203 – Income Determinations and Adjusted Income
- 24 CFR 92.209 – TBRA Eligible Costs and Requirements
- 24 CFR 92.216 – Income Targeting: TBRA and Rental Housing Units
- 24 CFR 92.217 – Income Targeting: Homeownership
- 24 CFR 92.252 – Qualification as Affordable Housing: Rental Housing
- 24 CFR 92.254 – Qualification as Affordable Housing: Homeownership Housing

### 3.1.3 HOPWA Regulations

- 574.3 – Eligible Persons D
- 5.603 – Annual Income Definition
- 5.609 – Annual Income
- 5.611 – Adjusted Income
- 5.617 – Self-sufficiency incentives for persons with disabilities—Disallowance of increase in annual income

### 3.1.4 NSP Regulations

- See CDBG regulations.

### 3.1.5 ESG Regulations

- 576.2 – Definitions
- 576.401(b) – Re-evaluation Requirements
- 5.609 – Annual Income

### 3.1.6 HTF Regulations

- 24 CFR 93.2- Definitions
- 24 CFR 93.151 Income Determinations
- 24 CFR 93.250 -Income Targeting: Rental Units.
- 24 CFR 93.250 - Income Targeting: Homeownership.
- 24 CFR 93.302 – Qualification as Affordable Housing: Homeownership Housing
- 24 CFR 93.304 – Qualification as Affordable Housing: Rental Housing

## 3.2 TECHNICAL GUIDANCE

### 3.2.1 CDBG Technical Guidance

#### **Guide to National Objectives and Eligible Activities for Entitlement Communities**

This guide provides explanations on national objectives and eligible activities for Entitlement Communities. View the [Guide to National Objectives and eligible Activities for Entitlement Communities](#)

## **Guide to National Objectives and Eligible Activities for State CDBG Programs**

This guide provides explanations on national objectives and eligible activities for State CDBG Programs. View the [Guide to National Objectives and Eligible Activities for State CDBG Programs](#)

[Frequently Asked Question on CDBG Self-Certifications](#)

### **3.2.2 CDBG-DR Technical Guidance**

#### **Disaster Recovery Income Certification Guide**

The purpose of this guide is to provide Community Development Block Grant-Disaster Recovery (CDBG-DR) grantees program administrators, developers, and front-line staff with guidance on how to calculate annual gross income that determines eligibility for receipt of CDBG-DR housing assistance. View the [Disaster Recovery Income Certification Guide](#).

### **3.2.3 HOME Technical Guidance**

#### **[HOME Income Determination Resources](#)**

**Technical Guide for Determining Income and Allowances for the HOME Program – note, please only use for general Part 5 understanding, adjusted income and the voucher model calculation.**

This self-study guide provides explanations of two income definitions of income and a glossary of terms, and describes what sources of income must be included or excluded when conducting income verification. In addition to a description of these basic requirements, the guide provides exercises and case studies to enable readers to test their understanding of the key concepts. View the [Technical Guide for Determining Income and Allowances for the HOME Program](#).

### **3.2.4 NSP Technical Guidance**

#### **Guide to Completing NSP Income Certifications**

This guide is intended for grantees and their partners seeking guidance on calculating annual gross income for the purposes of NSP eligibility determination. Before approving client applications for NSP rental or homeownership assistance, grantees and their partners must determine whether annual gross income is at or below NSP income limits. While there are a range of acceptable methods for collecting and certifying income data, this guide focuses on the methods used in HUD's HOME Investment Partnership Program. An income calculation worksheet, formatted in Excel, is embedded at the end of this document. View the [Guide to Completing NSP Income Certifications](#).

## **3.3 FORMS**

### **3.3.1 IRS Forms**

Visit the [IRS website](#) to see the 1040 form and other information about the IRS 1040.

### **3.3.2 HOME Forms**

The following forms are available to HOME participating jurisdictions (PJs); however other grantees may find these resources helpful and could adapt to other programs.

#### **Program Eligibility Release Form**

This form gives authorization for the named organization to obtain information from a third party relative to his/her eligibility in a HOME TBRA, homebuyer, rental rehabilitation, or homeowner rehabilitation program. It may also be used to determine continued eligibility or rent charged in a HOME TBRA program or HOME-assisted rental housing.

- [View Program Eligibility Release Form](#)

### **Recertification of Annual Income by Government Programs**

This form is used to certify the amount of funding a household receives through a government program. A government administrator completes this form for the PJ to use when recertifying the income of rental housing tenants.

- [View Recertification of Annual Income by Government Programs](#)

### **Recertification of Annual Income by Tenant Family**

This form is completed by the tenant family to certify the household size and annual income. The tenant family returns this form to the PJ for use when recertifying the income of rental housing tenants.

- [View Recertification of Annual Income by Tenant Family](#)

### **Sample Format for Calculating Adjusted Income**

This form provides a format that can be used to calculate adjusted income for HOME Program purposes.

- [View Sample Format for Calculating Adjusted Income](#)

### **Sample Format for Calculating Part 5 Annual Income**

This form provides a format that can be used to assess assets and anticipated income and calculate Part 5 annual income.

- [View Sample Format for Calculating Part 5 Annual Income](#)

### **Verification of Alimony and Separation**

This form gives authorization for the HOME PJ to verify alimony and separation payments made to all members of the household applying for participation in the HOME Program.

- [View Verification of Alimony and Separation](#)

### **Verification of Assets on Deposit**

This form gives authorization for the HOME PJ to verify assets on deposit for all members of the household applying for participation in the HOME Program.

- [View Verification of Assets on Deposit](#)

### **Verification of Child Support Payments**

This form gives authorization for the HOME PJ to verify child support payments made to all members of the household applying for participation in the HOME Program on all or none.

- [View Verification of Child Support Payments](#)

### **Verification of Employment**

This form gives authorization for the HOME PJ to verify employment income of all the members of the household applying for participation in the HOME Program.

- [View Verification of Employment](#)

### **Verification of Income from Military**

This form gives authorization for the HOME PJ to verify military service income of all the members of the household applying for participation in the HOME Program.

- [View Verification of Income from Military](#)

### **Verification of Income from Business**

This form gives authorization for the HOME PJ to verify business income of all the members of the household applying for participation in the HOME Program.

- [View Verification of Income from Business](#)

### **Verification of Pensions and Annuities**

This form gives authorization for the HOME PJ to verify pension an

d annuity income of all the members of the household applying for participation in the HOME Program.

- [View Verification of Pensions and Annuities](#)

### **Verification of Public Assistance Program**

This form gives authorization for the HOME PJ to verify public assistance income for all the members of the household applying for participation in the HOME Program.

- [View Verification of Public Assistance Program](#)

### **Verification of Recurring Cash Contributions**

This form gives authorization for the HOME PJ to verify recurring cash contributions made to all members of the household applying for participation in the HOME Program.

- [View Verification of Recurring Cash Contributions](#)

### **Verification of Social Security Benefits**

This form gives authorization for the HOME PJ to verify Social Security benefit income for all the members of the household applying for participation in the HOME Program.

- [View Verification of Social Security Benefits](#)

### **Verification of Unemployment Benefits**

This form gives authorization for the HOME PJ to verify information about unemployment benefits income for all members of the household applying for participation in the HOME Program.

- [View Verification of Unemployment Benefits](#)

### **Verification of Veterans Administrative Benefits**

This form gives authorization for the HOME PJ to verify Veterans Administrative Benefits income for all the members of the household applying for participation in the HOME Program.

- [View Verification of Veterans Administrative Benefits](#)



### 3.3.3 HOPWA Forms

#### Income Eligibility Calculation Worksheet

To be eligible for assistance under the HOPWA program, individuals must be at or below 80 percent of area median income (AMI). Project sponsors can use this worksheet to calculate household income and determine eligibility for assistance.

- Download [Income Eligibility Calculation Worksheet \(Excel\)](#)

#### Income & Resident Rent Calculation Worksheet

With the exception of persons in short-term supported housing, persons receiving rental assistance under the HOPWA program must pay rent. According to the HOPWA regulations, tenants must pay the higher of: (1) 30 percent of the family's monthly adjusted income; (2) 10 percent of the family's monthly gross income; or (3) The portion of any welfare assistance payments specifically designated for housing costs. This worksheet can be used by HOPWA project sponsors to determine the Resident Rent Payment.

- Download [Income & Resident Rent Calculation Worksheet \(Excel\)](#)
- View [Income & Resident Rent Calculation Worksheet \(PDF\)](#)

#### Accepted Forms of Income Verification

HOPWA program regulations require verification of all income from participant households. This tool provides examples of acceptable forms of income documentation.

- Download [Accepted Forms of Income Verification \(PDF\)](#)
- View [Accepted Forms of Income Verification \(HTML\)](#)

#### Disallowance of Increase in Annual Income (Earned Income Disregard)

In March 2016, HUD amended regulations that require housing providers in certain HUD programs to disregard some or all of the earned income for tenants with disabilities. The Earned Income Disregard, as it is commonly called, allows qualified families receiving housing assistance to keep more of their earned income. During the 12-month period beginning on the date that an eligible individual is first employed or the family first experiences an increase in annual income attributable to employment, 100% of the increased income is excluded from their annual income calculation. Within the second 12-month exclusion period, a qualified family can exclude at least 50% of their earned income. The disallowance of increased income of a qualified family is limited to a lifetime of 24-month period.

#### Zero-Income Affidavit

HOPWA program regulations require verification of all income from participating households. This form can be used as documentation when a household has no income.

- View [Zero-Income Affidavit \(HTML\)](#)

# Appendix 1: 24 CFR Part 5 Annual Income Calculations

## OVERVIEW

This appendix provides guidance on using the 24 CFR Part 5 Annual Income definition to calculate total annual gross income in the Income Calculator.

CPD Income Eligibility Calculator  
HOME Annual Income Calculation

Beneficiary ID: Sample-4700 | [IEC Dashboard](#) [User Manual](#) [Help](#)

ANNUAL INCOME | ADJUSTED INCOME | RENTAL ASSISTANCE

Type of Assistance → Beneficiary ID → Beneficiary Location → Income Determination Method → **Beneficiary Income** → Summary

You may choose one of the following definitions of income to use when calculating "annual income" for the **Sample-4700** household:

- 24 CFR Part 5 Annual Income
- IRS Form 1040 Adjusted Gross Income

[Previous](#) [Continue](#)

## 24 CFR Part 5 Assets and Anticipated Income Summary

On this screen, each household member's information is accessible on the same screen on different tabs. The user is able to rapidly alternate between member tabs and add only the income and asset information required for the member.

24 CFR Part 5 Assets and Anticipated Income Summary

[Export To PDF](#)

Sample1 | Sample2

Summary for Beneficiary Member Sample1

Assets  
[Add](#)

Anticipated Annual Income

Employment Grand Total = \$0.00  
[Add](#)

Benefits and/or Pensions Grand Total = \$0.00  
[Add](#)

Public Assistance Grand Total = \$0.00  
[Add](#)

Other Income Grand Total = \$0.00  
[Add](#)

To enter assets and anticipated annual income data for another beneficiary member, use the tabs at the top of the screen to navigate to them.  
To calculate the total household assets and anticipated annual income, select "Calculate".

[Previous](#) [Calculate](#)

Select “Add” for the income type (wages, public assistance, benefits, etc.) you would like to complete for each household member.

**ANNUAL INCOME** | ADJUSTED INCOME | RENTAL ASSISTANCE

Type of Assistance → Beneficiary ID → Beneficiary Location → Income Determination Method → Beneficiary Income → Summary

### 24 CFR Part 5 Annual Income

Input the wages/salaries, overtime/bonuses, and raises/COLAs that Beneficiary Member ID **Sample2** is expected to receive during the next 12 months.

Description

**Anticipated Wages/Salaries** ⓘ  
 Hourly  Annual

**Anticipated Overtime/Bonuses**  
Total Overtime/Bonus Pay  
\$

**Anticipated Raises/COLAs**  
All forms of income earned by program applicants must be accounted for. In addition to base salary, this will include raises and annual cost of living adjustments (COLAs). Use the data entry fields below to enter information about any anticipated increase in annual income the applicant will experience over the next 12 months due to a raise in his or her hourly wage or annual salary and/or an annual COLA.  
 Check if member anticipates a raise or COLA increase.

Cancel Save

Refer to [Calculating Total Asset Income in the Income Calculator](#) for more information on adding assets.

## 1. Calculating Wages

a. To enter the **hourly wage**, select “Hourly” and enter in the hourly wage and work schedule for that job.

**ANNUAL INCOME** | ADJUSTED INCOME | RENTAL ASSISTANCE

Type of Assistance → Beneficiary ID → Beneficiary Location → Income Determination Method → Beneficiary Income → Summary

### 24 CFR Part 5 Annual Income

Input the wages/salaries, overtime/bonuses, and raises/COLAs that Beneficiary Member ID **Sample2** is expected to receive during the next 12 months.

Description

**Anticipated Wages/Salaries** ⓘ  
 Hourly  Annual

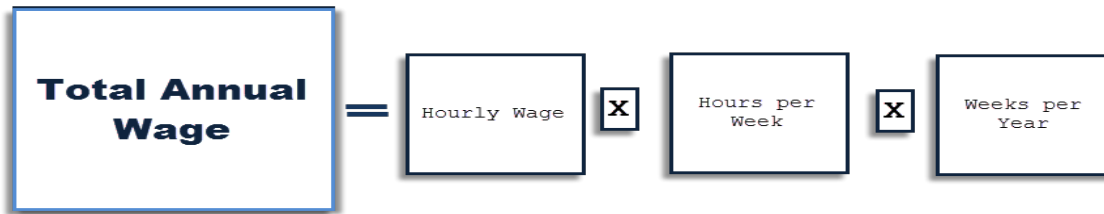
Hourly Wage	Hours per week	Weeks per year
\$		

**Anticipated Overtime/Bonuses**  
Total Overtime/Bonus Pay  
\$

**Anticipated Raises/COLAs**  
All forms of income earned by program applicants must be accounted for. In addition to base salary, this will include raises and annual cost of living adjustments (COLAs). Use the data entry fields below to enter information about any anticipated increase in annual income the applicant will experience over the next 12 months due to a raise in his or her hourly wage or annual salary and/or an annual COLA.  
 Check if member anticipates a raise or COLA increase.

Cancel Save

If an hourly pay rate is entered, the income calculator will calculate:



Example 1:

Hourly wage: \$20

Hours per week: 40

Weeks worked per year: 45

Total annual wage= \$20 x 40 x 45  
= \$36,000.00

b. To enter an **annual salary** instead, select “Annual” and enter in the information for that particular job.

ANNUAL INCOME
ADJUSTED INCOME
RENTAL ASSISTANCE

Type of Assistance
Beneficiary ID
Beneficiary Location
Income Determination Method
Beneficiary Income
Summary

### 24 CFR Part 5 Annual Income

Input the wages/salaries, overtime/bonuses, and raises/COLAs that Beneficiary Member ID **Sample2** is expected to receive during the next 12 months.

**Description**

**Anticipated Wages/Salaries** ⓘ

Hourly  Annual

Annual

\$

**Anticipated Overtime/Bonuses**

Total Overtime/Bonus Pay

\$

**Anticipated Raises/COLAs**

All forms of income earned by program applicants must be accounted for. In addition to base salary, this will include raises and annual cost of living adjustments (COLAs). Use the data entry fields below to enter information about any anticipated increase in annual income the applicant will experience over the next 12 months due to a raise in his or her hourly wage or annual salary and/or an annual COLA.

Check if member anticipates a raise or COLA increase.

Cancel
Save

## 2. Calculating Overtime Hours

Enter in the **anticipated annual overtime or bonus**.

### 3. Calculating Raises

a. If there will be a **raise to the hourly wage**, select “Check if a member anticipates a raise or COLA”. Then select “Raise” and enter in the new hourly wage and when it starts.

**ANNUAL INCOME** | ADJUSTED INCOME | RENTAL ASSISTANCE

Type of Assistance → Beneficiary ID → Beneficiary Location → Income Determination Method → **Beneficiary Income** → Summary

### 24 CFR Part 5 Annual Income

Input the wages/salaries, overtime/bonuses, and raises/COLAs that Beneficiary Member ID **Sample2** is expected to receive during the next 12 months.

Description

**Anticipated Wages/Salaries** ⓘ

Hourly  Annual

Hourly Wage: \$  Hours per week:  Weeks per year:

**Anticipated Overtime/Bonuses**

Total Overtime/Bonus Pay: \$

**Anticipated Raises/COLAs**

All forms of income earned by program applicants must be accounted for. In addition to base salary, this will include raises and annual cost of living adjustments (COLAs). Use the data entry fields below to enter information about any anticipated increase in annual income the applicant will experience over the next 12 months due to a raise in his or her hourly wage or annual salary and/or an annual COLA.

Check if member anticipates a raise or COLA increase.

**Increase Type**

Raise  Cost of Living Adjustment (COLA)

**Raise**

Anticipated New Hourly Wage: \$  Starts on week:  mm/dd/yyyy

Cancel Save

If an anticipated new hourly wage is entered, the income calculator will calculate:

Example 1: Member works 52 weeks per year

Date of calculation: 4/10/2017

Date raise effective: 7/01/2017

Date a year from now: 4/10/2018

Date difference (between a year from now and the raise start date):  $284 \text{ days} / 7 = 40.57 = 40 \text{ weeks}$

Weeks\* worked per year: 52

Current hourly wage: \$20

Future hourly wage: \$21

Hours per week: 40

Annual wages without increase = \$20 x 40 hours x 52 weeks  
= \$41,600.00

Raise increase: \$21-20 = \$1

Raise over timespan = raise increase \* hours per week\* weeks worked per year \* raise week count / weeks in a year  
= \$1 x 40 hours x (52 weeks x 40 weeks)/52 weeks  
= \$1,600.00

Total annual wages = \$41,600.00+ \$1,600.00  
= \$43,200.00

\*This is the total weeks the household member will work that year, not the number of weeks they will be paid that wage amount.

b. If there will be a **raise to the annual pay**, select “Check if a member anticipates a raise or COLA”. Then select “Raise”.

**ANNUAL INCOME** | ADJUSTED INCOME | RENTAL ASSISTANCE

Type of Assistance → Beneficiary ID → Beneficiary Location → Income Determination Method → **Beneficiary Income** → Summary

### 24 CFR Part 5 Annual Income

Input the wages/salaries, overtime/bonuses, and raises/COLAs that Beneficiary Member ID **Sample2** is expected to receive during the next 12 months.

Description

Anticipated Wages/Salaries ⓘ  
 Hourly  Annual  
Annual  
\$

Anticipated Overtime/Bonuses  
Total Overtime/Bonus Pay  
\$

Anticipated Raises/COLAs  
All forms of income earned by program applicants must be accounted for. In addition to base salary, this will include raises and annual cost of living adjustments (COLAs). Use the data entry fields below to enter information about any anticipated increase in annual income the applicant will experience over the next 12 months due to a raise in his or her hourly wage or annual salary and/or an annual COLA.

Check if member anticipates a raise or COLA increase.

Increase Type  
 Raise  Cost of Living Adjustment (COLA)

Cost of Living Adjustment (COLA)  
Annual Cost of Living Adjustment COLA starts on week  
% mm/dd/yyyy

Cancel Save

If an anticipated new annual salary is entered, the income calculator will calculate:

Date of calculation: 4/11/2017

Date raise effective: 7/1/2017

Date a year from now: 4/11/2018

Weeks\* worked per year: 52

Current annual salary: \$36000.00

Date difference (between a year from now and the raise start date): 285 days/7 =40.7142857 = 40 weeks

Anticipated annual salary: \$39,000.00

Raise increase = \$39,000.00 - \$36,000.00 = \$3,000.00

Raise over timespan = Raise increase \* raise week count / weeks in a year  
 = \$3,000.00 x 40/52  
 = \$2307.69231

Total annual wages including raise = \$2307.69231+ \$36000.00  
 = \$38,307.6923  
 = \$38,307.69

\*This will always be 52 weeks when an annual salary amount is entered into the Income Calculator

#### 4. Calculating COLA

a. If there will be a **COLA to the hourly pay**, select “Check if a member anticipates a raise or COLA”. Then select “COLA”.

If the COLA percentage is entered, the income calculator will calculate:

Example: Member works less than 52 weeks per year

Date of calculation: 4/10/2017

Date COLA effective: 7/01/2017

Date a year from now: 4/10/2018

Date difference (between a year from now and the raise start date): 284 days/7 = 40.57 = 40 weeks

Weeks\* worked per year: 45

Current hourly wage: \$20

Hours per week: 40

Annual wages without increase= \$20 x 40 hours x 45 weeks  
 = \$36,000.00

COLA rate: 2%

Raise over timespan = COLA rate x hourly rate x hours per week x weeks worked per year x raise week count / weeks in a year

$$= .02 \times \$20 \times 40 \text{ hours} \times (45 \text{ weeks} \times 40 \text{ weeks}) / 52 \text{ weeks}$$
$$= \$553.846154$$

Total annual wages = \$36,000.00+ \$553.846154

$$= \$36,553.846154$$

$$= \$36,553.85$$

b. If there will be a **COLA to the annual pay**, select “Check if a member anticipates a raise or COLA”. Then select “COLA”.

**ANNUAL INCOME**    ADJUSTED INCOME    RENTAL ASSISTANCE

Type of Assistance → Beneficiary ID → Beneficiary Location → Income Determination Method → **Beneficiary Income** → Summary

### 24 CFR Part 5 Annual Income

Input the wages/salaries, overtime/bonuses, and raises/COLAs that Beneficiary Member ID **Sample2** is expected to receive during the next 12 months.

Description

Anticipated Wages/Salaries ⓘ  
 Hourly     Annual

Annual  
\$

Anticipated Overtime/Bonuses  
Total Overtime/Bonus Pay  
\$

Anticipated Raises/COLAs

All forms of income earned by program applicants must be accounted for. In addition to base salary, this will include raises and annual cost of living adjustments (COLAs). Use the data entry fields below to enter information about any anticipated increase in annual income the applicant will experience over the next 12 months due to a raise in his or her hourly wage or annual salary and/or an annual COLA.

Check if member anticipates a raise or COLA increase.

Increase Type  
 Raise     Cost of Living Adjustment (COLA)

Cost of Living Adjustment (COLA)

Annual Cost of Living Adjustment    COLA starts on week  
%    mm/dd/yyyy

Cancel    Save

Example: Member works 52 weeks a year

Date of calculation: 4/10/2017

Date COLA effective: 5/1/2017

Date a year from now: 4/10/2018

Weeks worked per year: 52

Current annual salary: \$36000.00

Date difference (between a year from now and the COLA start date): 345 days/7 =49.2857143 = 49 weeks

Anticipated COLA: 2%



Total Annual Wage = COLA Increase + Annual Salary

COLA Increase = increase over timespan x salary

= COLA increase is effective for 49 weeks

= Weeks in year is 52

= Step 1:  $2 \times 49 / 52 = 1.8846$

= Calculator takes into account only up to 2 decimal values so round to 1.88

= Step 2:  $.0188 \times 36000$

= \$676.80

Total Annual Wage = \$676.80 + \$36000

= \$36676.80

# Appendix 2: Terms and Definitions

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## [A](#) [B](#) [C](#) [D](#) [E](#) [F](#) [G](#) [H](#) [I](#) [J](#) [K](#) [L](#) [M](#) [N](#) [O](#) [P](#) [Q](#) [R](#) [S](#) [T](#) [U](#) [V](#) [W](#) [X](#) [Y](#) [Z](#)

### A

**ACTUAL INCOME FROM ASSETS:** Income derived from assets to which family members have access.

1. Assets are items of value that may be turned into cash. A savings account is a cash asset. The bank pays interest on the asset. The interest is the income from that asset. There are also assets that do not earn interest such as a quantity of money under a mattress: it is a thing of value that could be used to the benefit of its owner, but is not producing income. Some belongings of value are not considered assets. Necessary personal property is not counted as an asset.
2. The calculation to determine the amount of income from assets to include in annual income considers both of the following:
  - a. The total cash value of the family's assets; and
  - b. The amount of income those assets are earning or could earn.

**ADJUSTED GROSS INCOME:** Annual income (as determined by the owner) of the members of the family residing or intending to reside in the dwelling unit, after making the following deductions. In determining adjusted income, the owner must deduct the following amounts from annual income:

1. \$480 for each dependent;
2. \$400 for any elderly family or disabled family;
3. The sum of the following, to the extent the sum exceeds 3% of annual income: a. Unreimbursed reasonable medical expenses of any elderly family or disabled family; and b. Unreimbursed reasonable attendant care and auxiliary apparatus expenses for each member of the family who is a person with disabilities, to the extent necessary to enable any member of the family (including the member who is a person with disabilities) to be employed. This deduction may not exceed the earned income received by family members who are 18 years of age or older who are able to work because of such attendant care or auxiliary apparatus; and
4. Any reasonable child care expenses necessary to enable the family member to be employed or to further his or her education.[24 CFR 5.611]

**ADJUSTED INCOME:** See [ADJUSTED GROSS INCOME](#).

**ADULT:** An individual who is 18 years of age or older or a minor under the age of 18 who has been emancipated to act on his/her own behalf, including the ability to execute a contract or lease.

**ALIMONY:** An allowance made to one spouse by the other for support pending or after legal separation or divorce.

**ANNUAL INCOME:** All amounts, monetary or not, which: 1. Go to, or on behalf of, the family head or spouse [or co-head] (even if temporarily absent) or to any other family member; or 2. Are anticipated to be received from a source outside the family during the 12-month period following eligibility; and 3. Which are not specifically excluded [by regulation]. Annual income also means amounts derived (during the 12-month period) from assets to which any member of the family has access. [24 CFR 5.609]

The [HOME](#) and HTF Programs allows the use of two income definitions for the purpose of determining applicant eligibility:

- Annual income as defined in the Code of Federal Regulations (24 CFR 5.609);
- Adjusted gross income as defined for purposes of reporting under Internal Revenue Service (IRS) Form 1040 series for individual federal annual income tax purposes.

The definitions are collectively referred to as "annual income" and are also used in the [Community Development Block Grant \(CDBG\) Program](#).

ANNUITIES: The sum of money payable yearly or at other regular intervals.

ANTICIPATED ANNUAL INCOME: Gross amount of income of all adult household members that is anticipated to be received during the coming 12-month period.

APPROVED RENT: Rent requirement as set by HUD that meet one of the following requirements:

1. For the HOME Program, the rent does not exceed 30 percent of the annual income of a family whose income equals 50 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families. HUD provides the HOME rent limits which include average occupancy per unit and adjusted income assumptions. However, if the rent determined under this paragraph is higher than the applicable rent under 24 CFR 92.252(a), then the maximum rent for units under this paragraph is that calculated under 24 CFR 92.252(a), or the rent does not exceed 30 percent of the family's adjusted income. If the unit receives Federal or State project-based rental subsidy and the very low-income family pays as a contribution toward rent not more than 30 percent of the family's adjusted income, then the maximum rent (i.e., tenant contribution plus project-based rental subsidy) is the rent allowable under the Federal or State project-based rental subsidy program.
2. For the HTF Program, The maximum HTF rents are:
  - Extremely Low Income Tenants: The HTF rent plus utilities of an extremely low-income tenant shall not exceed the greater of 30 percent of the federal poverty line or 30 percent of the income of a family whose annual income equals 30 percent of the median income for the geographic area, as determined by HUD, with adjustments for the number of bedrooms in the unit.
  - Very Low Income Tenants: The HTF rent plus utilities of a very low income tenant shall not exceed 30 percent of the income of a family whose annual income equals 50 percent of the median income for the area, as determined by HUD, with adjustments for the number of bedrooms in the unit.

The Fair Market Rents for unit sizes larger than 4 bedrooms are calculated by adding 15 percent to the 4 bedroom FMR for each extra bedroom.

ASSETS: Items of value that may be turned into cash. Some assets may earn interest, such as savings accounts. Other assets, such as cash, do not earn interest. Some belongings of value are not considered assets. Necessary personal property is not counted as an asset.

## B

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**BROWNFIELDS ECONOMIC DEVELOPMENT INITIATIVE (BEDI):** The Brownfields Economic Development Initiative (BEDI) is a key competitive grant program that HUD administers to stimulate and promote economic and community development. BEDI is designed to assist cities with the redevelopment of abandoned, idled and underused industrial and commercial facilities where expansion and redevelopment is burdened by real or potential environmental contamination.

BEDI: See [BROWNFIELDS ECONOMIC DEVELOPMENT INITIATIVE](#).

**BENEFICIARY:** A family, household, or individual whose income does not exceed 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger households or families. However, HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of unusually high or low household or family incomes.

**BENEFICIARY ID:** The CPD Income Eligibility Calculator asks for a "Beneficiary ID" instead of a "Last Name" to help protect the privacy of applicants to CPD programs. The Beneficiary ID you enter should be unique, will be included on the Calculator screens and printouts, and will be the key data element necessary to later find, complete, and/or edit the income determination performed for that beneficiary within the Calculator. DO NOT use any personal information to create a Beneficiary ID, including but not limited to names, social security numbers, or addresses.

**BENEFITS:** Government benefits such as Social Security Benefits, Veterans Administration Benefits, and Unemployment Benefits.

**BONUS PAY:** Compensation over and above the amount of pay specified as a base salary or hourly rate of pay.

**BUSINESS INCOME OR LOSS:** Business income is income received from the sale of products or services. For example, fees received by a professional person are considered business income. Rents received by a person in the real estate business are business income. Payments received in the form of property or services must be included in income at their fair market value.

## C

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**CAPITAL GAIN OR LOSS:** Everything an individual owns and uses for personal or investment purposes is a capital asset. Examples include a home, household furnishings, and stocks or bonds held in a personal account. When a capital asset is sold, the difference between the basis in the asset and the amount it is sold for is a capital gain or a capital loss. Generally an asset's basis is its cost.

- If you sell the asset for more than your basis it is a capital gain.
- If you sell the asset for less than your basis it is a capital loss.

Capital gains and losses are classified as long-term or short-term. If the asset is held for more than one year before disposed of, the capital gain or loss is long-term. If it is held one year or less, the capital gain or loss is short-term.

**CASH:** Money in coins or notes, as distinct from checks, money orders, or credit. Cash is either handled individually outside of a bank account or within a bank account such as checking or savings.

CDBG: See [COMMUNITY DEVELOPMENT BLOCK GRANT](#).

**CDBG DISASTER RECOVERY ASSISTANCE:** Title XII of Division A of the American Recovery and Reinvestment Act of 2009 (Public Law 111-005, approved February 17, 2009) appropriates \$1 billion to carry out the CDBG program under Title I of the Housing and Community Development Act of 1974 (42 U.S.C. 5301, et seq.) (HCDA) on an expedited basis. These funds will be distributed to grantees that received CDBG funding in Fiscal Year (FY) 2008 in accordance with the provisions of 42 U.S.C. 5306. The grant program under Title XII is commonly referred to as the CDBG Recovery (CDBG-R) program.

**CHILDCARE EXPENSES:** See [ADJUSTED GROSS INCOME](#).

**CHILD SUPPORT:** Court-ordered payments, typically made by a noncustodial divorced parent, to support one's minor child or children.

**CODE OF FEDERAL REGULATIONS (CFR):** The Code of Federal Regulations (CFR) is the codification of the general and permanent rules published in the Federal Register by the executive departments and agencies of the federal government. It is divided into 50 titles that represent broad areas subject to federal regulation. Each volume of the CFR is updated once each calendar year and is issued on a quarterly basis.

**CO-HEAD OF HOUSEHOLD:** A spouse or an adult member of the family who is treated the same as a head of the household for purposes of determining income eligibility.

**COLA:** See [COST OF LIVING ADJUSTMENT \(COLA\)](#).

**COMMISSIONS:** A fee paid to an agent or employee for transacting a piece of business or performing a service; especially, a percentage of the money received from a total paid to the agent responsible for the business.

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG):** Created under the Housing and Community Development Act of 1974, this program provides grant funds to local and state governments to develop viable urban communities by providing decent housing with a suitable living environment and expanding economic opportunities to assist low- and moderate-income residents. CDBG replaced several categorical grant programs, such as the Model Cities program, the Urban Renewal program, and the Housing Rehabilitation Loan and Grant program.

**COMMUNITY PLANNING AND DEVELOPMENT (CPD):** [HUD's](#) Office of Community Planning and Development seeks to develop viable communities by promoting integrated approaches that provide decent housing, a suitable living environment, and expand economic opportunities for low- and moderate-income persons. The primary means toward this end is the development of partnerships among all levels of government and the private sector, including for-profit and nonprofit organizations.

**COST OF LIVING ADJUSTMENT (COLA):** Employment contracts, pension benefits, and government entitlements (such as Social Security) can be tied to a cost-of-living index, typically to the Consumer Price Index (CPI). A Cost of Living Allowance (COLA) adjusts salaries based on changes in a cost-of-living index. Salaries are typically adjusted annually. They may also be tied to a cost-of-living index that varies by geographic location if the employee moves.

**CPD:** See [COMMUNITY PLANNING AND DEVELOPMENT](#).

**CURRENT CASH VALUE OF ASSETS:** Income derived from assets to which family members have access. Assets are items of value that may be turned into cash. A savings account is a cash asset. The bank pays interest on the asset. The interest is the income from that asset. There are also assets that do not earn interest such as a quantity of money under a mattress: it is a thing of value that could be used to the benefit of its owner, but is not producing income. Some belongings of value are not considered assets. Necessary personal property is not counted as an asset.

# D

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**DEDUCTIONS:** Amounts subtracted or withheld from your gross income. Some deductions, such as taxes, are required by law. Others are elective. See **ADJUSTED INCOME**.

**DEEDS:** A signed and usually sealed instrument containing some legal transfer, bargain, or contract.

**DEMOLITION:** Structures taken down and removed.

**DEPENDENTS:** A member of the family other than the head, spouse, or co-head, who is under 18 years of age or is a person with disabilities or a full-time student. Also, a foster child, a foster adult, or a live-in aide may never be a dependent regardless of age or disability.

**DISABILITIES:** Also known as “Disabled Family or Disabled Household”. Disabled household means a household composed of:

1. One or more persons at least one of whom is an adult (18 years or older) who has a disability;
2. Two or more persons with disabilities living together, or one or more such persons living with another person who is determined by HUD, based upon a certification from an appropriate professional (e.g., a rehabilitation counselor, social worker, or licensed physician) to be important to their care or wellbeing; or
3. The surviving member or members of any household described in paragraph (1) of this definition who were living in a unit assisted under this part with the deceased member of the household at the time of his or her death. [24 CFR 891.305]

**DISABILITY EXPENSES:** See [ADJUSTED GROSS INCOME](#).

**DIVIDENDS:** An individual share of something distributed: as 1. A share in a pro rata distribution (as of profits) to stockholders, 2. A share of surplus allocated to a policyholder in a participating insurance policy.

**DOMESTIC PRODUCTION ACTIVITIES:** Businesses with "qualified production activities" can take a tax deduction of 3% from net income. This is a tax break pure and simple. The more complicated the business, the more complicated the math for calculating the Domestic Production Activities Deduction. In a nutshell, businesses engaged in manufacturing and other qualified production activities will need to implement cost accounting mechanisms to make sure their tax deduction is accurately calculated.

# E

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**EDUCATOR EXPENSES:** Expenses incurred by eligible educators for books, supplies, computer equipment, and supplementary materials used in the classroom. See [IRS.gov](#) for more details.

**ELDERLY FAMILY/HOUSEHOLD:** 1. Families of two or more persons, the head of which (or his or her spouse) is 62 years of age or older; 2. The surviving member or members of a family described in paragraph (1) living in a unit assisted under 24 CFR part 891, subpart E (Section 202 loans) with the deceased member of the family at the time of his or her death; 3. A single person who is 62 years of age or older. 4. Two or more elderly persons living together, or one or more such persons living with another person who is determined by HUD, based upon a licensed physician's certificate provided by the family, to be essential to their care or well-being. [24 CFR 891.505].

**EMERGENCY SOLUTIONS GRANTS PROGRAM:** The [HEARTH Act](#) revised the Emergency Shelter Grants Program to create the Emergency Solutions Grants (ESG) Program. The ESG Program provides funding to: (1) improve the number and quality of emergency shelters for homeless individuals and families; (2) help operate these shelters; (3) provide essential social services to shelter residents; and (4) prevent families and individuals from becoming homeless.

**EQUITY:** The money value of a property or of an interest in a property in excess of claims or liens against it.

**ESTATES:** the assets and liabilities left by a person at death.

**EXCLUSIONS:** When determining Annual Income, these are certain types of income and asset sources that are “excluded” from the calculation. Exclusions will depend upon the income definition.

**EXTREMELY LOW INCOME:** Family whose income is between 0 and 30 percent 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 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 or fair market rents, or unusually high or low family incomes.

**EXTREMELY LOW INCOME (HTF):** An extremely low-income family is defined as a low income family whose annual income does not exceed 30 percent of the median family income of a geographic area with adjustments for smaller and larger families. HTF Income Limits are calculated using the following methodologies:

- The formula that HUD uses for calculating the income limits for the Section 8 program, in accordance with Section 3(b)(2) of the U.S. Housing Act of 1937, as amended. These limits are based on HUD estimates of median family income, with adjustments based on family size.
- The Federal Poverty Line as determined by the U.S. Department of Health and Human services, published annually in the Federal Register.

In years in which the amount available for allocation is below \$1 billion, the income limits reports published by HUD will only display the income limit for extremely low income families or families with incomes at or below the poverty line (whichever is greater) and will not include the very low income limit.

## F

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**FAIR MARKET RENT (FMR):** Primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment contracts in the Moderate Rehabilitation Single Room Occupancy program, and to serve as a rent ceiling in the [HOME](#) or HOPWA rental assistance program where the certificate model is used.

**FAMILY:** One or more persons related by blood, marriage or adoption.

**FARM INCOME OR LOSS:** Farm income and expenses includes the amounts realized from the sales, and the expenses incurred in the business of farming, including cultivating operating or managing a farm for profit, either as an owner or a tenant. A farm includes livestock, dairy, poultry, fish, fruit and truck farms. It also includes plantations, ranches, ranges and orchards. If your deductible farm expenses are more than your farm income, you have a loss from the operation of your farm. See [IRS.gov](#) for more details.

**FMR:** See [FAIR MARKET RENT](#).

**FOSTER ADULT:** A foster adult is usually an adult with a disability who is unrelated to the family and who is unable to live alone.

**FOSTER CHILD:** Children that are in the legal guardianship or custody of a State, county, or private adoption or foster care agency, yet are cared for by foster parents in their own homes, under some kind of short-term or long-term foster care arrangement with the custodial agency.

**FULLTIME STUDENT:** A person who is attending school or vocational training on a full-time basis [24 CFR 5.603].

## G

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**GROSS ANNUAL INCOME:** The total income, before taxes and other deductions, received by all members of the tenant's household. There shall be included in this total income all wages, social security payments, retirement benefits, military and veteran's disability payments, unemployment benefits, welfare benefits, interest and dividend payments and such other income items as the Secretary considers appropriate. This is the same term as Annual Income.

## H

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**HEAD OF HOUSEHOLD:** The adult member of the family who is the head of the household for purposes of determining income eligibility [24 CFR 5.504].

**HEALTH SAVINGS ACCOUNT:** An account that allows individuals to pay for current health expenses and save for future qualified medical and retiree health expenses on a tax free basis, with some state exceptions.

**HEARTH ACT:** The Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009. The HEARTH Act amends and reauthorizes the McKinney-Vento Homeless Assistance Act, including the [Emergency Solutions Grants Program \(ESG\)](#).

**HOME (HOME INVESTMENT PARTNERSHIPS PROGRAM):** Provides formula grants to states and localities that communities use — often in partnership with local nonprofit groups — to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership, or to provide direct rental assistance to low-income people.

**HOME OR HTF AFFORDABILITY PERIOD:** Affordability refers to the requirements of either the HOME or HTF Programs that relate to the cost of housing both at initial occupancy and over established timeframes, as prescribed in the HOME regulations. Affordability requirements vary depending on the nature of the HOME-assisted activity (i.e., homeownership or rental housing).

**HOPWA:** See [HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS](#).

**HOUSEHOLD:** All the people who occupy a housing unit. A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household.



HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA): Provides housing assistance and supportive services to low-income people with HIV/AIDS and their families. HOPWA funds may also be used for case management, mental health services, housing information, nutritional services, transportation, substance abuse treatment, employment services, and other supportive services.

HOUSING TRUST FUND (HTF): An affordable housing production program that will complement existing Federal, state and local efforts to increase and preserve the supply of decent, safe, and sanitary affordable housing for extremely low- and very low-income households, including homeless families.

HUD METRO FMR AREA: Indicates that only a portion of the OMB-defined core-based statistical area (CBSA) is in the area to which the [income limits](#) or [FMRs](#) apply. [HUD](#) is required by OMB to alter the name of metropolitan geographic entities it derives from the CBSAs when the geography is not the same as that established by OMB.

## I

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IL: See [INCOME LIMIT](#).

IMPUTED INCOME FROM ASSETS: See Technical Guide for Determining Income and Allowances Under the HOME Program.

INCLUSIONS: When determining Annual Income, these are certain types of income and asset sources that are “included” in the calculation.

INCOME DETERMINATION: Determination of income which includes all amounts, monetary or not, including the full amount, before any payroll deductions, of wages and salaries, overtime pay, commissions, fees, tips and bonuses, compensation for personal services, and more.

INCOME LIMIT: Determines the eligibility of applicants for HUD's assisted housing programs.

INDIVIDUAL RETIREMENT ACCOUNT: A personal savings plan that offers tax advantages to those who set aside money for retirement. Depending on the individual's circumstances, contributions to the IRA may be deductible in whole or in part. Generally, amounts in an IRA, including earnings and gains, are not taxed until distributed to the individual.

INTEREST: A charge for borrowed money generally a percentage of the amount borrowed or an amount earned as a result of cash held by a lending institution such as in a checking or savings account.

INTERNAL REVENUE SERVICE: The Internal Revenue Service (IRS) is a federal government agency responsible for tax collection and tax law enforcement.

IRA: See [INDIVIDUAL RETIREMENT ACCOUNT](#).

IRS: See [INTERNAL REVENUE SERVICE](#).

IRS 1040 ADJUSTED GROSS INCOME: One of the definitions of Annual Income. Adjusted Gross Income is defined as gross income minus adjustments to income. Refer to the latest federal income tax return.

IRS FORM 1040: Form used under the IRS 1040 Adjusted Gross Income definition.

# J

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# K

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# L

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LIFE INSURANCE: Insurance providing for payment of a stipulated sum to a designated beneficiary upon death of the insured.

LIHTC: See [LOW-INCOME HOUSING TAX CREDIT](#).

LOW-INCOME HOUSING TAX CREDIT (LIHTC): A tax incentive intended to increase the availability of low-income housing. The program provides an income tax credit to owners of newly constructed or substantially rehabilitated low-income rental housing projects.

LOW/MOD – HOUSING: One of the Community Development Block Grant (CDBG) national objectives for housing activities.

LOW/MOD – JOBS: One of the Community Development Block Grant (CDBG) national objectives for job activities.

LOW/MOD - LIMITED CLIENTELE: One of the Community Development Block Grant (CDBG) national objectives for activities serving limited clientele who are low/moderate income persons.

LOW/MOD - LIMITED CLIENTELE - PRESUMED BENEFIT: One of the Community Development Block Grant (CDBG) national objectives for activities serving limited clientele. Examples include senior centers, homeless shelters, etc.

LOW/MOD - AREA BASIS: One of the Community Development Block Grant (CDBG) national objectives for activities serving areas that can be documented as a low/moderate income area.

LUMP SUMS: A complete payment consisting of a single sum of money as opposed to a series of payments.

# M

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MA: See [METROPOLITAN AREA](#).

MEDICAL EXPENSES: See [ADJUSTED GROSS INCOME](#).

MEMBER ID: The CPD Income Eligibility Calculator asks for "Member IDs" instead of "First Names" to help protect the privacy of applicants to CPD programs. Each Member ID you enter should be unique to an individual within the family or household associated with this Beneficiary ID. Printouts from the Calculator for all programs except [HOPWA](#) will include the Member IDs entered here along with a blank space in which the First Name of the

associated individual can be written or otherwise inserted. DO NOT use any personal information to create Member ID(s), including but not limited to names, social security numbers, or addresses.

**METROPOLITAN AREA (MA):** A large population nucleus, together with adjacent communities that has a high degree of economic and social integration with that nucleus.

**METROPOLITAN STATISTICAL AREA (MSA):** An area with at least one urbanized area of 50,000 or more population, plus adjacent territory that has a high degree of social and economic integration with the core, as measured by commuting ties.

**MODERATE INCOME:** 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.

**MOVING EXPENSES:** Expenses due to a change in job or business location, or starting a new job or business. See [IRS.gov](https://www.irs.gov) for more details.

**MSA:** See [METROPOLITAN STATISTICAL AREA](#).

## N

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**NEIGHBORHOOD STABILIZATION PROGRAM (NSP):** Provides emergency assistance to state and local governments to acquire and redevelop foreclosed properties that might otherwise become sources of abandonment and blight within their communities. The Neighborhood Stabilization Program (NSP) provides grants to every state and certain local communities to purchase foreclosed or abandoned homes and to rehabilitate, resell, or redevelop these homes in order to stabilize neighborhoods and stem the decline of house values of neighboring homes. The program is authorized under Title III of the Housing and Economic Recovery Act of 2008.

**NET CASH VALUE OF ASSETS:** Total cash value of all assets used in calculating Annual Income.

**NET RENTAL INCOME:** The remaining income from rent after all expenses have been deducted.

## O

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**ORDINARY DIVIDENDS:** Ordinary dividends are a result of the trust or estates' investment in a corporation and are paid out of the earnings and profits of the corporation.

**OTHER INCOME:** This section of Annual Income in the Calculator allows for input of any other income source not previously included in the other income categories.

**OVERTIME:** Time in excess of a set limit; working time in excess of a standard day or week.

## P

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**PART 5 ANNUAL INCOME:** Also known as HUD 24 CFR Part 5. One of the definitions of Annual Income. Part 5 definition of annual income is the gross amount of income of all adult household members that is anticipated to be received during the coming 12-month period. The rules concerning Section 8 annual income were previously found at 24 CFR Part 813. However, Part 813 was removed from the Federal regulations on October 18, 1996. At the same time, 24 CFR Part 5 was published. Subpart F of Part 5 consolidated the requirements pertaining to income for many of HUD's programs, including Section 8. See [Appendix 1](#) for additional information on using the Income Calculator to calculate Part 5 Annual Income.

**PARTICIPATING JURISDICTION (PJ):** The term given to any state, local government, or consortium of local governments that HUD has designated to administer a [HOME Program](#). HUD designation as a PJ occurs if a state, local government, or consortium meets the funding thresholds, notifies HUD that it intends to participate in the program, and obtains approval by HUD of a Consolidated Plan.

**PARTNERSHIPS:** Arrangement where parties agree to cooperate to advance their mutual interests.

**PASSBOOK RATE:** Interest rate on savings account established periodically by HUD. The Passbook Savings Rate is used to calculate the minimum amount of income from your assets. Either that amount or the amount of income you report for those assets (whichever is greater) are added to your other unearned income and your earned income to calculate your gross non-excluded income.

**PENALTY ON EARLY WITHDRAWAL ON SAVINGS:** Penalty incurred if you withdraw money from a certificate of deposit or other time-deposit savings account prior to your certificate maturing. The penalty is charged by the bank and withheld directly from your proceeds from the certificate.

**PENSION FUNDS:** See [PENSIONS](#).

**PENSIONS:** A fixed sum paid under given conditions to a person following retirement from service or to surviving dependents.

**PERSONAL PROPERTY:** Property other than real property consisting of things temporary or movable.

**PJ:** See [PARTICIPATING JURISDICTION](#).

**PUBLIC ASSISTANCE:** Government aid to needy, aged, or disabled persons and to dependent children.

**PUBLIC FACILITY:** Infrastructure and facilities necessary to support the services and functions provided by the government or public utility companies. These can include Neighborhood facilities including, but not limited to public schools, libraries, recreational facilities, parks, playgrounds; and facilities for persons with special needs such as facilities for the homeless or domestic violence shelters, nursing homes, or group homes for the disabled.

## Q

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# R

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**RAISES:** An increase in wages or salary.

**RECERTIFICATION OF ANNUAL INCOME BY GOVERNMENT PROGRAMS FORM:** The Recertification of Annual Income by Government Programs is a written statement from the administrator of another government program under which the beneficiary receives benefits, and that examines the annual (gross) income of the beneficiary each year.

**REHABILITATION:** The labor, materials, tools, and other costs of improving buildings, other than minor or routine repairs. The term includes where the use of a building is changed to an emergency shelter and the cost of this change and any rehabilitation costs does not exceed 75 percent of the value of the building before the change in use.

**RETIREMENT ACCOUNTS:** A plan for setting aside money to be spent after retirement. Examples include Individual retirement accounts, 401(k), SIMPLE IRAs, and Multiple retirement accounts.

**ROYALTY INCOME:** Payment related to the use of a valuable right. This includes payments for the use of trademarks, trade names, service marks or copyrights, whether or not payment is based on the use made of such property, are ordinarily classified as royalties for federal tax purposes. See IRS.gov for more details.

# S

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**SALARY:** Fixed compensation paid regularly for services.

**S CORPORATIONS:** S corporations are corporations that elect to pass corporate income, losses, deductions and credit through to their shareholders for federal tax purposes. Shareholders of S corporations report the flow-through of income and losses on their personal tax returns and are assessed tax at their individual income tax rates. This allows S corporations to avoid double taxation on the corporate income. S corporations are responsible for tax on certain built-in gains and passive income. See IRS.gov for more details.

**SECTION 108 LOAN GUARANTEE PROGRAM:** Section 108 is the loan guarantee provision of the [Community Development Block Grant \(CDBG\) Program](#). Section 108 provides communities with a source of financing for economic development, housing rehabilitation, public facilities, and large-scale physical development projects.

**SECTION 8 RENTAL CERTIFICATE MODEL (FIXED TENANT PAYMENT):** The rental assistance model that assumes a fixed tenant payment—the tenant’s share of housing costs (Total Tenant Payment [TTP]) is calculated by formula. The public housing agency (PHA) then pays the difference between the tenant’s share and the approved rent for the unit.

**SECTION 8 RENTAL VOUCHER MODEL (FIXED PHA PAYMENT):** The rental assistance model that assumes a fixed PHA payment—the maximum PHA subsidy is calculated and the tenant pays the difference between the PHA subsidy and the approved rent for the unit.

**SELF-CERTIFICATION OF ANNUAL INCOME BY BENEFICIARY FORM:** The Self Certification of Annual Income by Beneficiary is a written statement from the beneficiary documenting the definition used to determine Annual (Gross) Income, the number of beneficiary members in the family or household (as applicable based on the activity), and the relevant characteristics of each member for the purposes of income determination.

SELF-EMPLOYMENT: The [INTERNAL REVENUE SERVICE](#) defines self-employed people who are required to file self-employment Social Security taxes as a sole proprietor that conducts a trade or business; an independent contractor; member of a partnership; or if you are otherwise in business for yourself.

SELF-HELP HOMEOWNERSHIP OPPORTUNITY PROGRAM (SHOP): SHOP awards grant funds to eligible national and regional non-profit organizations and consortia to purchase home sites and develop or improve the infrastructure needed to set the stage for sweat equity and volunteer-based homeownership programs for low-income persons and families.

SHOP: See [SELF-HELP HOMEOWNERSHIP OPPORTUNITY PROGRAM](#).

SLUM/BLIGHT – AREA BASIS: One of the [Community Development Block Grant \(CDBG\)](#) national objectives to indicate an area meets the definition of slum/blight under the regulations.

SLUM/BLIGHT – SPOT BASIS: One of the [Community Development Block Grant \(CDBG\)](#) national objectives to indicate a building meets the definition of slum/blight under the regulations.

SLUM/BLIGHT – URBAN RENEWAL: One of the [Community Development Block Grant \(CDBG\)](#) national objectives, but used rarely as there are few urban renewal areas.

SOCIAL SECURITY BENEFITS: The comprehensive federal program of benefits providing workers and their dependents with retirement income, disability income, and other payments. The Social security tax is used to pay for the program.

SOURCE DOCUMENTATION: Original documentation that demonstrates an income or asset source. Examples include wage statements (i.e., pay stubs), Social Security letters, etc.

STOCKS: The proprietorship element in a corporation usually divided into shares and represented by transferable certificates.

STUDENT LOAN INTEREST: Interest paid on a qualified student loan. See [IRS.gov](#) for more details.

SUPPLEMENTAL SECURITY INCOME (SSI): See [SOCIAL SECURITY BENEFITS](#).

## T

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TANF: See [TEMPORARY ASSISTANCE FOR NEEDY FAMILIES](#).

TAXABLE INTEREST: Most interest that you either receive or is credited to your account and that can be withdrawn without penalty is taxable income. Examples of taxable interest are interest on bank accounts, money market accounts, certificates of deposit, and deposited insurance dividends. Interest on insurance dividends left on deposit with the Department of Veterans Affairs, however, is not taxable. See [IRS.gov](#) for more details.

TBRA: See [TENANT-BASED RENTAL ASSISTANCE](#).

TEMPORARY ASSISTANCE FOR NEEDY FAMILIES (TANF): Under the welfare reform legislation of 1996, (the Personal Responsibility and Work Opportunity Reconciliation Act – PWRORA – Public Law 104-193), TANF replaced the welfare programs known as Aid to Families with Dependent Children (AFDC), the Job Opportunities and Basic Skills Training (JOBS) program and the Emergency Assistance (EA) program. The law ended federal entitlement to assistance and instead created TANF as a block grant that provides States, territories and tribes federal funds each

year. These funds cover benefits, administrative expenses, and services targeted to needy families. TANF became effective July 1, 1997 and was reauthorized in February 2006 under the Deficit Reduction Act of 2005.

**TENANT-BASED RENTAL ASSISTANCE (TBRA):** HUD assists low- and very low-income families in obtaining decent, safe, and sanitary housing in private accommodations by making up the difference between what they can afford and the approved rent for an adequate housing unit. This is also known as either rental assistance or tenant payments.

**TIPS:** A gift or a sum of money tendered for a service performed or anticipated: gratuity.

**TRUSTS:** A property interest held by one person for the benefit of another.

**TUITION:** The price of or payment for instruction.

## U

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**UNEMPLOYMENT COMPENSATION:** Money that substitutes for wages or salary, paid to recently unemployed workers under a government- or union-run program.

**URGENT NEED:** One of the Community Development Block Grant (CDBG) national objectives, but used rarely under the program.

**U.S. CENSUS BUREAU:** Serves as the leading source of quality data about our nation's people and economy.

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD):** Established in 1965, HUD's mission is to increase homeownership, support community development, and increase access to affordable housing free from discrimination. To fulfill this mission, HUD will embrace high standards of ethics, management and accountability and forge new partnerships — particularly with faith-based and community organizations — that leverage resources and improve HUD's ability to be effective on the community level.

**UTILITY ALLOWANCE:** PHA or administrator's estimate of the average monthly utility bills (except telephone) for an energy-conscious household. This estimate considers only utilities paid directly by the tenant. If all utilities are included in the rent, there is not a utility allowance. Utility allowances vary by unit type and are listed on the project's rent schedule or HAP contract.

## V

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**VETERANS (VA) PAYMENTS:** Monetary payment or the furnishing of goods or services having a monetary value to or for an eligible veteran, veteran's dependent, or veteran's survivor.

**VERY LOW-INCOME:** Households whose incomes do not exceed 50 percent of the median area income for the area, as determined by HUD, with adjustments for smaller and larger families and for areas with unusually high or low incomes or where needed because of facility, college, or other training facility; prevailing levels of construction costs; or fair market rents.

**VERY LOW-INCOME (HTF):** Families whose annual incomes are in excess of 30 percent but not greater than 50 percent of the median family income of a geographic area, as determined by HUD with adjustments for smaller and

larger families. “Very low-income family” also includes any family that resides in a nonmetropolitan area that does not exceed the poverty line applicable to the family size involved.

## W

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WAGES: Payment usually of money for labor or services usually according to contract and on an hourly, daily, or piecework basis.

WELFARE: See [TANF](#).

## X

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## Y

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## Z

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# **Attachment# 10**

## **HUD Matrix Codes**

Matrix Code Key		National Objective Codes (N = Not Allowed)														
Code	Eligible Activity	LMA	LMAFI	LMASA	LMC	LMCMC	LMCSV	LMH	LMHSP	LMJ	LMJFI	LMJP	SBA	SBS	SBR	URG
01	Acquisition of Property - 570.201(a)					N	N				N					
02	Disposition - 570.201(b)					N	N				N			N		
03A	Senior Centers	N				N	N	N	N							
03B	Facility for Persons with Disabilities	N				N	N	N	N							
03C	Homeless Facilities (not operating costs)	N				N	N	N	N							
03D	Youth Centers	N				N	N	N	N							
03E	Neighborhood Facilities					N	N	N	N							
03F	Parks, Recreational Facilities		N	N		N	N	N	N	N		N				
03G	Parking Facilities					N	N	N	N							
03H	Solid Waste Disposal Improvements					N	N									
03I	Flood Drainage Improvements					N	N									
03J	Water/Sewer Improvements					N	N									
03K	Street Improvements					N	N									
03L	Sidewalks					N	N									
03M	Child Care Centers	N				N	N	N	N							
03N	Tree Planting					N	N		N							
03O	Fire Station/Equipment		N	N	N	N	N	N	N	N		N				
03P	Health Facilities					N	N	N	N							
03Q	Abused and Neglected Children Facilities	N				N	N	N	N							
03R	Asbestos Removal					N	N	N	N							
03S	Facilities for AIDS Patients (no op'ting costs)	N				N	N	N	N							
03T	Operating Costs Homeless/AIDS Patients	N	N	N		N	N	N	N	N	N			N	N	
03Z	Other Public Improvements Not Listed in 03A-03S					N	N									
04	Clearance and Demolition					N	N				N					
04A	Cleanup of Contaminated Sites					N	N				N					
05A	Senior Services	N	N	N		N		N	N	N	N	N		N	N	
05B	Services for Persons with Disabilities	N	N	N		N		N	N	N	N	N		N	N	
05C	Legal Services		N	N		N		N	N	N	N	N		N	N	
05D	Youth Services	N	N	N		N		N	N	N	N	N		N	N	
05E	Transportation Services		N	N		N		N	N	N	N	N		N	N	
05F	Substance Abuse Services		N	N		N		N	N	N	N	N		N	N	
05G	Services for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking	N	N	N		N		N	N	N	N	N		N	N	
05H	Employment Training		N	N		N		N	N	N	N	N		N	N	
05I	Crime Awareness		N	N		N		N	N	N	N	N		N	N	
05J	Fair Housing Activities-Subj.to Pub.Serv.Cap		N	N		N		N	N	N	N	N		N	N	
05K	Tenant/Landlord Counseling	N	N	N		N		N	N	N	N	N		N	N	
05L	Child Care Services	N	N	N		N		N	N	N	N	N		N	N	
05M	Health Services		N	N		N		N	N	N	N	N		N	N	
05N	Abused and Neglected Children	N	N	N		N		N	N	N	N	N		N	N	
05O	Mental Health Services		N	N		N		N	N	N	N	N		N	N	
05P	Screening for Lead Based Paint/Lead Hazards	N	N	N		N		N	N	N	N	N		N	N	
05Q	Subsistence Payments	N	N	N		N		N	N	N	N	N		N	N	
05R	Homebuyer Downpayment Assistance - Excluding Housing Counseling, under 24 CFR 5.100	N	N	N	N	N	N			N	N	N		N	N	
05S	Rental Housing Subsidies	N	N	N	N	N				N	N	N		N	N	
05T	Security Deposits	N	N	N	N	N				N	N	N		N	N	
05U	Housing Counseling Only, under 24 CFR 5.100	N	N	N		N	N			N	N	N	N	N	N	N
05V	Neighborhood Cleanups		N	N	N	N		N	N	N	N	N		N	N	
05W	Food Banks		N	N		N		N	N	N	N	N		N	N	
05X	Housing information and referral services	N	N	N		N	N			N	N	N	N	N	N	N
05Y	Housing Counseling under 24 CFR 5.100 supporting homebuyer downpayment assistance (05R)	N	N	N	N	N	N			N	N	N		N	N	
05Z	Other Public Services Not Listed in 03T and 05A-05Y		N	N		N		N	N	N	N	N		N	N	
06	Interim Assistance		N	N	N	N	N	N	N	N	N	N			N	
07	Urban Renewal Completion					N	N				N		N	N		N
08	Relocation					N	N				N					
09	Rental Income Loss					N	N				N					
11	Privately Owned Utilities					N	N				N					
12	Construction of Housing	N	N	N	N	N	N			N	N	N		N		
13A	Housing Counseling, under 24 CFR 5.100, for Homeownership Assistance 13B	N	N	N	N	N	N			N	N	N	N	N	N	N
13B	Homeownership Assistance - excluding Housing Counseling under 24 CFR 5.100	N	N	N	N	N	N			N	N	N	N	N	N	N

Matrix Code Key		National Objective Codes (N = Not Allowed)														
Code	Eligible Activity	LMA	LMAFI	LMASA	LMC	LMCMC	LMCSV	LMH	LMHSP	LMJ	LMJFI	LMJP	SBA	SBS	SBR	URG
14A	Rehab; Single-Unit Residential	N	N	N	N	N	N			N	N	N				
14B	Rehab; Multi-Unit Residential	N	N	N	N	N	N			N	N	N				
14C	Public Housing Modernization	N	N	N	N	N	N			N	N	N				
14D	Rehab; Other than Public-Owned Residential Buildings	N	N	N	N	N	N			N	N	N				
14E	Rehab. Pub./Pvt.-Comm'/Indust'					N	N	N	N		N					
14F	Energy Efficiency Improvements	N	N	N	N	N	N			N	N	N				
14G	Acquisition for Rehabilitation	N	N	N	N	N	N			N	N	N				
14H	Rehabilitation Administration					N	N				N					
14I	Lead-Based Paint Abatement	N	N	N	N	N	N			N	N	N				
14J	Housing Services, excluding Housing Counseling under 24 CFR 5.100	N	N	N	N	N	N			N	N	N	N	N	N	N
14K	Housing Counseling, under 24 CFR 5.100, Supporting HOME Program Assistance Housing Activities	N	N	N	N	N	N			N	N	N	N	N	N	N
14L	Housing Counseling, under 24 CFR 5.100, in Conjunction with CDBG Assisted Housing Rehab	N	N	N	N	N	N			N	N	N				
15	Code Enforcement		N	N	N	N	N	N	N	N	N	N		N		
16A	Residential Historic Preservation	N	N	N	N	N	N			N	N	N				N
16B	Non-Residential Historic Preservation					N	N	N	N		N					N
17A	ED Acquisition by Recipient					N	N	N	N							
17B	CI Infrastructure Development					N	N	N	N					N		
17C	CI Building Acq., Construction, Rehabilitation					N	N	N	N		N					
17D	Other Commercial/Industrial Improvements					N	N	N	N		N					
18A	ED Assistance to For-Profits				N	N	N	N	N		N			N		
18B	Economic Development: Technical Assistance				N	N	N	N	N		N			N		
18C	Micro-Enterprise Assist.						N	N	N		N			N		
19C	Nonprofit Capacity Building															
19E	Operation and Repair of Foreclosed Property		N	N	N	N	N			N	N	N	N	N	N	N
19F	Planned Repayments of Sec.108 Loans	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
19G	Unplanned Repayments of Sec.108 Loans	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
19H	State CDBG Technical Assistance to Grantees	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
20	Planning	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
20A	State Planning-only 570.483(b)(5) and (c)(3)															N
21A	General Program Admin. - 570.206	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
21B	Indirect Costs	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
21C	Public Information	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
21D	Fair Housing Activity (subject to Admin. cap)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
21E	Submissions or Applications for Federal Programs	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
21H	CDBG Funding of HOME Admin.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
21I	CDBG Funding of HOME CHDO Operating Costs	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
21J	State Administration Costs	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
23	Tornado Shelters - Private Mobile Home Parks		N	N	N	N	N	N	N	N	N	N	N	N	N	N
24A	Payment of Interest on Section 108 Loans	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
24b	Payment of Costs of Section 108 Financing															
24C	Debt Service Reserve	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
National Objective Key										Entitlements			States			
LMA	Low- and moderate-income (Low/Mod) Area Benefit									570.208(a)(1)			570.483(b)(1)			
LMAFI	Low/Mod Area Benefit CDFI									570.208(d)(6)(i)			570.483(e)(4)			
LMASA	Low/Mod Area Benefit NRSA									570.208(d)(5)(i)			570.483(e)(5)			
LMC	Low/Mod Limited Clientele									570.208(a)(2)			570.483(b)(2)			
LMCMC	Low/Mod Limited Clientele Microenterprise Development									570.208(a)(2)(iii)			570.483(b)(2)(iv)			
LMCSV	Low/Mod Limited Clientele, Job Service Benefit									570.208(a)(2)(iv)			570.483(b)(2)(v)			
LMH	Low/Mod Housing									570.208(a)(3)			570.483(b)(3)			
LMHSP	Low/Mod Housing, CDFI or NRSA									570.208(d)(5)(ii) & (d)(6)(ii)			570.483(e)(5)			
LMJ	Low/Mod Job Creation or Retention									570.208(a)(4)			570.483(b)(4)			
LMJFI	Low/Mod Job Creation/Retention, Public Facility/Improvement									570.208(a)(4)(vi)(F)			570.483(b)(4)(vi)(F)			
LMJP	Low/Mod Job Creation or Retention, Location Based									570.208(a)(4)(iv)(B)			570.483(b)(4)(iv)(B)			
SBA	Slum and Blight Area									570.208(b)(1)			570.483(c)(1)			
SBS	Slum and Blight Spot									570.208(b)(2)			570.483(c)(2)			
SBR	Slum and Blight Urban Renewal/Planning Activities (States)									570.208(b)(3)			570.483(c)(3)			
URG	Urgent Needs									570.208(c)						

# Appendix A

## CDBG MATRIX CODES

Release Date:  
March 2019

### MATRIX CODE DEFINITIONS

Matrix codes are used to indicate—but do not establish—activity eligibility. An activity must be eligible in accordance with the regulations at 24 CFR 570.201 – 570.207 for Entitlements, 570.703 – 570.705 for the Section 108 loan guarantee program, and with Section 105(a) of the HCDA [42 USC 5305] and 24 CFR 570.482 for States. Grantees need to refer to the regulations to determine an activity’s eligibility; the codes defined below are used in IDIS On-Line chiefly to categorize activities for reporting purposes.

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Code	Definition with Entitlement, State, or Section 108 loan Guarantee citations
<b>Acquisition and Disposition</b>	
<b>01</b>	<p><b>Acquisition of Real Property</b> 24 CFR 570.201(e) or 42 USC 5305(a)(1)  Acquisition of real property that will be developed for a public purpose. Use code 01 if CDBG funds will be used ONLY for the acquisition of property. This code is frequently used for the acquisition of property on which a public facility, public improvement or housing will be constructed using other funds.</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> <li>• <i>When a grantee acquires and constructs or rehabilitates a public facility with CDBG funds, assign the appropriate 03* matrix code, instead of 01.</i></li> <li>• <i>When a grantee combines acquisition with relocation or disposition in a single activity, that activity can be coded as Acquisition 01.</i></li> <li>• <i>When a grantee acquires and rehabilitates housing with CDBG funds for residential purposes, use code 14G.</i></li> <li>• <i>When a grantee or subrecipient acquires land, clears structures, or packages land for the purpose of creating an industrial park or encouraging commercial/industrial redevelopment, use matrix code 17A.</i></li> </ul>
<b>02</b>	<p><b>Disposition of Real Property</b> 24 CFR 570.201(b) or 42 USC 5305(a)(7)  Costs related to the sale, lease, or donation of real property acquired with CDBG funds or under urban renewal. Eligible costs would include the costs incidental to disposing of the property, such as preparation of legal documents, fees paid for surveys, transfer taxes, and other costs involved in the transfer of ownership of the CDBG-assisted property. The costs can also include the costs of temporarily maintaining property pending disposition, for example, boarding property up, mowing grass, security. However, the temporary maintenance costs are eligible only for properties initially acquired with CDBG funds.</p>
<b>04</b>	<p><b>Clearance and Demolition</b> 24 CFR 570.201(d) or 42 USC 5305(a)(4)  Clearance or demolition of buildings/improvements, or the movement of buildings to other sites.</p>
<b>04A</b>	<p><b>Cleanup of Contaminated Sites</b> 24 CFR 570.201(d) or 24 CFR 570.482(c)(3) [Public Law 105-276]  Activities undertaken primarily to clean toxic/environmental waste or contamination from a site.</p>
<b>08</b>	<p><b>Relocation</b> 24 CFR 570.201(i) or 42 USC 5305(a)(11)  Relocation payments and other assistance for permanently or temporarily displaced individuals, families, businesses, non-profit organizations, and farms.</p>

## Public Facilities and Improvements

Use matrix codes in this section when the CDBG funds are used by the grantee or other public or private non-profit entities for public facilities and improvements.

### Note:

- Grantees may only have one public facility in an activity. Grantees must set up a separate activity for each public facility. When two or more related activities are funded with CDBG, the grantee needs to set up a separate activity for each facility or improvement.
- When a facility is used only by a specific client group, the activity should be assigned the matrix code specific to that group, not the type of facility. For instance, assign 03Q to a health facility for abused and neglected children, not 03P.
- If CDBG funds are only used to acquire property for a public facility, use matrix code 01. If the grantee uses CDBG funds to pay for the acquisition and construction, or rehabilitation of a public facility or improvement, use the appropriate 03\* matrix code.
- For commercial and industrial improvements undertaken by a grantee or a subrecipient for economic development purposes, use matrix code 17A, 17B, 17C, or 17D.

<b>03A</b>	<b>Senior Centers</b> 24 CFR 570.201(c) or 42 USC 5305(a)(2) Acquisition, construction, or rehabilitation of facilities (except permanent housing) for seniors. 03A may be used for a facility serving both the elderly and persons with disabilities, provided it is not intended primarily to serve persons with disabilities. If it is, use 03B instead.  <i>Note: For the construction of permanent housing for the elderly, use code 12; for the rehabilitation of such housing, use the appropriate 14* code.</i>
<b>03B</b>	<b>Facilities for Persons with Disabilities</b> 24 CFR 570.201(c) or 42 USC 5305(a)(2) Acquisition, construction, or rehabilitation of centers, group homes, and other facilities (except permanent housing) for persons with disabilities. 03B may be used for a facility serving both persons with disabilities and the elderly, provided it is not intended primarily to serve the elderly. If it is, use 03A instead.  <i>Note: For the construction of permanent housing for the persons with disabilities, use code 12; for the rehabilitation of such housing, use the appropriate 14* code.</i>
<b>03C</b>	<b>Homeless Facilities (not operating costs)</b> 24 CFR 570.201(c) or 42 USC 5305(a)(2) Acquisition, construction, conversion of buildings, or rehabilitation of temporary shelters and transitional housing for the homeless, including victims of domestic violence, dating violence, sexual assault or stalking, disaster victims, runaway children, drug offenders, and parolees.  <i>Note: For the construction of permanent housing for the homeless, use code 12; for the rehabilitation of such housing, use the appropriate 14* code; for facilities for abused and neglected children, use 03Q.</i>



<b>03D</b>	<p><b>Youth Centers</b> 24 CFR 570.201(c) or 42 USC 5305(a)(2)  Acquisition, construction, or rehabilitation of facilities intended primarily for young people age 13 to 19. These include playground and recreational facilities that are part of a youth center.  For the acquisition, construction or rehabilitation of facilities intended primarily for children age 12 and under, use 03M; for facilities for abused and neglected children, use 03Q.</p>
<b>03E</b>	<p><b>Neighborhood Facilities</b> 24 CFR 570.201(c) or 42 USC 5305(a)(2)  Acquisition, construction, or rehabilitation of facilities that are principally designed to serve a neighborhood and that will be used for social services or for multiple purposes (including recreation). Such facilities may include libraries and community centers.</p>
<b>03F</b>	<p><b>Parks, Recreational Facilities</b> 24 CFR 570.201(c) or 42 USC 5305(a)(2)  Development of open space areas or facilities intended primarily for recreational use.</p>
<b>03G</b>	<p><b>Parking Facilities</b> 24 CFR 570.201(c) or 42 USC 5305(a)(2)  Acquisition, construction, or rehabilitation of parking lots and parking garages. Use 03G if rehabilitation of a public facility or street improvement is a small part of an activity to improve a parking facility. However, if parking improvements are only a small part of a larger street improvement activity, use 03K.</p>
<b>03H</b>	<p><b>Solid Waste Disposal Improvements</b> 24 CFR 570.201(c) or 42 USC 5205(a)(2)  Acquisition, construction or rehabilitation of solid waste disposal facilities. The eligible costs can also include equipment, such as bulldozers, used exclusively at the facility.</p>
<b>03I</b>	<p><b>Flood Drainage Improvements</b> 24 CFR 570.201(c) or 42 USC 5305(a)(2)  Acquisition, construction, or rehabilitation of flood drainage facilities, such as retention ponds, catch basins, streambank erosion controls, channelization of streambeds, or dams. 03I can also be used for "Green Infrastructure" improvements to manage stormwater. However, if stormwater management improvements are integral to some other activity like a park or a street project, it should be included in that matrix code (03F for parks, 03K for streets) rather than 03I.</p> <p><i>Note: Do not use 03I for construction/rehabilitation of storm sewers, street drains, or storm drains. Use 03J for storm sewers and 03K for street and storm drains.</i></p>
<b>03J</b>	<p><b>Water/Sewer Improvements</b> 24 CFR 570.201(c) or 42 USC 5305(a)(2)  Installation or replacement of water lines, sanitary sewers, storm sewers, and fire hydrants. Costs of street repairs (usually repaving) made necessary by water/sewer improvement activities are included under 03J.</p> <p>For water/sewer improvements that are part of:</p> <ul style="list-style-type: none"> <li>• More extensive street improvements, use 03K. For example, an activity that involves paving six blocks of Main Street and installing 100 feet of new water lines in one of those blocks.</li> <li>• A housing rehabilitation activity such as water/sewer hookups (lines from a house to the street), use the appropriate 14* housing rehabilitation matrix code.</li> </ul>

<b>03K</b>	<b>Street Improvements</b> <i>24 CFR 570.201(c) or 42 USC 5305(a)(2)</i> Installation or repair of streets, street drains, storm drains, curbs and gutters, tunnels, bridges, and traffic lights/signs. Also use 03K: <ul style="list-style-type: none"> <li>For improvements that include landscaping, street lighting, and/or street signs (commonly referred to as "streetscaping").</li> <li>If sidewalk improvements (see code 03L) are part of more extensive street improvements.</li> </ul>
<b>03L</b>	<b>Sidewalks</b> <i>24 CFR 570.201(c) or 42 USC 5305(a)(2)</i> Improvements to sidewalks. Also use 03L for sidewalk improvements that include the installation of trash receptacles, lighting, benches, and trees.
<b>03M</b>	<b>Child Care Centers</b> <i>24 CFR 570.201(c) or 42 USC 5305(a)(2)</i> Acquisition, construction, or rehabilitation of facilities intended primarily for children age 12 and under. Examples are daycare centers and Head Start preschool centers. For the construction or rehabilitation of facilities for abused and neglected children, use 03Q; for the construction or rehabilitation of facilities for teenagers, use 03D
<b>03N</b>	<b>Tree Planting</b> <i>24 CFR 570.201(c) or 42 USC 5305(a)(2)</i> Activities limited to tree planting (sometimes referred to as "beautification"). For streetscape activities that include tree planting, use 03K; for sidewalk improvement activities that include tree planting, use 03L.
<b>03O</b>	<b>Fire Stations/Equipment</b> <i>24 CFR 570.201(c) or 42 USC 5305(a)(2)</i> Acquisition, construction, or rehabilitation of fire stations and/or the purchase of fire trucks and emergency rescue equipment.
<b>03P</b>	<b>Health Facilities</b> <i>24 CFR 570.201(c) or 42 USC 5305(a)(2)</i> Acquisition, construction, or rehabilitation of physical or mental health facilities. Examples of such facilities include neighborhood clinics, hospitals, nursing homes, and convalescent homes. Health facilities for a specific client group should use the matrix code for that client group. For example, use 03Q for the construction or rehabilitation of health facilities for abused and neglected children.
<b>03Q</b>	<b>Facilities for Abused and Neglected Children</b> <i>24 CFR 570.201(c) or 42 USC 5305(a)(2)</i> Acquisition, construction, or rehabilitation of daycare centers, treatment facilities, or temporary housing for abused and neglected children.
<b>03R</b>	<b>Asbestos Removal</b> <i>24 CFR 570.201(c) or 42 USC 5305(a)(2)</i> Rehabilitation of any public facility undertaken primarily to remove asbestos.
<b>03S</b>	<b>Facilities for AIDS Patients (not operating costs)</b> <i>24 CFR 570.201(c) or 42 USC 5305(a)(2)</i> Acquisition, construction, or rehabilitation of facilities for the treatment or temporary housing of people who are HIV positive or who have AIDS. For the construction or rehabilitation of facilities for AIDS education and prevention, use 03P.

<b>03Z</b>	<p><b>Other Public Improvements Not Listed in 03A-03T</b> <i>24 CFR 570.201(c) or 42 USC 5305(a)(2)</i></p> <p>This matrix code replaces matrix code 03. Only use this code when an activity does not fall under a more specific 03A – 03S matrix code. Check the following before using this matrix code:</p> <ul style="list-style-type: none"> <li>• Grantees may only have one public facility in an activity. Grantees must set up a separate activity for each public facility. When two or more related facilities are funded by CDBG, the grantee needs to set up a separate activity for each facility or improvement.</li> <li>• 03Z can be used for seawalls, bus shelters, retaining walls, and wind turbines.</li> <li>• 03Z can be used for activities that assist persons with disabilities by removing architectural barriers from or providing ADA improvements to government buildings (activities that otherwise would not be eligible for CDBG funding).</li> </ul>
<b>06</b>	<p><b>Interim Assistance</b> <i>24 CFR 570.201(f) or 42 USC 5305(a)(4)</i></p> <p>Only for activities undertaken either to:</p> <ul style="list-style-type: none"> <li>• Make limited improvements (e.g., repair of streets, sidewalks, or public buildings) intended solely to arrest further deterioration of physically deteriorated areas prior to making permanent improvements.</li> <li>• Alleviate emergency conditions threatening public health and safety, such as removal of tree limbs or other debris after a major storm.</li> </ul>
<b>11</b>	<p><b>Privately Owned Utilities</b> <i>24 CFR 570.201(l) or 42 USC 5305(a)(14)</i></p> <p>Acquisition, reconstruction, rehabilitation, or installation of distribution lines and facilities of regulated, privately owned utilities. This includes placing new or existing distribution lines/facilities underground.</p>
<b>16B</b>	<p><b>Non-Residential Historic Preservation</b> <i>24 CFR 570.202(d)</i></p> <p>Rehabilitation of historic buildings for non-residential use. Examples include the renovation of an historic building for use as a neighborhood facility, as a museum, or by an historic preservation society.</p>
<b>23</b>	<p><b>Tornado Shelters Serving Private Mobile Home Parks</b> <i>42 USC 5305(a)(25)</i></p> <p>Construction or improvement of tornado-safe shelters for residents of manufactured housing parks and the provision of assistance (including loans and grants) to nonprofit and for-profit entities to do so, in accordance with Section 42 USC 5305(a)(24).</p>

## Public Services

Use matrix codes in this section for CDBG assisted public services activities.

- It is important to distinguish a service from construction or rehabilitation of a facility where a service is being provided. For example, the construction or rehabilitation of a senior center is coded as 03A, but the funding of services provided at a facility for senior citizens is coded as 05A.
- Rental of a facility for a service is considered a part of delivery of service and should be treated as a public service.
- Operation and maintenance may be paid with CDBG funds only for the portion of the building where a public service is being carried out.
- If the activity is restricted to one client group, use the matrix code for that group. For example, use 05A for senior services.

<b>03T</b>	<b>Homeless/AIDS Patients Programs</b> 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2) Costs associated with the operation of programs for the homeless or for AIDS patients, such as staff costs, utilities, maintenance, and insurance. Because payment of operating costs for these programs is a public service under CDBG, all CDBG expenditures for 03T activities are included in the calculation of the Public Services cap.
<b>05A</b>	<b>Senior Services</b> 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2) Services for the elderly. 05A may be used for an activity that serves both the elderly and persons with disabilities provided it is intended primarily to serve elderly. If the activity is intended primarily to serve persons with disabilities, use 05B instead.
<b>05B</b>	<b>Services for Persons with Disabilities</b> 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2) Services for the persons with disabilities, regardless of age. If the activity is intended primarily for elderly persons, use 05A instead.
<b>05C</b>	<b>Legal Services</b> 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2) Services providing legal aid to low- and moderate-income (LMI) persons. If the legal service is only provided for the settlement of tenant/landlord disputes, use 05K.
<b>05D</b>	<b>Youth Services</b> 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2) Services for young people age 13 to 19. For example, recreational services limited to teenagers and teen counseling programs. 05D can also be used for counseling programs that target teens but include counseling for the family as well. For services for children age 12 and under, use 05L; for services for abused and neglected children, use 05N.
<b>05E</b>	<b>Transportation Services</b> 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2) General transportation services. Transportation services for a specific client group should use the matrix code for that client group. For example, use 05A for transportation services for the elderly.

<b>05F</b>	<b>Substance Abuse Services</b> 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2) Substance abuse recovery programs and substance abuse prevention/education activities. If the services are provided for a specific client group, the matrix code for that client group may be used instead. For example, substance abuse services that target teenagers may be coded either 05D or 05F.
<b>05G</b>	<b>Services for victims of domestic violence, dating violence, sexual assault or stalking</b> 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2) Services for victims of domestic violence, dating violence, sexual assault or stalking. For services limited to abused and neglected children, use 05N.
<b>05H</b>	<b>Employment Training</b> 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2) Assistance to increase self-sufficiency, including literacy, independent living skills, resume writing, job coaching, "how to get and keep a job" training, or training students in a particular field on skill when there is no tie to a specific position or business. For activities providing training for specific permanent jobs with specific businesses, use 18A.
<b>05I</b>	<b>Crime Awareness/Prevention</b> 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2) Promotion of crime awareness and prevention, including crime prevention education programs, community-oriented policing programs above and beyond normal staffing levels, installation of security cameras, and paying for security guards.
<b>05J</b>	<b>Fair Housing Activities (subject to Public Services cap)</b> 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2) Fair housing services (e.g. counseling on housing discrimination) as public services. The activity needs to meet a national objective. For fair housing services activities carried out as part of general program administration (and thus not required to meet a national objective), use 21D.
<b>05K</b>	<b>Tenant/Landlord Counseling</b> 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2) Counseling to help prevent or settle disputes between tenants and landlords.
<b>05L</b>	<b>Child Care Services</b> 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2) Services that will benefit children (generally under age 13), including parenting skills classes. For services exclusively for abused and neglected children, use 05N.
<b>05M</b>	<b>Health Services</b> 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2) Services addressing the physical health needs of residents of the community. For mental health services, use 05O.
<b>05N</b>	<b>Services for Abused and Neglected Children</b> 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2) Daycare and other services exclusively for abused and neglected children.

<b>05O</b>	<p><b>Mental Health Services</b> 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2)  Services addressing the mental health needs of residents of the community.</p>
<b>05P</b>	<p><b>Screening for Lead Poisoning</b> 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2)  Activities undertaken primarily to provide screening for lead poisoning.</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> <li>• Use 05P to test people for possible lead poisoning.</li> <li>• Use 14I to test buildings/properties for presence of lead contamination.</li> </ul>
<b>05Q</b>	<p><b>Subsistence Payments</b> 24 CFR 570.207(b)(4) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2)  One-time or short-term (no more than three months) emergency payments on behalf of individuals or families, generally for the purpose of preventing homelessness. Examples include utility payments to prevent cutoff of service, and rent/mortgage payments to prevent eviction.</p>
<b>05R</b>	<p><b>Homebuyer Downpayment Assistance - Excluding Housing Counseling under 24 CFR 5.100</b> 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2)  Homebuyer downpayment assistance provided as a PUBLIC SERVICE. If housing counseling (under 24 CFR 5.100) is provided to in conjunction with downpayment assistance, report housing counseling separately under matrix code 05Y. If referral services, homeownership education programs, or general budget/financial counseling are provided to homebuyers in conjunction with downpayment assistance as part of a package, then the services are considered activity delivery costs as a part of an 05R activity.</p> <ul style="list-style-type: none"> <li>• It is subject to the public service cap, unless the assistance is provided by a CBDO in an NRSA or by a 105(a)(15) entity.</li> <li>• Only report the number of households that received downpayment assistance as accomplishments for 05R.</li> <li>• For more extensive types of homeownership assistance provided under authority of the National Affordable Housing Act, use code 13B.</li> </ul>
<b>05S</b>	<p><b>Rental Housing Subsidies</b> 24 CFR 570.204 or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2)  Tenant subsidies exclusively for rental payments for more than three months. Activities providing this form of assistance must be carried out by CBDOs or 105(a)(15) entities.</p>
<b>05T</b>	<p><b>Security Deposits</b> 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2)  Tenant subsidies exclusively for payment of security deposits.</p>

<b>05U</b>	<p><b>Housing Counseling only, under 24 CFR 5.100</b> 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2)  Housing counseling, under 24 CFR 5.100, for renters, homeowners, and/or potential new homebuyers that is provided as an independent public service (i.e., not as part of another eligible housing activity).</p>
<b>05V</b>	<p><b>Neighborhood Cleanups</b> 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2)  One-time or short-term efforts to remove trash and debris from neighborhoods. Examples of legitimate uses of this code include neighborhood cleanup campaigns and graffiti removal.</p>
<b>05W</b>	<p><b>Food Banks</b> 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2)  Costs associated with the operation of food banks, community kitchens, and food pantries, such as staff costs, supplies, utilities, maintenance, and insurance.</p>
<b>05X</b>	<p><b>Housing Information and Referral Services</b> 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2)  An activity that provides housing information, education, and referral services, or general budget/financial counseling that does not meet the 24 CFR 5.100 definition of Housing Counseling.</p>
<b>05Y</b>	<p><b>Housing Counseling under 24 CFR 5.100 Supporting Homebuyer Downpayment Assistance (05R)</b> 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2)  Housing Counseling, under 24 CFR 5.100, that is provided to in conjunction with homebuyer downpayment assistance (05R) as a public service.</p>
<b>05Z</b>	<p><b>Other Public Services Not Listed in 03T and 05A-05Y</b> 24 CFR 570.201(e) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2)  This matrix code replaced matrix code 05. Only use this matrix code when an activity does not fall under a more specific 05A-05Y code.  An example of a legitimate use of this code is when the CDBG funds are provided to a non-profit organization that provides multiple types of social services for operating costs. In another example, when a public service activity that does not have a more specific matrix code, provides services to multiple groups of clients such as seniors, persons with disabilities, and homeless persons. For instance, for a "meals on wheels" program for seniors and persons with disabilities, use 05Z. If this program had only been available to seniors, the correct matrix code would have been 05A.</p>

## Housing

Housing includes new construction and rehabilitation.

- Reconstruction of housing is eligible as is rehabilitation. Replacement of stick-built residential structures with manufactured housing units, or vice versa, is eligible as reconstruction of housing.
- Manufactured housing may be rehabilitated if it is considered part of the community's permanent housing stock.
- Wiring multifamily properties for broadband internet service, as part of substantial rehabilitation as defined in 24 CFR 5.100, should be treated as a cost of the rehabilitation, not broken out separately.
- Conversion of non-residential structures to housing is eligible as rehabilitation (esp. significant for 14B, 14D, 14G).
- Rehabilitation of housing can include water/sewer hookups, running water/sewer lines from a house out to the street, installation/rehabilitation/replacement of wells, septic tanks, septic drainfields, etc.
- Historic preservation work that is done as part of other housing rehabilitation can be included in the relevant matrix code.
- Installation or replacement of landscaping materials, sidewalks, and driveways can be included when the costs are incidental to the rehabilitation of the property.

<b>09</b>	<b>Loss of Rental Income</b> <i>24 CFR 570.201(j) or 42 USC 5305(a)(6)</i> Payments to owners of housing for loss of rental income due to temporarily holding rental units for persons displaced by CDBG-assisted activities.
<b>12</b>	<b>Construction of Housing</b> <i>24 CFR 570.201(m), 570.204 or 42 USC 5305(a)(15)</i> Construction of housing with CDBG funds must either be: carried out by CBDOs, in accordance with the regulations at 24 CFR 570.204(a); in accordance with 42 USC 5305(a)(15); or last resort housing under the provisions of the Uniform Act, 42 USC Part 49.
<b>13A</b>	<b>Housing Counseling, under 24 CFR 5.100, for Homeownership Assistance (13B)</b> <i>24 CFR 570.201(n) or 42 USC 5305(a)(24)</i> Housing Counseling, under 24 CFR 5.100, when provided in conjunction with direct homeownership assistance 13B. Report housing counseling under matrix code 13A as a separate activity.



<p><b>13B</b></p>	<p><b>Homeownership Assistance - excluding Housing Counseling under 24 CFR 5.100</b>  <i>24 CFR 570.201(n) or 42 USC 5305(a)(24)</i>  CDBG funds may be used to provide direct homeownership assistance under 24 CFR 570.201(n) and Section 105(a)(24) of the HCDA under the low- and moderate-income housing national objective [24 CFR 570.208(a)(3) and 570.483(b)(3)]. Direct homeownership assistance may include:</p> <ul style="list-style-type: none"> <li>• Subsidizing interest rates and mortgage principal amounts to make loan payments affordable. This may include making grants to reduce the effective interest rates charged on the loans. Low-or no-interest subordinate loans can also be used to reduce overall loan repayment amounts.</li> <li>• Financing the cost of acquiring property already occupied by renter households at terms needed to make the purchase affordable.</li> <li>• Paying all or a part of the premium on behalf of the homebuyer for mortgage insurance required upfront by a private mortgagee.</li> <li>• Paying any or all of the reasonable closing costs associated with the home purchase on behalf of the homebuyer.</li> <li>• Paying up to 50 percent of the down payment required by the mortgagee for the purchase on behalf of the homebuyer. (The 50 percent limitation on downpayment assistance is a statutory requirement. Grantee records must document what amount of downpayment is required by the mortgagee, and must clearly distinguish between the amount of CDBG funds being provided for downpayment assistance vs. the amount provided for subsidizing the mortgage principal, for closing costs, for mortgage insurance, etc.)</li> </ul> <p><i>Note:</i></p> <ul style="list-style-type: none"> <li>• <i>If Housing Counseling, under 24 CFR 5.100, is provided in conjunction with direct homeownership assistance, report housing counseling under matrix code 13A, as a separate activity.</i></li> <li>• <i>If referral services, homeownership education programs, or general budget/financial counseling is provided to homebuyers in conjunction with homeownership assistance, the services are considered activity delivery costs as part of a 13B activity.</i></li> <li>• <i>All recipients of assistance provided under matrix code 13B must be low/moderate income and the activity must meet the LMH national objective.</i></li> <li>• <i>Only report the number of households that received homeownership assistance as accomplishments for 13B.</i></li> </ul>
<p><b>14A</b></p>	<p><b>Rehabilitation: Single-Unit Residential</b> <i>24 CFR 570.202(a)(1) or 42 USC 5305(a)(4)</i>  Rehabilitation of privately owned, single-unit homes. If Housing Counseling under 24 CFR 5.100 is provided in conjunction with rehabilitation, report Housing Counseling under matrix code 14L separately. If referral services, or general budget/financial counseling is provided to residents in conjunction with rehabilitation, the services are considered activity delivery costs as a part of a 14A activity.</p>

<b>14B</b>	<p><b>Rehabilitation: Multi-Unit Residential</b> <i>24 CFR 570.202(a)(1) or 42 USC 5305(a)(4)</i>  Rehabilitation of privately owned buildings with two or more permanent residential units. If Housing Counseling under 24 CFR 5.100 is provided in conjunction with rehabilitation, report Housing Counseling under matrix code 14L separately. If referral services or general budget/financial counseling is provided to residents in conjunction with rehabilitation, the services are considered activity delivery costs as a part of a 14B activity.</p> <p>For the rehabilitation of units that will provide temporary shelter or transitional housing for the homeless, use 03C.</p>
<b>14C</b>	<p><b>Rehabilitation: Public Housing Modernization</b> <i>24 CFR 570.202(a)(2) or 42 USC 5305(a)(4)</i>  Rehabilitation of housing units owned/operated by a public housing authority (PHA).</p>
<b>14D</b>	<p><b>Rehabilitation: Other Publicly Owned Residential Buildings</b> <i>24 CFR 570.202(a)(2) or 42 USC 5305(a)(4)</i>  Rehabilitation of permanent housing owned by a public entity other than a PHA.</p> <p>For the rehabilitation of other publicly owned buildings that will provide temporary shelter or transitional housing for the homeless, use 03C.</p>
<b>14F</b>	<p><b>Rehabilitation: Energy Efficiency Improvements</b> <i>24 CFR 570.202(b)(4) or 42 USC 5305(a)(4)</i>  Housing rehabilitation with the sole purpose of improving energy efficiency (e.g., a weatherization program).</p> <p>For energy efficiency improvements to public housing units, use 14C; for other publicly owned residential buildings, use 14D.</p>
<b>14G</b>	<p><b>Rehabilitation: Acquisition</b> <i>24 CFR 570.202(b)(1) or 42 USC 5305(a)(1)</i>  Acquisition of property to be rehabilitated for housing. 14G may be used whether CDBG funds will pay only for acquisition or for both acquisition and rehabilitation.</p>
<b>14H</b>	<p><b>Rehabilitation: Administration</b> <i>24 CFR 570.202(b)(9) or 42 USC 5305(a)(4)</i>  All delivery costs (including staff, other direct costs, and service costs) directly related to carrying out housing rehabilitation activities. Examples include appraisal, architectural, engineering, and other professional services; preparation of work specifications and work write-ups; loan processing and underwriting; survey, site and utility plans; application processing.</p> <p>14H should be used when the CDBG funds are used for activity delivery costs in implementing a program where the rehabilitation hard costs are paid with other funding sources.</p> <p>Do not use 14H for the costs of actual rehabilitation and do not use it for costs unrelated to running a rehabilitation program (e.g., tenant/landlord counseling).</p> <p>For administration activities carried out as part of general program administration (and thus not required to meet a national objective), use code 21A.</p>

<b>14I</b>	<b>Lead-Based Paint/Lead Hazards Testing/Abatement</b> <i>24 CFR 570.202(f) or 42 USC 5305(a)(26)</i> Housing rehabilitation activities with the primary goal of evaluating housing units for lead-paint hazards and reducing lead-based paint/lead hazards in units. For lead-based paint/lead hazards screening of persons, use 05P.
<b>14J</b>	<b>Housing Services - Excluding Housing Counseling, under 24 CFR 5.100</b> <i>24 CFR 570.201(k) or 42 USC 5305(a)(20)</i> Housing services, except Housing Counseling, under 24 CFR 5.100, in support of the HOME Program, eligible under 24 CFR 570.201(k).
<b>14K</b>	<b>Housing Counseling, under 24 CFR 5.100, Supporting HOME Program Housing Activities</b> <i>24 CFR 570.201(k) or 42 USC 5305(a)(20)</i> Housing Counseling, under 24 CFR 5.100, in support of a HOME- funded housing assistance program.
<b>14L</b>	<b>Housing Counseling, under 24 CFR 5.100, in Conjunction with CDBG-assisted Housing Rehabilitation</b> <i>24 CFR 570.202 or Section 42 USC 5305(a)(4)</i> Housing Counseling, under 24 CFR 5.100, in support of CDBG assisted housing rehabilitation activities, including 14A-14D, 14F-14I, and 16A.
<b>15</b>	<b>Code Enforcement</b> <i>24 CFR 570.202(c) or 42 USC 5305(a)(3)</i> Salaries and overhead costs associated with property inspections and follow-up actions (such as legal proceedings) directly related to the enforcement (not correction) of state and local codes.  For the rehabilitation hard costs of correcting code violations, use the appropriate rehabilitation code under the 14* series.
<b>16A</b>	<b>Residential Historic Preservation</b> <i>24 CFR 570.202(d)</i> Rehabilitation of historic buildings for residential use. Use matrix code 16A when the preservation or restoration of historically significant features is the only work being done. If historic preservation work is done as part of other housing rehabilitation, then use the relevant 14* matrix code.
<b>19E</b>	<b>CDBG Operation and Repair of Foreclosed Property ("In-Rem Housing")</b> <i>42 USC 5305(a)(23)</i> Activities to prevent the abandonment and deterioration of housing acquired through tax foreclosure. These include making essential repairs to the housing and paying operating expenses to maintain its habitability.

**Economic Development**

- Matrix codes 17A – 17D should be used to identify special economic development activities carried out by the grantee or through a public or private non-profit subrecipient. Under these matrix codes, CDBG funds are not given to a specific for-profit business or businesses.
- Matrix codes 14E, 18A, 18B, 18C should be used when assistance is provided to a for-profit business for economic development projects.

<b>14E</b>	<b>Rehabilitation: Publicly or Privately Owned Commercial/Industrial</b> <i>24 CFR 570.202(a)(3) or 42 USC 5305(a)(2)</i> Rehabilitation of commercial/industrial property. If the property is privately owned, CDBG-funded rehab is limited to: <ul style="list-style-type: none"><li>• Exterior improvements (generally referred to as “façade improvements”).</li><li>• Correction of code violations.</li></ul> For more extensive rehabilitation of privately owned commercial/industrial property, use 17C; for infrastructure developments and improvements at commercial/industrial sites, use 17B.
<b>17A</b>	<b>Commercial/Industrial: Acquisition/Disposition</b> <i>24 CFR 570.203(a) or 42 USC 5305(a)(14)</i> Land acquisition, clearance of structures, or assembling land for the purpose of creating industrial parks or promoting commercial/industrial development. 17A activities must be carried out by the grantee or by public or private non-profits.
<b>17B</b>	<b>Commercial/Industrial: Infrastructure Development</b> <i>24 CFR 570.203(a) or 42 USC 5305(a)(14)</i> Street, water, parking, rail transport, or other improvements to commercial/industrial sites. 17B also includes the installation of public improvements, such as the construction of streets to and through commercial/industrial areas. 17B activities must be carried out by the grantee or by public or private non-profits.
<b>17C</b>	<b>Commercial/Industrial: Building Acquisition, Construction, Rehabilitation</b> <i>24 CFR 570.203(a) or 42 USC 5305(a)(14)</i> Acquisition, construction, or rehabilitation of commercial/industrial buildings. 17C activities must be carried out by the grantee or by public or private non-profits.
<b>17D</b>	<b>Commercial/Industrial: Other Improvements</b> <i>24 CFR 570.203(a) or 42 USC 5305(a)(14)</i> Commercial/industrial improvements not covered by other 17* codes. 17D activities must be carried out by the grantee or by public or private non-profits.

<b>18A</b>	<p><b>Economic Development Direct Financial Assistance to For-Profit Business</b>  <i>24 CFR 570.203(b) or 42 USC 5305(a)(17)</i>  Financial assistance to private for-profit businesses to (for example) acquire property, clear structures, build, expand or rehabilitate a building, purchase equipment, or provide operating capital. Forms of assistance include loans, loan guarantees, and grants.</p> <p>With one exception, a separate 18A activity must be set up for each business assisted. If an activity is carried out under 24 CFR 570.208(a)(4)(vi) or 24 CFR 570.483(b)(4)(vi), job aggregation is allowed, and all businesses assisted during a program year may be combined in one activity.</p>
<b>18B</b>	<p><b>Economic Development: Technical Assistance</b> <i>24 CFR 570.203(c) or 42 USC 5305(a)(17)</i>  Technical assistance to for-profit businesses, including workshops, assistance in developing business plans, marketing, and referrals to lenders or technical resources. Also use 18B for activity delivery costs eligible under 24 CFR 570.203(c).</p>
<b>18C</b>	<p><b>Economic Development: Microenterprise Assistance</b> <i>24 CFR 570.201(o) or 42 USC 5305(a)(22) + 24 CFR 570.482(c)</i>  Financial assistance, technical assistance, or general support services to owners and developers of microenterprises. A microenterprise is a business with five or fewer employees, including the owner(s). The activity must be designed to exclusively serve microenterprises.</p> <p>With one exception, a separate activity must be set up for each microenterprise assisted. If an activity is carried out under 24 CFR 570.208(a)(4)(vi) or 24 CFR 570.483(b)(4)(vi), job aggregation is allowed, and all assisted businesses may be combined in one activity.</p>

<b>General Admin</b>	
<b>20</b>	<p><b>Planning</b> <i>24 CFR 570.205 or 24 CFR 570.489(a)(3)</i>  Program planning activities, including the development of comprehensive plans (e.g., a consolidated plan), community development plans, energy strategies, capacity building, environmental studies, area neighborhood plans, and functional plans. These activities, along with administration activities, are subject to the 20 percent limitation under 24 CFR 570.200(g) and 570.489(a)(3). Under State CDBG, this matrix code would only be used for planning done in conjunction with another eligible activity.</p>
<b>20A</b>	<p><b>State Planning-Only Activities</b> <i>24 CFR 570.483(b)(5) and (c)(3)</i>  Program planning activities for when states award grants to units of general local government in which planning is the only activity, or in which planning activities are unrelated to any other activity funded as part of the grant. These are often referred to as "planning-only grants." These activities, along with administration activities, are subject to the 20 percent limitation under 24 CFR 570.489(a)(3).</p>
<b>21A</b>	<p><b>General Program Administration</b> <i>24 CFR 570.206 or 24 CFR 570.489(a)(3)</i>  Overall program administration, including (but not limited to) salaries, wages, and related costs of grantee staff or others engaged in program management, monitoring, and evaluation. These activities, along with planning activities, are subject to the 20 percent limitation under 24 CFR 570.200(g) and 570.489(a)(3).</p>
<b>21B</b>	<p><b>Indirect Costs</b> <i>24 CFR 570.206(e)</i>  Costs charged as general program administration under an indirect cost allocation plan. These activities are subject to the 20 percent limitation under 24 CFR 570.200(g) and 570.489(a)(3).</p>
<b>21C</b>	<p><b>Public Information</b> <i>24 CFR 570.206(b)</i>  Providing information and other resources to residents and citizen organizations participating in the planning, implementation, or assessment of CDBG-assisted activities. These activities are subject to the 20 percent limitation under 24 CFR 570.200(g) and 570.489(a)(3).</p>
<b>21D</b>	<p><b>Fair Housing Activities (subject to Admin cap)</b> <i>24 CFR 570.206(c)</i>  Fair housing activities carried out as part of general program administration rather than as a public service. These activities are subject to the 20 percent limitation under 24 CFR 570.200(g) and 570.489(a)(3).   For fair housing activities carried out as a public service, use 05J.</p>
<b>21E</b>	<p><b>Submission of Applications for Federal Programs</b> <i>24 CFR 570.206(f)</i>  Preparation of (1) documents that must be submitted to HUD to receive CDBG funds or (2) applications to other federal programs for community development assistance. These activities are subject to the 20 percent limitation under 24 CFR 570.200(g) and 570.489(a)(3).</p>

<b>21H</b>	<b>CDBG Funding of HOME Administrative Costs</b> 24 CFR 570.206(i)(2) or 42 USC 5305(a)(13) CDBG funding of administrative costs for the HOME Program. These activities are subject to the 20 percent limitation under 24 CFR 570.200(g) and 570.489(a)(3).
<b>21I</b>	<b>CDBG Funding of HOME CHDO Operating Expenses</b> 24 CFR 570.206(i)(2) CDBG funding of CHDO operating expenses for HOME Program. These activities are subject to the 20 percent limitation under 24 CFR 570.200(g) and 570.489(a)(3).
<b>21J</b>	<b>State Program Administration</b> 24 CFR 570.489(a) State program administration, including (but not limited to) salaries, wages, and related costs required for overall program management, coordination, monitoring, reporting, and evaluation. These activities are subject to the \$100,000 plus 3% limitation.
<b>Repayment of Section 108 Loans</b>	
<b>19F</b>	<b>Planned Repayments of Section 108 Loans</b> 24 CFR 570.705(c) Planned payments of principal due on Section 108 loans (including prepayment or defeasance of Section 108 loans). If a grantee is planning to use CDBG funds to repay the Section 108 loans, then use matrix code 19F.
<b>19G</b>	<b>Unplanned Repayments of Section 108 Loans</b> 24 CFR 570.705(c) Unplanned payments of principal due on Section 108 loans (including prepayment or defeasance of Section 108 loans). Use matrix code 19G for the following two situations: <ul style="list-style-type: none"> <li>• When the funds planned for Section 108 loan repayment are not available, the grantee needs to use CDBG funds to repay the Section 108 loans.</li> <li>• The grantee does not make a timely payment on its Section 108 Guaranteed loan, and the CDBG grant funds are deducted from grantee's line of credit to pay the Section 108 Guaranteed Loans.</li> </ul>
<b>24A</b>	<b>Payment of Interest on Section 108 Loans</b> 24 CFR 570.703(c), 570.705(c) Payment of interest on Section 108 loans.
<b>24B</b>	<b>Payment of Costs of Section 108 Financing</b> 24 CFR 570.703(g), 570.703(n), 570.705(c) Payment of issuance, underwriting, servicing, trust administration and other costs associated with private sector financing of Section 108 loans and payment of fees charged by HUD.
<b>24C</b>	<b>Debt Service Reserve</b> 24 CFR 570.703(k), 570.705(c) Establishment of debt service reserves as additional security for repayment of Section 108 loans.

<b>Other</b>	
<b>07</b>	<p><b>Urban Renewal Completion</b> <i>24 CFR 570.201(h) or 42 USC 5305(a)(10)</i>  Completion of Urban Renewal projects funded under Title I of the Housing Act of 1949.</p> <ul style="list-style-type: none"> <li>• Do not use code 07 for a downtown renewal, downtown development, or locally-created Urban Renewal activity unless the activity will result in the closing out of a federally-approved urban renewal project.</li> <li>• Only use for activities necessary to complete an existing Urban Renewal Plan.</li> </ul>
<b>19C</b>	<p><b>CDBG Non-Profit Organization Capacity Building</b> <i>24 CFR 570.201(p) or 42 USC 5305(a)(19)</i>  Activities specifically designed to increase the capacity of non-profit organizations to carry out specific CDBG eligible neighborhood revitalization or economic development activities. Such activities may include providing technical assistance and specialized training to staff. The specific eligible activity for which capacity is being developed must meet a national objective. Payment of general operational and administrative costs of a non-profit organization is not eligible under this category.</p>
<b>19H</b>	<p><b>State CDBG Technical Assistance to Grantees</b> <i>24 CFR 570.489(a)</i>  Use this code to indicate State CDBG technical assistance to grantees. This code should be used only for states. CDBG State grantees should use this matrix code for activities that fall under the set-aside for technical assistance in the CDBG program. These activities are subject to the \$100,000 plus 3% limitation.</p>



# **Attachment# 11**

## **Miami-Dade County Income Limits**

# Income Limits

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## Income Limits Effective April 18, 2022

Area Median Income (AMI) for Miami-Dade County: \$68,300

<b>Family Size</b>	<b>Extremely Low Income 30% of AMI</b>	<b>Very Low Income 50% of AMI</b>	<b>Low Income 80% of AMI</b>
1	\$20,500	\$34,150	\$54,600
2	\$23,400	\$39,000	\$62,400
3	\$26,350	\$43,900	\$70,200
4	\$29,250	\$48,750	\$78,000
5	\$32,470	\$52,650	\$84,250
6	\$37,190	\$56,550	\$90,500
7	\$41,910	\$60,450	\$96,750
8	\$46,630	\$64,350	\$103,000

Source: U.S. Department of Housing and Urban Development for FY2022

Note: AMI is the household income for the median – or middle – household in a region.

# **Attachment# 12**

## **Construction Cost Breakdown**

**SAMPLE BUDGET SUMMARY FOR CONSTRUCTION BUDGET/ HOME OR CDBG FUNDS**

<b>MAJOR CATEGORIES:</b>	<b>HOME or CDBG</b>		<b>NON-PHCD</b>		<b>TOTAL FUNDING</b>
1. Personnel	\$ -		\$ 24,960.00		\$ 24,960.00
2. Contractual Services	\$ 70,000.00		\$ 3,600.00		\$ 73,600.00
3. Operating Expenses	\$ -		\$ 8,400.00		\$ 8,400.00
4. Commodities	\$ -		\$ 18,400.00		\$ 18,400.00
5. Capital Outlay	\$ 130,000.00		\$ 5,000.00		\$ 135,000.00
<b>FY HOME OR CDBG</b>	<b>\$ 200,000.00</b>		<b>\$ 60,360.00</b>		<b>\$ 260,360.00</b>

**OTHER FUNDING SOURCES (Non-PHCD):**

ABC Grant	\$30,000
First Bank Loan	\$30,360
<b>Total</b>	<b>\$60,360</b>

## SAMPLE CONSTRUCTION BUDGET FOR HOME OR CDBG FUNDS

AGENCY NAME

SUBJECT	DESCRIPTION	HOME or CDBG AMOUNT	OTHER AMT	TOTAL AMT
<b>Personnel expenses: 01 Personnel</b>				
	Executive Director	\$0	\$23,077	\$23,077
	Housing Assistant	\$0	\$0	\$0
	FICA/MICA	\$0	\$1,883	\$1,883
	Total Personnel	\$0	\$24,960	\$24,960
<b>20 Contractual Services</b>				
	Audit External	\$10,000	\$0	\$10,000
	Accounting Services	\$0	\$3,600	\$3,600
	General Liability Insurance	\$1,000	\$0	\$1,000
	Auto Liability	\$1,000	\$0	\$1,000
	Other Insurance Expense:	\$1,000	\$0	\$1,000
	Builders Risk			
	Flood			
	Title Insurance	\$5,000	\$0	\$5,000
	Construction Manager (Consultant)	\$25,000	\$0	\$25,000
	Appraisal & Surveying Services	\$7,000	\$0	\$7,000
	Property Maintenance	\$5,000	\$0	\$5,000
	Attorney's Fees	\$5,000	\$0	\$5,000
	Marketing	\$10,000	\$0	\$10,000
	Total Contractual	\$70,000	\$3,600	\$73,600
<b>Operating expenses: 30 Operating Expenses</b>				
	Electric/Telephone	\$0	\$7,400	\$7,400
	Water & Sewer Services	\$0	\$1,000	\$1,000
	Total Operating Expenses	\$0	\$8,400	\$8,400
<b>Commodity expenses: 40 Commodities</b>				
	Office Supplies	\$0	\$1,400	\$1,400
	Office Equipment	\$0	\$5,000	\$5,000
	Rent	\$0	\$12,000	\$12,000
	Total Commodities	\$0	\$18,400	\$18,400
<b>90 Capital Outlay</b>				
	Purchase Price of Land	\$75,000	\$0	\$75,000
	Environmental	\$5,000	\$0	\$5,000
	Site Preparation	\$5,000	\$0	\$5,000
	Fence Installation	\$2,000	\$0	\$2,000
	Prime Contractor - Construction	\$0	\$0	\$0
	Property Taxes	\$0	\$5,000	\$5,000
	Building Permits	\$10,000	\$0	\$10,000
	Architect Fees	\$13,000	\$0	\$13,000
	Impact Fees	\$20,000	\$0	\$20,000
	Total Capital Outlay	\$130,000	\$5,000	\$135,000
<b>TOTALS</b>		<b>\$200,000</b>	<b>\$60,360</b>	<b>\$260,360</b>
<b>OTHER FUNDING SOURCES (Non-PHCD):</b>				
	ABC Grant		\$30,000	
	First Bank Loan		\$30,360	
	Total		\$60,360	

**COST ALLOCATION REPORT: NEW CONSTRUCTION AFFORDABLE HOUSING**

APPLICANT / AGENCY NAME: ABC Community Development Corporation PROJECT NAME: ABC Villas DATE: \_\_\_\_\_

USES	COSTS	FUNDING SOURCES										Total Funding	Funding Gap	
		City of Miami HOME	City of Miami ODBG	Sun Trust Bank	Miami-Dade	Miami-Dade	SUR TAX	SHIP	HATF	HOME	HOME			
Land Acquisition	\$387,507	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$312,160	\$55,347	\$0	\$0	\$387,507	\$0
<b>HARD COSTS</b>														
Construction Cost	\$4,882,539	\$1,185,000	\$0	\$2,447,886	\$0	\$75,000	\$0	\$394,653	\$150,000	\$200,000	\$0	\$0	\$4,432,539	\$230,000
Construction Contingency	\$182,886	\$0	\$0	\$182,886	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$182,886	\$0
Construction Project Manager	\$75,000	\$0	\$0	\$0	\$0	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$75,000	\$0
Construction Supervision	\$15,000	\$0	\$0	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000	\$0
<b>TOTAL HARD COST</b>	<b>\$4,936,425</b>	<b>\$1,185,000</b>	<b>\$0</b>	<b>\$2,645,772</b>	<b>\$0</b>	<b>\$150,000</b>	<b>\$0</b>	<b>\$394,653</b>	<b>\$150,000</b>	<b>\$200,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,705,425</b>	<b>\$230,000</b>
<b>SOFT COSTS</b>														
Architect Design / Civil Engineering	\$80,000	\$0	\$0	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,000	\$0
Impact Fees	\$55,000	\$0	\$0	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,000	\$0
Permit Fees	\$32,000	\$0	\$6,000	\$0	\$24,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,000	\$0
Legal Fees	\$50,000	\$0	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$0
Environmental Appraisal	\$1,600	\$0	\$0	\$0	\$1,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,600	\$0
Appraisal	\$5,000	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$0
Insurance Liability	\$2,500	\$0	\$0	\$0	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500	\$0
Legal Cost	\$40,150	\$0	\$0	\$0	\$39,650	\$0	\$620	\$0	\$0	\$0	\$0	\$0	\$40,150	\$0
Loan Closing Financing Fees	\$300,000	\$0	\$0	\$299,650	\$170	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	\$0
Estimate Research	\$1,000	\$0	\$0	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000	\$0
Title Insurance	\$19,000	\$0	\$0	\$0	\$19,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,000	\$0
Surveying	\$600	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0
Construction Accounting	\$12,000	\$0	\$0	\$0	\$12,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,000	\$0
For Use by City / City Incurred Costs	\$10,000	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000	\$0
Air Photo	\$1,500	\$0	\$0	\$0	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$0
Signs	\$500	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$0
Cleaning Debris	\$1,600	\$0	\$0	\$0	\$1,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,600	\$0
Developer's Fees	\$150,000	\$50,000	\$0	\$0	\$1,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	\$0
Soft Cost Contingency	\$24,398	\$0	\$0	\$24,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,398	\$0
<b>TOTAL SOFT COST</b>	<b>\$797,748</b>	<b>\$115,000</b>	<b>\$9,000</b>	<b>\$324,228</b>	<b>\$300,000</b>	<b>\$0</b>	<b>\$520</b>	<b>\$50,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$797,748</b>	<b>\$0</b>
<b>TOTAL PROJECT COST</b>	<b>\$5,734,173</b>	<b>\$1,280,000</b>	<b>\$9,000</b>	<b>\$2,970,000</b>	<b>\$300,000</b>	<b>\$150,000</b>	<b>\$312,680</b>	<b>\$600,000</b>	<b>\$150,000</b>	<b>\$200,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,870,680</b>	<b>\$230,000</b>

# **Attachment# 13**

## **Budget Sample and Forms Sources and Uses Statement**

**SAMPLE BUDGET SUMMARY FOR CONSTRUCTION BUDGET/ HOME OR CDBG FUNDS**

<b>MAJOR CATEGORIES:</b>	<b>HOME or CDBG</b>		<b>NON-PHCD</b>		<b>TOTAL FUNDING</b>
1. Personnel	\$ -		\$ 24,960.00		\$ 24,960.00
2. Contractual Services	\$ 70,000.00		\$ 3,600.00		\$ 73,600.00
3. Operating Expenses	\$ -		\$ 8,400.00		\$ 8,400.00
4. Commodities	\$ -		\$ 18,400.00		\$ 18,400.00
5. Capital Outlay	\$ 130,000.00		\$ 5,000.00		\$ 135,000.00
<b>FY HOME OR CDBG</b>	<b>\$ 200,000.00</b>		<b>\$ 60,360.00</b>		<b>\$ 260,360.00</b>

**OTHER FUNDING SOURCES (Non-PHCD):**

ABC Grant	\$30,000
First Bank Loan	\$30,360
<b>Total</b>	<b>\$60,360</b>



## SAMPLE CONSTRUCTION BUDGET FOR HOME OR CDBG FUNDS

AGENCY NAME

SUBJECT	DESCRIPTION	HOME or CDBG AMOUNT	OTHER AMT	TOTAL AMT
<b>Personnel expenses: 01 Personnel</b>				
	Executive Director	\$0	\$23,077	\$23,077
	Housing Assistant	\$0	\$0	\$0
	FICA/MICA	\$0	\$1,883	\$1,883
	Total Personnel	\$0	\$24,960	\$24,960
<b>20 Contractual Services</b>				
	Audit External	\$10,000	\$0	\$10,000
	Accounting Services	\$0	\$3,600	\$3,600
	General Liability Insurance	\$1,000	\$0	\$1,000
	Auto Liability	\$1,000	\$0	\$1,000
	Other Insurance Expense:	\$1,000	\$0	\$1,000
	Builders Risk			
	Flood			
	Title Insurance	\$5,000	\$0	\$5,000
	Construction Manager (Consultant)	\$25,000	\$0	\$25,000
	Appraisal & Surveying Services	\$7,000	\$0	\$7,000
	Property Maintenance	\$5,000	\$0	\$5,000
	Attorney's Fees	\$5,000	\$0	\$5,000
	Marketing	\$10,000	\$0	\$10,000
	Total Contractual	\$70,000	\$3,600	\$73,600
<b>Operating expenses: 30 Operating Expenses</b>				
	Electric/Telephone	\$0	\$7,400	\$7,400
	Water & Sewer Services	\$0	\$1,000	\$1,000
	Total Operating Expenses	\$0	\$8,400	\$8,400
<b>Commodity expenses: 40 Commodities</b>				
	Office Supplies	\$0	\$1,400	\$1,400
	Office Equipment	\$0	\$5,000	\$5,000
	Rent	\$0	\$12,000	\$12,000
	Total Commodities	\$0	\$18,400	\$18,400
<b>90 Capital Outlay</b>				
	Purchase Price of Land	\$75,000	\$0	\$75,000
	Environmental	\$5,000	\$0	\$5,000
	Site Preparation	\$5,000	\$0	\$5,000
	Fence Installation	\$2,000	\$0	\$2,000
	Prime Contractor - Construction	\$0	\$0	\$0
	Property Taxes	\$0	\$5,000	\$5,000
	Building Permits	\$10,000	\$0	\$10,000
	Architect Fees	\$13,000	\$0	\$13,000
	Impact Fees	\$20,000	\$0	\$20,000
	Total Capital Outlay	\$130,000	\$5,000	\$135,000
<b>TOTALS</b>		<b>\$200,000</b>	<b>\$60,360</b>	<b>\$260,360</b>
<b>OTHER FUNDING SOURCES (Non-PHCD):</b>				
	ABC Grant		\$30,000	
	First Bank Loan		\$30,360	
	Total		\$60,360	

**COST ALLOCATION REPORT: NEW CONSTRUCTION AFFORDABLE HOUSING**

APPLICANT / AGENCY NAME: ABC Community Development Corporation PROJECT NAME: ABC Villas DATE: \_\_\_\_\_

USES	COSTS	FUNDING SOURCES										Total Funding	Funding Gap	
		City of Miami HOME	City of Miami ODBG	Sun Trust Bank	Miami-Dade	Miami-Dade	SURF TAX	SHIP	HATF	HOME	HOME			
Land Acquisition	\$387,507	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$312,160	\$55,347	\$0	\$0	\$387,507	\$0
<b>HARD COSTS</b>														
Construction Cost	\$4,882,539	\$1,185,000	\$0	\$2,447,886	\$0	\$75,000	\$0	\$394,653	\$150,000	\$200,000	\$0	\$0	\$4,432,539	\$230,000
Construction Contingency	\$182,886	\$0	\$0	\$182,886	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$182,886	\$0
Construction Project Manager	\$75,000	\$0	\$0	\$0	\$0	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$75,000	\$0
Construction Supervision	\$15,000	\$0	\$0	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000	\$0
<b>TOTAL HARD COST</b>	<b>\$4,936,425</b>	<b>\$1,185,000</b>	<b>\$0</b>	<b>\$2,645,772</b>	<b>\$0</b>	<b>\$150,000</b>	<b>\$0</b>	<b>\$394,653</b>	<b>\$150,000</b>	<b>\$200,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,705,425</b>	<b>\$230,000</b>
<b>SOFT COSTS</b>														
Architect Design / Civil Engineering	\$80,000	\$0	\$0	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,000	\$0
Impact Fees	\$55,000	\$0	\$0	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$55,000	\$0
Permit Fees	\$32,000	\$0	\$6,000	\$0	\$24,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$32,000	\$0
Legal Fees	\$50,000	\$0	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$0
Environmental Appraisal	\$1,600	\$0	\$0	\$0	\$1,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,600	\$0
Appraisal	\$5,000	\$0	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000	\$0
Insurance Liability	\$2,500	\$0	\$0	\$0	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500	\$0
Legal Cost	\$40,150	\$0	\$0	\$0	\$39,650	\$0	\$620	\$0	\$0	\$0	\$0	\$0	\$40,150	\$0
Loan Closing Financing Fees	\$300,000	\$0	\$0	\$299,650	\$170	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	\$0
Estimate Research	\$1,000	\$0	\$0	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000	\$0
Title Insurance	\$19,000	\$0	\$0	\$0	\$19,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,000	\$0
Surveying	\$600	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0
Construction Accounting	\$12,000	\$0	\$0	\$0	\$12,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,000	\$0
For Use by City / City Incurred Costs	\$10,000	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000	\$0
Air Photo	\$1,500	\$0	\$0	\$0	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,500	\$0
Signs	\$500	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$0
Cleaning Debris	\$1,600	\$0	\$0	\$0	\$1,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,600	\$0
Developer's Fees	\$150,000	\$50,000	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	\$0
Soft Cost Contingency	\$24,398	\$0	\$0	\$24,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,398	\$0
<b>TOTAL SOFT COST</b>	<b>\$797,748</b>	<b>\$115,000</b>	<b>\$9,000</b>	<b>\$324,228</b>	<b>\$300,000</b>	<b>\$0</b>	<b>\$520</b>	<b>\$50,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$797,748</b>	<b>\$0</b>
<b>TOTAL PROJECT COST</b>	<b>\$5,734,173</b>	<b>\$1,280,000</b>	<b>\$9,000</b>	<b>\$2,970,000</b>	<b>\$300,000</b>	<b>\$150,000</b>	<b>\$312,680</b>	<b>\$600,000</b>	<b>\$150,000</b>	<b>\$200,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,870,680</b>	<b>\$230,000</b>

# **Attachment# 14**

## **Action Steps**

**Economic Development Tasks (this is sample work plan; therefore, you must revise to include additional tasks and delete tasks that are not applicable)**

ID	Task Name	Required Resource	Enter in the % of Task Completed (as of today)	Enter in the Start Date of Task	Calculated End Date of Task	Notes:
<b>Contract Development Phase</b>						
1.1.1	submit requirement documents with environmental Review (ER) form (see attachment D in the Contract)	Agency	0.00			
1.1.2	environmental review process	Environmental Specialist	0.00			
1.1.3	submittal of scope and budget	Agency	0.00			
1.1.4	scope and budget review by Public Housing and Community Development (PHCD) Project Manager (PM)	Project Manager	0.00			
1.1.5	review eligibility of activity	Planner, DIS Specialist, Project Manager	0.00			
1.1.6	meet with stake holders	All	0.00			Information used from Consolidated Plan
1.1.7	prepare and assemble CDBG contract with Attachments A to H	Project Manager	0.00			
1.1.8	submit CDBG contract for agency signature to execute	Project Manager	0.00			
1.1.9	return signed CDBG contract to PHCD for final processing	Agency	0.00			
1.1.10	submit CDBG contract to Miami-Dade County Manager Office	PM Supervisor and PM Manager	0.00			
1.1.11	receive and distribute executed CDBG Contract	Project Manager	0.00			
<b>Milestone Review</b>						
<b>Marketing Phase</b>						
1.2.1	publicize program	Agency	0.00			
1.2.2	submit copy of publications to PHCD number of business seminar - document the kind of services provided - business plan, business start-up Information, marketing, etc	Agency	0.00			
1.2.3	submit sign in sheet of participants to PHCD - technical assistance workshops, include name, addresses & telephone number & indicated participates in NRSA	Agency	0.00			
1.2.4	Identify potential recipients - name, addresses & telephone number	Agency	0.00			
1.2.5						
1.2.6						

ID	Task Name	Required Resource	Enter in the % of Task Completed (as of today)	Enter in the Start Date of Task	Calculated End Date of Task	Notes:
<b>Milestone Review</b>						
<b>Programmatic Phase</b>						
1.3.1	Environmental clearance letter	Environmental Specialist	0.00			
1.3.1.1	submit insurance certificate to PHCD - Attachment B1 of contract	Agency	0.00			
1.3.2	submit insurance to Miami-Dade Risk Management for approval	Project Manager	0.00			
1.3.3	submit payments request to PHCD- monthly basis	Agency	0.00			
1.3.4	submit quarterly progress report (Due no later than 10 days after the end of the quarter)	Agency	0.00			
1.3.5	submit procurement policies to PHCD	Agency	0.00			
1.3.6	review and approve procurement policies	Project Manager	0.00			
1.3.7	submit accounting policies to PHCD	Agency	0.00			
1.3.8	review and approve accounting policies	Project Manager	0.00			
1.3.9	provide a complete inventory of all capital equipment to PHCD - \$700 or more	Agency	0.00			
1.3.10	submit inventory list to Miami Dade GSA	Project Manager	0.00			
1.3.11	submit copy of prior year audit report	Agency	0.00			
1.3.12	provide copy of program income tracking - report income immediately	Agency	0.00			
1.3.13	review and approve program income	Project Manager	0.00			
1.3.14						
<b>Milestone Review</b>						
<b>Operational Phase</b>						
1.4.1	Intake and assess businesses	Agency	0.00			
1.4.2	submit copy of policy guidance on using funds for small business incubators - U.S. HUD's CPD-89-33.	Project Manager	0			
1.4.3	submit copies the agreements between Enterprise Development Corp. and businesses in the incubator. Agreements must indicate CDBG requirements	Agency	0			
1.4.4	execute agreement(s) with businesses for the creation of # _____ Jobs -24 CFR 570.506(b)(5)(ii)(A)(1)	Agency	0			
1.4.5	execute agreement(s)-with businesses for the creation of # _____ Jobs -24 CFR 570.506(b)(5)(iii)(A)(1)	Agency	0.00			

ID	Task Name	Required Resource	Enter in the % of Task Completed (as of today)	Enter in the Start Date of Task	Calculated End Date of Task	Notes:
1.4.6	submit list of all current jobs titles and employee names & which are held by LMI person -24 CFR 570.506(b)(5)(ii)(B)	Agency	0.00			
1.4.7	submit job creation agreement(s) for # _____ jobs to PHCD	Agency	0.00			
1.4.8	submit Duns Number of businesses to PHCD	Agency	0.00			
1.4.9	submit proof that business registered with the State of Florida-sunbiz	Agency	0.00			
1.4.10	review agreement(s) for the # _____ jobs created	Project Manager	0.00			
1.4.11	approval of agreement for # _____ jobs created	Project Manager	0.00			
1.4.12	submit description of the hiring process	Agency	0.00			
1.4.13	provide a description of steps to ensure LMI Individuals receive first consideration for the jobs created-24 CFR 570.506(b)(5)(ii)(A)(1)&(3)	Agency	0.00			
1.4.14	provide a list of the jobs titles of the permanent jobs expected to be created -24 CFR 570.506(b)(5)(ii)(A)(2)	Agency	0.00			
1.4.15	provide list of permanent jobs that is available to LMI Individuals -24 CFR 570.506(b)(5)(ii)(A)(1)	Agency	0.00			
1.4.16	provide list of jobs require special skills or education -24 CFR 570.506(b)(5)(ii)(A)(1)	Agency	0.00			
1.4.17	submit completed Job Creation form(s) to DHCD for 4 newly created jobs	Agency	0.00			
1.4.18	submit income verification of LMI employee (FY 11 Section 8 Income limits for Dade County)	Agency	0.00			
1.4.19	review and approve income verification of LMI employee (FY 11 Section 8 Income limits for Dade County)	Project Manager	0.00			
1.4.20	Submit sheet tracking of LMI created job(s) to PHCD every six months Milestone Review	Agency	0.00			Jobs created by businesses in the Incubator will be counted for 3 years or until the business moves out of the incubator, whichever comes first
1.5	Close Out Phase		0.00			
1.5.1	submit final progress report	Agency	0.00			
1.5.2	submit final payment	Agency	0.00			
1.5.3	submit job creation and LMI information to PHCD's Compliance Unit	Project Manager	0.00			

ID	Task Name	Required Resource	Enter in the % of Task Completed (as of today)	Enter in the Start Date of Task	Calculated End Date of Task	Notes:
1.5.4	review job creation and LMI information	Compliance Unit	0.00			
1.5.5	print out copy of Financial balance	Project Manager	0.00			
1.5.6	report accomplishment in IDIS	IDIS Specialist	0.00			
<i>Milestone Review</i>						
<b>Overall Project Percent Complete</b>						
0.00						

Payment request should include but not limited to the following items listed below -  
 payment request form, cancelled checks, invoices, payroll registrar, insurance certificate as required in Attachment B, payment monthly progress report, list of all jobs before LMI job creation, list of jobs after job creation, agreement with business to create job(s), job creation form, employee pay stub, all back to verify payment, etc.

Housing Task (This is sample work plan; therefore, you must revise to include additional tasks and delete tasks that are not applicable)						
ID	Task Name	Required Resource	Enter in the % of Task Completed (as of today)	Enter in the Start Date of Task	Calculated End Date of Task	Notes:
1	<b>Contract Development Phase</b>		0.00			
1.1.1	submit required Environmental Review (ER) form (see attachment D in the Contract)	Agency	0.00			
1.1.2	environmental review process	Environmental Specialist	0.00			
1.1.3	submittal of scope and budget	Agency	0.00			
1.1.4	scope and budget review by Public Housing and Community Development (PHCD) Project Manager (PM)	Project Manager	0.00			
1.1.5	prepare and assemble contract with Attachments A to H (24 cfr 92.504)	Project Manager	0.00			
1.1.6	submit contract for agency signature to execute	Project Manager	0.00			
1.1.7	return signed contract to PHCD for final processing	Agency	0.00			
1.1.8	submit contract to Miami-Dade Mayor's Office	PM Supervisor and PM Manager	0.00			
1.1.9	receive and distribute executed Contract	Project Manager	0.00			
	<b>Milestone Review</b>					
1.2	<b>Pre-Development Phase</b>		0.00			
1.2.1	request loan closing check list	Agency	0.00			
1.2.2	submit sources and uses statement	Agency	0.00			
1.2.3	submit required insurance certificate	Agency	0.00			
1.2.4	submit insurance document to Miami-Dade GSA	Project Manager	0.00			
1.2.6	pro forma	Agency	0.00			
1.2.7	Environment clearance letter	Environmental Specialist	0.00			
	Request PHCD signage for project site	Project Manager	0.00			
1.2.8	complete loan closing binder	Agency	0.00			
1.2.9	review loan closing binder	PHCD's Loan Division	0.00			
1.2.10	underwriting review	PHCD's Loan Division	0.00			
1.2.11	close loan - sign Rental Regulatory Agreement	PHCD's Loan Division & Agency	0.00			if applicable
1.2.12	Acquisition of land (folio# 3022030780020 & 3022030780030)	Agency	0.00			
1.2.13	HOME SET UP FORM COMPLETION	IDIS Specialist	0.00			if applicable
1.2.14	Create IDIS number	IDIS Specialist	0.00			
1.2.15	progress report	agency				



Housing Tasks sample

ID	Task Name	Required Resource	Enter in the % of Task Completed (as of today)	Enter in the Start Date of Task	Calculated End Date of Task	Notes:
<b>Milestone Review</b>						
1.3	Pre- Bid Phase		0.00			
1.3.1	RFP package for General Contractor (GC)	Agency	0.00			
1.3.2	review GC bid package by Project Manager	Project Manager	0.00			
1.3.3	review GC bid package by PHCD's Compliance Unit	Compliance Unit	0.00			
1.3.4	Blq/RFP opening	Agency	0.00			
1.3.5	Selection/Award	Agency	0.00			
<b>Milestone Review</b>						
1.4	Submit GC contract for DHCD Review		0.00			
1.4.1	executed GC contract	Agency	0.00			
1.4.2	Specification for services being provided	Agency	0.00			Specs must include accessibility requirements. 5% of the dwelling units to be accessible for persons with mobility disabilities. In accordance with the Uniform Federal Accessibility Standards (UFAS). 2% of the dwelling units must be accessible for persons with hearing or visual disabilities. Section 504: Disability Rights in HUD Programs.
1.4.3	Review GC contract by Project Manager	Agency	0.00			
1.4.4	Review GC contract by Professional Services Section	Agency	0.00			
1.4.5	Give agency written approval for subcontract	Project Manager	0.00			
1.4.6	Check debarment list	Agency / Project Manager	0.00			
1.4.7	Notice to Bidders/Prospective Contractor	Agency	0.00			
1.4.8	Statement of Bidder's Construction experience	Agency	0.00			
1.4.9	Certification receipt	Agency	0.00			
1.4.10	Insurance Requirements	Agency	0.00			
1.4.11	affirmation action standard (24 CFR 92.351)	Agency	0.00			
1.4.12	Certification of Compliance with Part 60-2 Affirmative Action Program	Agency	0.00			
1.4.13	Certification Regarding Drug Free Workplace	Agency	0.00			
1.4.14	Assurance of Companies	Agency	0.00			
1.4.15	Section 3 Requirements (GC must meet Section 3 Requirements)	Agency	0.00			
1.4.16	Section 3 Clause	Agency	0.00			
1.4.17	Payment and Performance Bond	Agency	0.00			

Housing Tasks sample

ID	Task Name	Required Resource	Enter in the % Completed (as of today)	Enter in the Start Date of Task	Calculated End Date of Task	Notes:
	<b>Milestone Review</b>					
1.5	<b>Construction Phase</b>		0.00			
1.5.1	pre-construction conference	Agency	0.00			
1.5.2	notice to proceed	Agency	0.00			
1.5.3	obtain permits	Agency	0.00			
1.5.4	mobilization	Agency	0.00			
1.5.5	start construction for -----units of which ---- will be HOME set aside units .---- @ 50% AMI, ---- @ 80% AMI	Agency	0.00			
	property clean up, footers, excavation, fencing, trailer installation					
	footers dug, foundation formed and slab poured, and footing inspection approved					
	structure is finish including entire shell of building with approved inspection, all beams and trusses in place					
	rough plumbing installed					
	block work finished					
	windows installed, framing finished, rough electrical performed					
	roof is finished, drywall is completed, air conditioning duct installed, fire sprinkler system installed					
	all doors installed, stucco completed, drywall hung, taped and finished, interior doors hung					
	interior flooring installed, all kitchen cabinets installed, bathroom appliance and accessories installed, water heater installed, air handler units and compressor installed, emergency generator installed, main a/c units installed					
	electrical work completed, plumbing work completed, baseboard installed, interiors painted, building exterior painted, fire sprinkler system finished					
	all interiors and common areas completed, all flooring installed, all parking lots and garage finished, driveways and sidewalks completed, landscape in progress					
1.5.7						
1.5.8						
1.5.9	<b>Participant Eligibility Phase</b>		0.00			
	determine that each participant is income eligible by determining the family's annual income.	Agency	0.00			
	Examine the source documents evidencing annual income (e.g., wage statement, interest statement, unemployment compensation statement) for the family	Agency	0.00			
1.6.2						
1.6.3	owner/developer must submit written tenant selection criteria	Agency	0.00			

Housing Tasks sample

ID	Task Name	Required Resource	Enter in the % of Task Completed (as of today)	Enter in the Start Date of Task	Calculated End Date of Task	Notes:
1.6.4	Written agreement with the homebuyer specify that buyers must use the HOME assisted as a principal resident throughout the affordability period	Agency	0.00			
1.6.5	Written agreement specify remedies or actions if principal resident is not met	Agency	0.00			
	<b>Milestone Review</b>					
1.7	<b>Completion Phase</b>		0.00			
1.7.1	submit final progress report	Agency	0.00			
1.7.2	submit payment with final release of liens	Agency	0.00			
1.7.3	final walk thru	All	0.00			
1.7.4	Certificate of completion	Agency	0.00			
1.7.5	project completion form	Agency	0.00			
1.7.6	construction close out	All	0.00			
1.7.7	report accomplishment in IDIS	PHCD's compliance unit	0.00			
1.7.8	submit project close letter to agency	PHCD's compliance unit	0.00			
	<b>Milestone Review</b>					
	Inspection of set aside units	PHCD inspector	0.00			
	Inspection of set aside units	PHCD inspector	0.00			
	Inspection of set aside units	PHCD inspector	0.00			
	Inspection of set aside units	PHCD inspector	0.00			
	Inspection of set aside units	PHCD inspector	0.00			
<b>Overall Project Percent Complete</b>			<b>0.00</b>			

public service sample

Public Service (This is sample work plan, therefore, you must revise to include additional tasks and delete tasks that are not applicable)						
D	Task Name	Required Resource	Enter in the % of Task Completed (as of today)	Enter in the Start Date of Task	Calculated End Date of Task	Notes:
	<b>Contract Development Phase</b>		0.00			
1.1.1	submit requirement documents with Environmental Review (ER) form (see attachment D in the Contract)	Agency	0.00			
1.1.2	environmental review process	Environmental Specialist	0.00			
1.1.3	submittal of scope and budget	Agency	0.00			
1.1.4	scope and budget review by Public Housing and Community Development (PHCD) Project Manager (PM)	Project Manager	0.00			
1.1.5	review eligibility of activity	Planner, IDIS Specialist, Project Manager	0.00			Information used from Consolidated Plan
1.1.6	meet with stake holders	All	0.00			
1.1.7	prepare and assemble CDBG contract with Attachments A to H	Project Manager	0.00			
1.1.8	submit CDBG contract for agency signature to execute	Project Manager	0.00			
1.1.9	return signed CDBG contract to PHCD for final processing	Agency	0.00			
1.1.10	submit CDBG contract to Miami-Dade County Mayor's Office	PM Supervisor and PM Manager	0.00			
1.1.11	receive and distribute executed CDBG Contract	Project Manager	0.00			
	<b>Milestone Review</b>					
	<b>Market Phase</b>		0.00			
1.2.1	publicize program	Agency	0.00			
1.2.2	submit copy of publications to PHCD	Agency	0.00			
1.2.5	identify potential recipients - name, addresses, telephone number, & income	Agency	0.00			
	<b>Milestone Review</b>					
	<b>Programmatic Phase</b>		0.00			
1.3.1	Environmental clearance letter	Environmental Specialist	0.00			
1.3.2	submit Insurance certificate to PHCD - Attachment B1 of contract	Agency	0.00			
1.3.3	submit Insurance to Miami-Dade Risk Management for approval	Project Manager	0.00			
1.3.4	submit payments request to PHCD- monthly basis	Agency	0.00			

public service Sample.

ID	Task Name	Required Resource	Enter in the % of Task Completed as of today	Enter in the Start Date of Task	Calculated End Date of Task	Notes:
1.3.5	submit quarterly progress report (Due no later than 10 days after the end of the quarter)	Agency	0.00			
1.3.6	submit procurement policies to PHCD	Agency	0.00			
1.3.7	review and approve procurement policies	Project Manager	0.00			
1.3.8	submit accounting policies to PHCD	Agency	0.00			
1.3.9	review and approve accounting policies	Project Manager	0.00			
1.3.10	provide a complete inventory of all capital equipment to PHCD - \$700 or more	Agency	0.00			
1.3.11	submit inventory list to Miami Dade GSA	Project Manager	0.00			
1.3.12	submit copy of prior year audit report	Agency	0.00			
1.3.13	provide copy of program income tracking - report income immediately	Agency	0.00			
1.3.14	review and approve program income	Project Manager	0.00			
1.3.15	submit copy of client in-take form to PHCD for approval					
1.3.16	<b>Milestone Review</b>					
1.3.17	<b>Participant Eligibility Phase</b>					
1.3.18	determine that each participant is income eligible by determining the family's annual income.					
1.3.19	Examine the source documents evidencing annual income (e.g., wage statement, interest statement, unemployment compensation statement) for the family					
1.5	<b>Milestone Review</b>					
1.5.1	submit final progress report	Agency	0.00			
1.5.2	submit final payment	Agency	0.00			
1.5.3	submit LMI information to PHCD's Compliance Unit	Project Manager	0.00			
1.5.4	review LMI information	Compliance Unit	0.00			
1.5.5	print out copy of Finance balance	Project Manager	0.00			
1.5.6	report accomplishment in IDIS	IDIS Specialist	0.00			
	<b>Milestone Review</b>					

**Public Facilities and Infrastructure Improvements - Sample** (This is a sample work plan therefore you must revise to include additional tasks and delete tasks that are not applicable)

ID	Task Name	Required Resource	Enter in the of Task Completed (as of today)	Enter in the Start Date of Task	Calculated End Date of Task	Notes:
<b>Contract Development Phase</b>						
1.1.1	submit required Environmental Review (ER) form (see attachment D in the Contract)	Agency	0.00			
1.1.2	environmental review process	Environmental Specialist	0.00			
1.1.3	submittal of scope and budget	Agency	0.00			
1.1.4	scope and budget review by Public Housing and Community Development (PHCD) Project Manager (PM)	Project Manager	0.00			
1.1.5	prepare and assemble contract with Attachments A to H (24 cfr 92.504)	Project Manager	0.00			
1.1.6	submit contract for agency signature to execute	Project Manager	0.00			
1.1.7	return signed contract to PHCD for final processing	Agency	0.00			
1.1.8	submit HOME contract to Miami-Dade Mayor's Office	PM Supervisor and PM Manager	0.00			
1.1.9	receive and distribute executed PHCD Contract	Project Manager	0.00			
<b>Milestone Review</b>						
<b>Pre Development Phase</b>						
1.2.1	request loan closing check list	Agency	0.00			
1.2.2	submit sources and uses statement	Agency	0.00			
1.2.3	submit required insurance certificate	Agency	0.00			
1.2.4	submit insurance document to Miami-Dade GSA	Project Manager	0.00			
1.2.5	pro forma	Agency	0.00			
1.2.6	Environment clearance letter	Environmental Specialist	0.00			
1.2.7	complete loan closing binder	Agency	0.00			
1.2.8	review loan closing binder	DHCD's Loan Division	0.00			
1.2.9	underwriting review	DHCD's Loan Division	0.00			
1.2.10	close loan - sign Rental Regulatory Agreement	DHCD's Loan Division & Agency	0.00			
1.2.11	Acquisition of land (folio# 3022030780020 & 3022030780030)	Agency	0.00			If Applicable
1.2.12	HOME SET UP FORM COMPLETION	IDIS Specialist	0.00			If Applicable
1.2.13	Create IDIS number	IDIS Specialist	0.00			

Task Name	Required Resource	Enter in the Start Date of Task	Enter in the End Date of Task	Calculated End Date of Task	Notes:
1.2.15. progress report	agency				
<b>Milestone Review</b>					
1.3.1 RFP package for General Contractor (GC)	Agency	0.00			
1.3.2 review GC bid package by Project Manager	Project Manager	0.00			
1.3.3 review GC bid package by PHCD's Compliance Unit	Compliance Unit	0.00			
1.3.4 Bid/RFP opening	Agency	0.00			
1.3.5 Selection/Award	Agency	0.00			
<b>Milestone Review</b>					
1.4.1 executed GC contract	Agency	0.00			
1.4.2 Specification for services being provided	Agency	0.00			
1.4.3 Review GC contract by Project Manager	Agency	0.00			
1.4.4 Review GC contract by Professional Services Section	Agency	0.00			
1.4.5 Give agency written approval for subcontract	Project Manager	0.00			
1.4.6 Check department list	Agency / Project Manager	0.00			
1.4.7 Notice to Bidders/Prospective Contractor	Agency	0.00			
1.4.8 Statement of Bidder's Construction experience	Agency	0.00			
1.4.9 Certification receipt	Agency	0.00			
1.4.10 Insurance Requirements	Agency	0.00			
1.4.11 affirmation action standard (24 CFR 92.351)	Agency	0.00			
1.4.12 Certification of Compliance with Part 60-2 Affirmative Action Program	Agency	0.00			
1.4.13 Certification Regarding Drug Free Workplace	Agency	0.00			
1.4.14 Assurance of Companies	Agency	0.00			

Specs must include accessibility requirements. 5% of the dwelling units to be accessible for persons with mobility disabilities. In accordance with the Uniform Federal Accessibility Standards (UFAS). 2% of the dwelling units must be accessible for persons with hearing or visual disabilities. Section 504: Disability Rights in HUD Programs.

ID	Task Name	Required Resource	Filter: In the of Task Completed as of today	Enter the Start Date of Task	Calculated End Date of Task	Notes:
1.4.15	Section 3 Requirements (GC must meet Section 3 Requirements)	Agency	0.00			
1.4.16	Section 3 Clause	Agency	0.00			
1.4.17	Payment and Performance Bond	Agency	0.00			
	<b>Milestone Review</b>					
1.5.1	pre-construction conference	Agency	0.00			
1.5.2	notice to proceed	Agency	0.00			
1.5.3	obtain permits	Agency	0.00			
1.5.4						
1.5.5	<b>PUBLIC UTILITY IMPROVEMENT ONLY</b>					
1.5.6	property clean up, footers, excavation, fencing, trailer installation					
1.5.7	footers dug, foundation formed and slab poured, and footing inspection approved					
1.5.8	structure is finish including entire shell of building with approved inspection, all beams and trusses in place					
1.5.9	rough plumbing installed					
1.5.10	block work finished					
1.5.11	windows installed, framing finished, rough electrical performed					
1.5.12	roof is finished, drywall is completed, air conditioning duct installed, fire sprinkler system installed					
1.5.13	all doors installed, stucco completed, drywall hung, taped and finished, interior doors hung					
1.5.14	interior flooring installed, all kitchen cabinets installed, bathroom appliance and accessories installed, water heater installed, air handler units and compressor installed, emergency generator installed, main a/c units installed					



ID	Task Name	Requires Resource	Entered by the Planner as of (today)	Entered in the Start Date of Task	Calculated End Date of Task	Notes:
1.5.15	electrical work completed, plumbing work completed, baseboard installed, interiors painted, building exterior painted, fire sprinkler system finished					
1.5.16	all interiors and common areas completed, all flooring installed, all parking lots and garage finished, driveways and sidewalks completed, landscape in progress					
1.5.17						
<b>INFRASTRUCTURE IMPROVEMENTS ONLY</b>						
1.5.19	Mobilization					
1.5.20	maintenance of traffic					
1.5.21	submit payment request					
1.5.22	Demolition					
1.5.23	clearing & grade swale areas					
1.5.24	remove asphalt pavement					
1.5.25	remove concrete sidewalk					
1.5.26	remove existing curb and gutter					
1.5.27	relocate or adjust existing street sign					
1.5.28	removal of disposal of existing drainage structure					
1.5.29	removal & disposal of soaking pit & drainage pipe					
1.5.30	submit payment request					
1.5.31	Davis-Bacon Compliance					

Dis. #	Task Name	Required Resource	Enter in the box of task completed as of today	Enter in the box of task start date of calculated end date of task	Notes:
1.5.32	Installation of Pump				
1.5.33	Install pump				
1.5.34	Installation of Injectin Wells				
1.5.35	Install Injection wells				
1.5.36	Drainage				
1.5.37	curb inlet				
1.5.38	valley gutter inlet				
1.5.39	pipes				
1.5.40	submit payment request				
1.5.41	Davis-Bacon Compliance				
1.5.42	Paving				
1.5.43	construct asphaltic concrete pavement				
1.5.44	Parking area				
1.5.45	construct concrete sidewalk				
1.5.46	Install valley gutter				
1.5.47	construct concrete curb				
1.5.48	construct concrete ramp w/ detectable warning roadway reconstruction-include base and subbase material				
1.5.49					
1.5.50	submit payment request				

Task Name	Required Resource	Enter in the # of task Completed as of today	Enter in the # of task Completed as of today	Calculated End Date of task	Notes:
1.5.51 Davis-Bacon Compliance					
1.5.52 Striping and Signs					
1.5.53 pavement markers					
1.5.54 reflective pavement markers					
1.5.55 new ADA a& pedestrian signs					
1.5.56 submit payment request					
1.5.57 Davis-Bacon Compliance					
1.5.58 Landscape					
1.5.59 sod					
<b>1.6.00 Agency Salary Phase</b>		0.00			
1.6.1 determine that each participant is income eligible by determining the family's annual income.	Agency	0.00			if applicable
1.6.2 Examine the source documents evidencing annual income (e.g., wage statement, interest statement, unemployment compensation statement) for the family	Agency	0.00			if applicable
1.6.3 Census Tract and Block Group Information	Agency	0.00			if applicable
<b>1.7.00 Milestone Review</b>					
<b>1.7.01 Complete</b>		0.00			
1.7.1 submit final progress report	Agency	0.00			
1.7.2 submit payment with final release of liens	Agency	0.00			
1.7.3 final walk thru	All	0.00			
1.7.4 Certificate of completion	Agency	0.00			
1.7.5 project completion form	Agency	0.00			
1.7.6 construction close out	All	0.00			
1.7.7 report accomplishment in IDIS	PHCD's compliance unit	0.00			
1.7.8 submit project close letter to agency	PHCD's compliance unit	0.00			

D	Task Name	Required Resource	Enter in the % of Task Completed (as of today)	Enter in the Start Date of Task	Calculated End Date of Task	Notes:
	<i>Milestone Review</i>					
	Inspection of set aside units	PHCD Inspector	0.00			
	Inspection of set aside units	PHCD Inspector	0.00			
	Inspection of set aside units	PHCD Inspector	0.00			
	Inspection of set aside units	PHCD Inspector	0.00			
	Inspection of set aside units	PHCD Inspector	0.00			
<b>Overall Project Percent Complete 0.00</b>						

# **Attachment# 15**

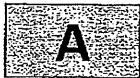
## **Glossary**

## GLOSSARY

**202 (Section 202 FHA):** A program to help expand the supply of affordable housing with supportive services for the elderly. It provides very low-income elderly with options that allow them to live independently but in an environment, that provides support activities such as cleaning, cooking, transportation, etc.

**203(b):** A FHA program which provides mortgage insurance to protect lenders from default; used to finance the purchase of new or existing one- to four family housing; characterized by low down payment, flexible qualifying guidelines, limited fees, and a limit on maximum loan amount.

**203(k):** A FHA mortgage insurance program enables homebuyers to finance both the purchase of a house and the cost of its rehabilitation through a single mortgage loan.



**Action Plan:** The Annual Action Plan describes the Federal and Non-Federal resources expected to be available to address priority needs and goals identified in the Consolidated Plan, which is a description of activities expected to be undertaken and description of geographical areas to be assisted.

**ADA:** See Americans with Disabilities Act

**Adaptive Reuse:** Adaptive reuse, or re-use, is a process that adapts buildings for new uses while retaining their historic features. An old factory may become an apartment building. A rundown church may find new life as a restaurant.

**Adjustable Rate Mortgage:** A mortgage loan subject to changes in interest rates; when rates change, ARM monthly payments increase or decrease at intervals determined by the lender; the change in monthly -payment amount, however, is usually subject to a cap.

**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).

**Affordable Housing Advisory Board:** This board functions as Miami-Dade County's affordable housing advisory committee and consists of fifteen (15) members who act without compensation and serve as appointees of the Board of County Commissioners (13), the Mayor (1), and the Overall Tenant Advisory Council (1).

**AHAB:** See Affordable Housing Advisory Board

**ALF:** See Assisted Living Facility

**Amenity:** A feature of the home or property that serves as a benefit to the buyer but that is not necessary to its use; may be natural (like location, Woods, water) or man-made (like a swimming pool or garden).

**Americans with Disabilities Act:** A civil rights law enacted by the U.S. Congress in 1990, which prohibits discrimination against people on the basis of disability.

**Amortization:** Repayment of a mortgage loan through monthly installments of principal and interest; the monthly payment amount is based on a schedule that will allow you to own your home at the end of a specific time period (for example, 15 or 30 years)

**Annual Percentage Rate:** Calculated by using a standard formula, the APR shows the cost of a loan; expressed as a yearly interest rate, it includes the interest, points, mortgage insurance, and other fees associated with the loan.

**A/O Contract:** Architect/Owner Contract under the Program guidelines and procedures.

**Applicant:** "Applicant" means a person or legal entity who proposes to carry out a project.

**Appraisal:** A document that gives an estimate of a property's fair market value; an appraisal is generally required by a lender before loan approval to ensure that the mortgage loan amount is not more than the value of the property.

**Appraiser:** A qualified individual who uses his or her experience and knowledge to prepare the appraisal estimate.

**APR:** See Annual Percentage Rate

**Architect:** A professional person who is involved in the planning, and design. In the broadest sense, an architect is a person who translates a user's requirements into a built environment.

**ARM:** See Adjustable Rate Mortgage

**Assessor:** A government official who is responsible for determining the value of a property for the purpose of taxation.

**Assisted Housing:** A person or household that will benefit through three major programs: public housing, Section 8, and Section 202.

**Assisted Living Facility:** Any type of property that also provides supportive services such as health care, meals and a wide variety of other services. Generally cost significantly more than other properties of the same type due to the level of care and service provided.

## B

**Balloon Mortgage:** A mortgage that typically offers low rates for an initial period of time (usually 5, 7, or 10) years; after that time period elapses, the remaining balance is due or is refinanced by the borrower.

**Bankruptcy:** A federal law whereby a person's assets are turned over to a trustee and used to pay off outstanding debts; this usually occurs when someone owes more than they have the ability to repay.

**Basis Point:** A measure of interest rate equal to 0.01% (or .0001). Basis Points are typically used to describe the difference between two interest rate indices or to express the changes in any one index from one point in time to another.

**BCC:** Miami-Dade County Board of County Commissioners.

**Borrower:** A person who has been approved to receive a loan and is then obligated to repay it.

**BRI:** See Brownfields Redevelopment Initiative

**Brownfields:** Vacant or underutilized industrial and commercial properties that are environmentally contaminated or perceived to be contaminated.

**Brownfields Redevelopment Initiative:** Interagency initiative addressing financial and legal risks of brownfield clean up and redevelopment.

**Building Code:** Based on agreed upon safety standards within a specific area, a building code is a regulation that determines the design, construction, and materials used in building.

**Budget:** A detailed record of all income earned and spent for a project during a specific period of time.

**Business Incubators:** Programs designed to accelerate the successful development of entrepreneurial companies through an array of business support resources and services, developed and orchestrated by incubator management and offered both in the incubator and through its network of contacts.

## C

**CAC:** See Community Advisory Committee

**Cap:** A limit, such as that placed on an adjustable rate mortgage, on how much a monthly payment or interest rate can increase or decrease.

**CAPER:** See Consolidated Annual Performance and Evaluation Report



**Cash Reserves:** A cash amount sometimes required to be held in reserve in addition to the down payment and closing costs; the amount is determined by the lender.

**CBO:** See Collateralized Bond Obligation and/or Community Based Organization

**CDBC:** See Community Development Based Corporation

**CDBG:** See Community Development Block Grant

**CDBG DRA:** See Community Development Block Grant Disaster Recovery Assistance

**CDBG DRI:** See Disaster Recovery Initiative

**CDFI:** See Community Development Financial Institution

**CEDD:** Community and Economic Development Division

**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.

**Certificate of Title:** A document provided by a qualified source (such as a title company) that shows the property legally belongs to the current owner; before the title is transferred at closing, it should be clear and free of all liens or other claims.

**Charrette:** Collaborative session in which a group of designers drafts a solution to a design problem. While the structure of a charrette varies, depending on the design problem and the individuals in the group, charrettes often take place in multiple sessions in which the group divides into sub-groups. Each sub-group then presents its work to the full group as material for future dialogue. Such charrettes serve as a way of quickly generating a design solution while integrating the aptitudes and interests of a diverse group of people.

**CHDO:** See Community Housing Development Organization

**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.

**CIIC:** See Community and Individual Investment Corporation

**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.

**Closing:** Also known as settlement, this is the time at which the property is formally sold and transferred from the seller to the buyer; it is at this time that the borrower takes on the loan obligation, pays all closing costs, and receives title from the seller.

**Closing Costs:** customary costs above and beyond the sale price of the property that must be paid to cover the transfer of ownership at closing; these costs generally vary by geographic location and are typically detailed to the borrower after submission of a loan application.

**C/O Contract:** Contract/Owner Contract under the Program guidelines and procedures.

**CO:** Contracts Officer, see Project Manager.

**Code:** Miami-Dade County and Municipality's current Building Code.

**Collateralized Bond Obligation:** An investment-grade bond backed by a large, diversified pool of junk bonds. Usually broken down into tiers with varying degrees of risk and varying interest rates.

**Commercial/Industrial Center/District:** Contain a concentration of business, civic and cultural activities, creating conditions that facilitate interaction and exchange.

**Commission:** An amount, usually a percentage of the property sales price that is collected by a real estate professional as a fee for negotiating the transaction.

**Commercial Building:** Means any building other than a residential building, including any building constructed for industrial or public for profit purposes.

**Commercial Revitalization Program:** Designed to improve the physical and economic condition of commercial for profit businesses in low and moderate-income neighborhoods. The program makes available grants up to a maximum of \$100,000 to qualified owners and merchants to rehabilitate the exterior of their commercial buildings.

**Commitment:** As used in the HOME Program, commitment means one of three things. #1) The participating jurisdiction has: executed a legally binding agreement with a State recipient, sub recipient, or contractor to use a specific amount of HOME funds to produce affordable housing or provide tenant-based rental assistance; #2) or executed a written agreement reserving a specific amount of funds for a CHDO; #3) met requirements to commit to a specific local project as defined below. For tenant-based rental assistance, commitment means that a rental assistance contract between the participating jurisdiction (or other entity) and the tenant or owner has been executed. HUD recognizes a commitment when the project is set up in the Integrated Disbursement and Information System (IDIS).

**Commitment Letter:** A formal offer by a lender to lend money to a borrower under specified terms.

**Community Advisory Committee:** A local committee made up of interested residents who represent the community interest and provide valuable input to the county concerning issues for the enhancement of the community. The purpose of the Community Advisory Committee is to inform and educate members of the community, so that a broad base of community supports participation in the CDBG process only in the NRSA areas.

**Community and Individual Investment Corporation:** For-profit corporation capitalized in part by Economic Development Initiative and Section 108 funds that invests in economic development activities in an identified service area where at least 51 percent of the residents are low- and moderate-income people and which offers residents the opportunity to purchase and own shares in the corporation.

**Community Based Organization:** A non-profit, non-governmental agency designed to work on a community-based project, need, or problem.

**Community Development Based 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.

**Community Development Block Grant:** A Federal program created under the Housing and Community Development Act of 1974. In this program, HUD provides grant funds to local and State governments to be used to develop viable urban communities by providing decent housing with a suitable living environment and expanding economic opportunities to assist low- and moderate-income residents.

**Community Development Block Grant (Entitlement):** 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.

**Community Development Block Grants (Small Cities):** In this program, HUD directly provides annual CDBG funds on a formula basis to States, which then administer the funding and act as a partner with the Federal Government.

**Community Development Block Grant (State Administered):** States participating in the CDBG Program award grants only to units of general local government that carry out development activities. Annually each State develops funding priorities and criteria for selecting projects.

**Community Development Block Grant - Disaster Recovery Assistance:** In response to disasters, Congress may appropriate additional funding for the CDBG and HOME programs as Disaster Recovery grants to rebuild the affected areas and provide crucial seed money to start the recovery process.

**Community Development Block Grant - Disaster Recovery Initiative:** Disaster funding for States, Territories, metropolitan cities and urban counties, and Indian tribes. These grantees are in turn authorized to reallocate funds to either government or nonprofit agencies that may deliver services directly.

**Community Development Financial Institution:** Community Development Banking and Financial Institutions Act of 1994, organizations which lend and invest in deprived areas and markets who cannot access mainstream finances, including social enterprises.

**Community Housing Development Organization:** A federally defined type of nonprofit housing provider that must receive a minimum of 15 percent of all Federal HOME funds from a Participating Jurisdictions award. The primary difference between CHDO and other nonprofits is the level of low-income resident participation on the Board of Directors.

**Community Reinvestment Act:** A 1977 law that requires banks and savings and loan institutions to take affirmative steps to help meet the credit needs of the communities they are chartered to serve, especially low- and moderate-income communities. The Act directs the four banking regulatory agencies (Federal Reserve Board, Officer of the Comptroller of the Currency, Federal Deposit Insurance Corporation, and the Office of Thrift Supervision) to evaluate the extent to which these institutions are meeting local credit needs.

**Community Renewal:** Renewal Communities/Empowerment Zones/Enterprise Communities (RC/EZ/EC) federally designated localities that provide for tax incentives by combining efforts to create economic opportunity, sustainable community development, community-based partnerships, and a strategic vision for change.

**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.

**Condominium:** A form of ownership in which individuals purchase and own a unit of housing in a multi-unit complex; the owner also shares financial responsibility for common areas.

**Consolidated Annual Performance and Evaluation Report:** Status report on the grantee's (Miami-Dade County) efforts toward implementing US HUD's outcome performance measurement system requirements.

**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.

**Consolidated Planning Process Policies (Policy Paper):** Contains the proposed policies for implementing the FY 2008-2012 Consolidated Plan.

**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.

**Consultant:** Architect, engineer or surveyor performing contracted services for the Project, under Owner's responsibility.

**Continuum of Care:** Policies designed to address the critical problem of homelessness that includes a coordinated community-based process of identifying needs and building a system to address those needs. The approach is predicated on the understanding that homelessness is not caused merely by a lack of shelter, but involves a variety of underlying, unmet needs - physical, economic, and social.

**Contractor:** Contractors and/or subcontractors performing contracted construction work for the Project, under Owner's responsibility.

**Conventional Loan:** A private sector loan, one that is not guaranteed or insured by the U.S. government.

**Co-op:** See Cooperative

**Cooperative:** Residents purchase stock in a cooperative corporation that owns a structure; each stockholder is then entitled to live in a specific unit of the structure and is responsible for paying a portion of the loan.

**County-Wide Citizen Advisory Committee:** An advisory committee is established to provide input into the planning process for the economic development and housing efforts of DHCD. The County-Wide Citizen Advisory Committee (CWCAC) is comprised on 24 members (the 3 board members from each existing NRSA).

**CPP:** See Citizen Participation Plan

**CRA:** See Community Reinvestment Act

**Credit Bureau Score:** A number representing the possibility a borrower may default; it is based upon credit history and is used to determine ability to qualify for a mortgage loan.

**Credit History:** History of an individual's debt payment; lenders use this information to gauge a potential borrower's ability to repay a loan.

**Credit Report:** A record that lists all past and present debts and the timeliness of their repayment; it documents an individual's credit history.

**CRP:** See Commercial Revitalization Program

**CWCAC:** See County-Wide Citizen Advisory Committee

**CWHIP:** See Community Workforce Housing Innovation Pilot Program



***Davis-Bacon Wage Determinations:*** Issued by the US Department of Labor under the Davis-Bacon and related Acts determines prevailing wage rates to be paid on federally funded or assisted construction projects.

***DE:*** See Direct Endorsement

***Debt Service Coverage:*** The margin of safety for payment of debt service; reflecting an estimate of an ability to cover debt obligations with free cash flow. This ratio is defined as Cash Flow Available to Service Debt/Debt Service. The higher the number; the greater the ability to make debt payments from cash flow.

***Debt-to-income Ratio:*** A comparison of gross income to housing and non-housing expenses; With the FHA, the monthly mortgage payment should be no more than 29% of monthly gross income (before taxes) and the mortgage payment combined with non-housing debts should not exceed 41% of income.

***Deed:*** The document that transfers ownership of a property.

***Deed-in-lieu:*** To avoid foreclosure - "in lieu" of foreclosure - a deed is given to the lender to fulfill the obligation to repay the debt; this process does not allow the borrower to remain in the house but helps avoid the costs, time, and effort associated with foreclosure.

***Default:*** The inability to pay monthly mortgage payments in a timely manner or to otherwise meet the mortgage terms.

***Delinquency:*** Failure of a borrower to make timely mortgage payments under a loan agreement.

***Department of Housing and Community Development:*** This agency – formally known as the Office of Community and Economic Development (OCED) – is responsible for the administration Federal and State funding, e.g., Community Development Block Grant (CDBG), HOME Investment Partnership, and Neighborhood Stabilization Program, that supports the development of viable urban neighborhoods in Miami-Dade County, characterized by decent housing, expansion of economic development opportunities, and the preservation of historic properties.

***Department of Veterans Affairs:*** A federal agency, which guarantees loans, made to veterans; similar to mortgage insurance, a loan guarantee protects lenders against loss that may result from a borrower default.

***Developer:*** A legal entity who develops real estate, especially by preparing a site for residential or commercial use.

**Development Team:** The developer and the professional, technical, and construction entities (i.e., lead architect, general contractor, engineer, legal counsel, non-profit operator, marketing agent, and managing agent) that will participate in the design, development construction, marketing, and/or management of the Project.

**DHCD:** See Miami-Dade County Department of Housing and Community Development

**Direct Endorsement:** Program permitting lender processed and endorsed FHA mortgages.

**Disability:** According to the US Department of Housing and Urban Development, a person shall be considered to have a disability if the person is determined to have a physical, mental, or emotional impairment that: (1) is expected to be of long-continued and indefinite duration, (2) substantially impeded his or her ability to live independently, and (3) is of such a nature that the ability could be improved by more suitable housing conditions. A person shall also be considered to have a disability or he or she has a developmental disability as defined in the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6006).

**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.

**Discount Point:** Normally paid at closing and generally calculated to be equivalent to 1% of the total loan amount, discount points are paid to reduce the interest rate on a loan.

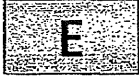
**Documentary Surtax Program:** Discretionary surtax on documents; certain counties operating under a home rule charter to levy the discretionary surtax for purposes of establishing and funding a Housing Assistance Loan Trust Fund to assist in providing housing for low-income and moderate-income families.

**Down Payment:** The portion of a home's purchase price that is paid in cash and is not part of the mortgage loan.

**Down Payment Assistance:** Funds that are provided by the Issuer or another third party, which can be used to offset a portion of the borrower's down payment.

**DSC:** See Debt Service Coverage

**Duns Number:** The Data Universal Numbering System (DUNS) number required for every applicant to apply for a grant with the federal government. The DUNS number is a unique nine-character identification number provided (at no charge) by the commercial company, Dun & Bradstreet



***Earnest Money:*** Money put down by a potential buyer to show that he or she is serious about purchasing the home; it becomes part of the down payment if the offer is accepted, is returned if the offer is rejected, or is forfeited if the buyer pulls out of the deal.

***EEM:*** See Energy Efficient Mortgage

***EGB:*** See Eligible Block Groups

***ELI:*** See Extremely Low Income

***Eligible Block Groups:*** A block group within a census tract where the population is more than 50% low to moderate income is considered an area that is eligible for use of HUD CDBG funds.

***Emergency Shelter Grants:*** A program that provides homeless persons with basic shelter and essential supportive services. It can assist with the operational costs of the shelter facility, and for the administration of the grant. ESG also provides short-term homeless prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure, or utility shutoffs.

***Empowerment Zone:*** The term empowerment zone means an area designated as an empowerment zone by the Secretary of the Department of Housing and Urban Development or the Secretary of the Department of Agriculture. The County's Empowerment Zone sunset December 31, 2009.

***Energy Efficient Mortgage:*** An FHA program that helps homebuyers save money on utility bills by enabling them to finance the cost of adding energy efficiency features to a new or existing home as part of the home purchase.

***Energy Star:*** A voluntary labeling program of the US Environmental Agency (EPA) and the US Department of Energy that identifies energy efficient products.

***Engineer:*** Someone who is trained or professionally engaged in a branch of engineering. Engineers use technology, mathematics, and scientific knowledge to solve practical problems.

***Enterprise Zone:*** An impoverished area in which businesses are exempt from certain taxes and are given other economic advantages such as tax credit as an inducement to locate there and employ residents.

***Entitlement Public Entity:*** A metropolitan city or an urban county receiving federal CDBG funds. program in Miami-Dade County the entitlements are: City of Miami, Miami Beach, Hialeah, North Miami, Miami Gardens, Homestead, and Florida City.



**Environmental Review:** 24 CFR Part 58: Environmental Review Procedures for Entities receiving CDBG and HOME funds. HUD Environmental Responsibilities used by local governments to determine program compliance with the intent of the National Environmental Policy Act (NEPA) and other related statutes.

**Environmental Site Assessment:** The analysis, often called a Phase I ESA, typically addresses both the underlying land as well as physical improvements to the property; however, techniques applied in a Phase I ESA never include actual collection of physical samples or chemical analyses of any kind.

**EPLS:** See Excluded Parties List System

**Equity:** An owner's financial interest in a property/project; calculated by subtracting the amount still owed on the mortgage from the fair market value of the property.

**Equity Gap:** The Equity Gap is the difference between the Total Project Costs and the total funding sources available for a Project. The Equity Gap is used as part of the calculation to determine the maximum amount of Credit that a Project is eligible to receive.

**ESA:** See Environmental Site Assessment

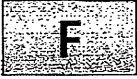
**Escrow Account:** A separate account into which the lender puts a portion of each monthly mortgage payment; an escrow account provides the funds needed for such expenses as property taxes, homeowners insurance, mortgage insurance, etc.

**ESG:** See Emergency Shelter Grants

**Excluded Parties List System:** Includes information regarding entities debarred, suspended, proposed for debarment, excluded or disqualified under the non-procurement common rule, or otherwise declared ineligible from receiving Federal contracts, certain subcontracts, and certain Federal assistance and benefits. This information may include names, addresses, DUNS numbers, Social Security Numbers, Employer Identification Numbers, or other Taxpayer Identification Numbers.

**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.



***Fair Housing Act:*** A law that prohibits discrimination in all facets of the home buying process on the basis of race, color, national origin, religion, sex, familial status, or disability.

***Fair Housing Initiatives Program:*** Program to assist state/local government, community groups, and housing resource boards to combat housing discrimination.

***Fair Market Value:*** US HUD's estimate of the actual market rent for a modest apartment in the conventional market.

***Faith-Based Organizations:*** A religious congregation (church, mosque, synagogue, or temple) a nonprofit organization founded by a religious congregation or religiously-motivated incorporators and board members that clearly states in its name, incorporation, or mission statement that it is a religiously motivated institution.

***Family:*** A household comprised of one or more individuals. The National Affordable Housing Act (NAHA) definition required to be used in the CHAS rule - equivalent to Census definition of householder (head of household) and one or more other persons living in the same household who are related by birth, marriage, or adoption. The term "household" is used in combination with the term "related" in the CHAS instructions, when compatibility with the Census definition of family (for reports and data available from the Census based upon that definition) is dictated.

***Family Self Sufficiency:*** This program was designed to assist MDPHA's Section 8 and public housing residents reach and maintain economic independence through job training, education, and employment. Staff will assist and help residents in identify their goals and help them to make short- and long-range plans to reach their goals.

***Family Unification Voucher Program:*** Provides rental assistance on behalf of low-income families for whom lack of adequate housing is a primary factor in the threat of imminent separation from their children. MDHA coordinates this program with the State of Florida Department of Children and Family Services.

***Fannie Mae:*** Federal National Mortgage Association, a federally-chartered enterprise owned by private stockholders that purchases residential mortgages and converts them into securities for sale to investors; by purchasing mortgages, Fannie Mae supplies funds that lenders may loan to potential homebuyers.

***FBO:*** See Faith-Based Organizations

***Federal Housing Administration:*** An administration established in 1934 to advance homeownership opportunities for all Americans; assists homebuyers by providing mortgage insurance to lenders to cover most losses that may occur when a borrower defaults; this encourages lenders to make loans to borrowers who might not qualify for conventional mortgages.

**Feng Shui:** To create harmony and balance around us, centuries-old art to design homes and commercial space. A growing number of architects and decorators are integrating feng shui ideas with contemporary building design.

**FHA:** See Federal Housing Administration

**FHFC:** See Florida Housing Finance Corporation

**FHIP:** See Fair Housing Initiatives Program

**Finding of No Significant Impact:** Environmental Assessment finding that a project will not significantly affect the quality of human life.

**First-Time Home Buyer:** A first-time homebuyer is an individual or family that has not owned or had ownership interest in any residence during the last three years preceding closing. An exception to this requirement exists only if the home to be purchased is located in targeted areas.

**Fixed-rate Mortgage:** A mortgage with payments that remain the same throughout the life of the loan because the interest rate and other terms are fixed and do not change.

**Flood Insurance:** Insurance that protects homeowners against losses from a flood; if a home is located in a flood plain; the lender will require flood insurance before approving a loan.

**Florida Housing 2008 Universal Application:** Applicants interested in applying for funding for the construction or rehabilitation of affordable rental housing through the following programs can do so through the Universal Application Cycle: HOME Investment Partnerships Program; Housing Credits; Multifamily Mortgage Revenue Bonds; State Apartment Incentive Loan Program

**Florida Housing Finance Corporation:** Created by the Florida Legislature more than 25 years ago, this organization's 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. This organization also manages the state of Florida's Tax Credit Program.

**FMNA:** See Fannie Mae

**FMV:** See Fair Market Value

**FONSI:** See Finding of No Significant Impact

**Foreclosure:** A legal process in which mortgaged property is sold to pay the loan of the defaulting borrower.

**FSS:** See Family Self Sufficiency

**Full-time Equivalent:** Economic Development unit of performance base measurement full-time equivalent (employee) (2080 hours of paid employment).

**Funding GAP:** Financing that is required, but for which no provision has been made. The difference in total funding needed for a proposal and the amount of funding already made available.

**FTE:** See Full-time Equivalent

**FY:** Fiscal Year



**General Assistance:** Provide 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).

**General Contractor:** The prime contractor who contracts for the construction of an entire building or project, rather than just a portion of the work.

**GFE:** See Good Faith Estimate

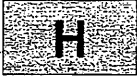
**Ginnie Mae:** Government National Mortgage Association, a government-owned corporation overseen by the U.S. Department of Housing and Urban Development, Ginnie Mae pools FHA-insured and VA-guaranteed loans to back securities for private investment; as With Fannie Mae and Freddie Mac, the investment income provides funding that may then be lent to eligible borrowers by lenders.

**GNMA:** See Ginnie Mae

**Good Faith Estimate:** An estimate of all closing fees including pre-paid and escrow items as well as lender charges; must be given to the borrower within three days after submission of a loan application.

**Green Building:** Environmentally friendly construction products in a sensible way and creates a healthy place to live or work. A residence or commercial structure built so that it promotes energy conservation, uses.

**Green Jobs:** Environmentally friendly manufacturing, sales, distribution, marketing, installation, and repair of solar energy systems; or high efficiency appliances; construction and/or design of energy efficient structure design, manufacture and servicing of electric hybrid or biodiesel vehicles, and recycling or discarded materials.



**HAP:** See Housing Assistance Payments Contract

**HDLAD:** See Housing Development and Loan Administration Division

**HELP:** See Homebuyer Education Learning Program

**HFA:** See Housing Finance Authority

**Historic Preservation:** The act of maintaining and repairing existing historic materials and the retention of a property's form as it has evolves over time.

**HOME:** HOME Investment Partnerships Program helps to expand the supply of decent, affordable housing for low and very low- income families by providing grants to States and local governments called participating jurisdictions (PJ). PJs use their HOME grants to fund housing programs, which meet local needs and priorities.

**HOME-Assisted Units:** Units within a HOME project for which rent, occupancy, and/or long-term affordability restrictions apply. The number of units designated as HOME-assisted affects the maximum HOME subsidies that may be provided to a project.

**Home Inspection:** Examination of the structure and mechanical systems to determine a home's safety; makes the potential homebuyer aware of any repairs that may be needed.

**Home Warranty:** Offers protection for mechanical systems and attached appliances against unexpected repairs not covered by homeowner's insurance; coverage extends over a specific time period and does not cover the home's structure.

**Homebuyer Education Learning Program):** An educational program from the FHA that counsels people about the home buying process; HELP covers topics like budgeting, finding a home, getting a loan, and home maintenance; in most cases, completion of the program may entitle the homebuyer to a reduced initial FHA mortgage insurance premium-from 2.25% to 1.75% of the home purchase price.

**Homeless Family with Children:** 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 18.

**Homeless Person:** 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). An individual who lacks a fixed, regular, and adequate nighttime residence.

**Homeless Prevention:** Means activities or programs designed to prevent the incidence of homelessness, including (but not limited to): Short-term subsidies to defray rent and utility arrearages for families that have received eviction or utility termination notices; Security deposits or first month's rent to permit a homeless family to move into its own apartment; Mediation programs for landlord-tenant disputes; Legal services programs for the representation of indigent tenants in eviction proceedings; Payments to prevent foreclosure on a home; and other innovative programs and activities designed to prevent the incidence of homelessness.

**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.

**Homeowner's Insurance:** An insurance policy that combines liability coverage for a homeowner with hazard insurance to protect the home from wind, fire, vandalism, and other hazards.

**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.

**HOPE VI - Hope for the Elderly Independence:** Through the HOPE VI program, US 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.

**HOPWA:** See Housing Opportunities for Persons With AIDS

**Housing Assistance Payments Contract:** HAP contract is used to provide Section 8 tenant-based assistance under the housing choice voucher program (voucher program) of the U.S. Department of Housing and Urban Development (US HUD). The main regulation for this program is 24 Code of Federal Regulations Part 982. The local voucher program is administered by a public housing agency (PHA). The HAP contract is an agreement between the PHA and the owner of a unit occupied by an assisted family.

**Housing Counseling Agency:** Provides counseling and assistance to individuals on a variety of issues, including loan default, fair housing, and home buying.

**Housing Development and Loan Administration Division:** A division of DHCD that is responsible for Surtax home ownership assistance loans by providing first and second mortgages, which assist eligible families in purchasing a home. DLAD works with private developers and community development corporations who facilitate construction and development of affordable homes.

**Housing Finance Authority:** A County agency that originates second mortgage assistance programs funded by both SHIP and Surtax funds for new homebuyers and issues bonds.

**Housing Inventory/Supply:** The total number of housing units available at any given time.

**Housing Opportunities for Persons With AIDS:** The HOPWA program provides housing assistance and supportive services for low-income people with HIV/AIDS and their families. Grants are provided by selection through a national competition of projects proposed by State and local governments and nonprofit organizations. Grantees are encouraged to form community partnerships with area nonprofit organizations to provide housing assistance and supportive services for eligible persons. Administered by the City of Miami for Miami-Dade County.

**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 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.

**HRP:** See Homeownership Rehabilitation Program

**HTF:** See Housing Trust Fund

**HUD Environmental:** Required when Federal CDBG/Home funds are planned to be spent on a project. The analysis, often called a Phase I ESA, typically addresses both the underlying land as well as physical improvements to the property; however, techniques applied in a Phase I ESA never include actual collection of physical samples or chemical analyses of any kind.

**HUD Statement:** Document known as the "settlement sheet," it itemizes all closing costs; must be given to the borrower at or before closing.

**HVAC:** Heating, Ventilation and Air Conditioning; a home's heating and cooling system.



**IDIS:** See Integrated Disbursement and Information System

**Inclusionary Zoning:** Commonly known as inclusionary housing, refers to city or county planning ordinances that require a given share of new construction be affordable to people with low to moderate incomes.

**Income Based:** Rent Income Based Rent is adjusted based on median income, age, disability, or other tenant factors.

**Index:** A measurement used by lenders to determine changes to the Interest rate charged on an adjustable rate mortgage.

**Infill Housing:** Is the insertion of additional housing units into an already approved subdivision or neighborhood. These can be in the form of additional units built on the same lot, by dividing existing homes into multiple units, or by creating new residential lots by further subdivision or lot line adjustments. Units may also be used by building on lots that were previously vacant.

**Infill Housing Initiative:** The Infill Housing Initiative is an innovative affordable housing program administered by the Department of General Services Administration through its Infill Housing Program (the "Program"). The purpose of the Infill Housing Initiative is to increase the availability of affordable homes for low and moderate income families; maintain a stock of affordable housing; redevelop urban neighborhoods by eliminating the blight of vacant, dilapidated, or abandoned properties; equitably distribute homeownership opportunities within the Infill Target Areas; and generate payment of ad valorem taxes. The Infill Housing Initiative provides incentives to encourage developers to build affordable housing

**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.

**Insurance:** Protection against a specific loss over a period of time that is secured by the payment of a regularly scheduled premium.

**Integrated Disbursement and Information System:** This system, commonly referred to as IDIS, is the draw down and reporting system for the four CPD formula grant programs – CDBG, HOME, ESG, and HOPWA.

**Interest:** A fee charged for the use of money.

**Interest Rate:** The amount of interest charged on a monthly loan payment; usually expressed as a percentage.



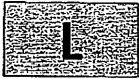
**Job Creation:** A program or project undertaken by a government of a nation in order to assist unemployed members of the population.

**Job Pirating:** A prohibited act that involves the use of federal funds to lure or attract a business and its jobs from one labor market to another location.



**Judgment:** A legal decision requiring debt repayment, a judgment may include a property lien that secures the creditor's claim by providing a collateral source.

**Jurisdiction:** A state or unit of general local government.



**Large Family:** A family of five or more persons.

**Lead-Based Paint Hazards:** Health and safety hazards caused by lead-based paint.

**Lease Purchase:** Assists low- to moderate-income homebuyers in purchasing a home by allowing them to lease a home with an option to buy; the rent payment is made up of the monthly rental payment plus an additional amount that is credited to an account for use as a down payment.

**Leverage:** The use of funds to complete a transaction. The use of various financial instruments or borrowed capital, such as margin, to increase the potential return of an investment. The amount of debt used to finance firm's assets.

**Lien:** A legal claim against property that must be satisfied when the property is sold.

**LIHTC:** See Low Income Housing Tax Credit

**LISC:** See Local Initiatives Support Corporation

**LLC – Limited Liability Corporation:** A type of company, authorized only in certain states, whose owners and managers receive the limited liability and (usually) tax benefits of an S Corporation without having to conform to the S corporation restrictions.

**Loan:** Money borrowed that is usually repaid with interest.

**Loan Fraud:** Purposely giving incorrect information on a loan application in order to better qualify for a loan, may result in civil liability or criminal penalties.

**Loan-to-value Ratio:** A percentage calculated by dividing the amount borrowed by the price or appraised value of the home to be purchased; the higher the LTV, the less cash a borrower is required to pay as down payment.

**Local Initiatives Support Corporation:** An organization that helps resident-led, community-based development organizations transform distressed communities and neighborhoods into healthy ones – good places to live, do business, work and raise families. By providing capital, technical expertise, training, and information, LISC supports the development of local leadership and the creation of affordable housing, commercial, industrial and community facilities, businesses and jobs.

**Lock-in:** Many lenders offer an interest rate lock-in that guarantees a specific interest rate if the loan closes within a specific time.

**Long-term Lease:** In the context of the HOME Program, a long-term lease is a written, binding agreement whose term is, at a minimum, equivalent to the affordability period required for a property based on the level of HOME subsidy (for example, five to 15 years).

**Loss Mitigation:** A process to avoid foreclosure; the lender tries to help a borrower who has been unable to make loan payments and is in danger of defaulting on his or her loan

**Low Income:** 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.

**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.

**Low Income Housing Tax Credit:** A program, also known as Tax Credit that was created by the Tax Reform Act of 1986 as an alternate method of funding housing for low- and moderate-income households. The credits are also commonly called Section 42 credits in reference to the applicable section of the Internal Revenue Code. The tax credits are more attractive than tax deductions as they provide a dollar-for-dollar reduction in a taxpayer's federal income tax, whereas a tax deduction only provides a reduction in taxable income.

There are two Credit rates, or Applicable Percentages, #1) "9% Credit" and #2) "4% Credit," depending on the type of Project. The Applicable Percentages were initially set at 9% and 4%, but after 1987, the Applicable Percentages were adjusted on a monthly basis by the U.S. Department of the Treasury. Depending on the type of project, the present value of the Credit over a 10 year period equals 70% (the "9% Credit") or 30% (the "4% Credit") of a Project's Qualified Basis. The 4% are non-competitive.

**LTV:** See Loan-to-value Ratio



**Margin:** An amount the lender adds to an index to determine the interest rate on an adjustable rate mortgage.

**MDPH:** Miami-Dade Public Housing Agency, formerly Miami-Dade Housing Agency (MDHA)

**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)

**MIP:** See Mortgage Insurance Premium

**Mobile Home:** A large house trailer that can be connected to utilities and can be parked in one place and used as permanent housing.

**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.

**Moderate Rehabilitation Program:** Substandard rental housing that has been upgraded by private developers. Project-based rental subsidies are provided on behalf of eligible low-income families includes the amortization of the project's rehabilitation and operating costs.

**Modular Home:** A modular home is constructed of pre-made parts and unit modules. A complete kitchen and bath may be pre-set in the house. Wall panels, trusses, and other pre-fabricated house parts are transported on a flatbed truck from the factory to the building site.

**Mortgage:** A lien on the property that secures the Promise to repay a loan.

**Mortgage Banker:** A company that originates loans and resells them to secondary mortgage lenders like Fannie Mae or Freddie Mac.

**Mortgage Broker:** A firm that originates and processes loans for a number of lenders.

**Mortgage Insurance:** A policy that protects lenders against some or most of the losses that can occur when a borrower defaults on a mortgage loan; mortgage insurance is required primarily for borrowers with a down payment of less than 20% of the home's purchase price.

**Mortgage Insurance Premium:** A monthly payment – usually part of the mortgage payment – paid by a borrower for mortgage insurance.

**Mortgage Modification:** A loss mitigation option that allows a borrower to refinance and/or extend the term of the mortgage loan and thus reduce the monthly payments.

**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:** See Neighborhood Advisory Committee

**Neighborhood Advisory Committee:** Responsible for implementing the recommendations formulated by the Neighborhood Task Force and to address new neighborhood issues as may be identified.

**Neighborhood Revitalization Strategic Area:** Targeted for assistance by the Miami-Dade County Department of Housing and Community Development under the U.S. HUD Community Development Block Grant program and include the following areas: 1) Opa-Locka; 2) Model City, 3) West Little River; 4) Melrose; 5) South Miami; 6) Perrine; 7) Leisure City/Naranja; 8) Goulds.

The areas covered must be contiguous. The selected area must be primarily residential with 70 percent of the population being low and moderate-income persons.

**New Urbanism:** An American urban design movement that arose in the early 1980s. Its goal is to reform many aspects of real estate development and urban planning, from urban retrofits to suburban infill. New urbanist neighborhoods are designed to contain a diverse range of housing and jobs, and to be walk able. New Urbanism can include (neo) traditional neighborhood design and transit-oriented development.

**Not-for-profit Corporation:** An incorporated organization created by statute, government, or judicial authority and is not intended to provide a profit to the owners or members. 501(c) is a provision of the United States Internal Revenue Code (26 U.S.C. § 501(c) some federal income taxes. 501(c)(3) status after they file an application and supporting documentation to the IRS and have a certification letter issued.

**NRSA:** See Neighborhood Revitalization Strategic Area



**Occupational Safety and Health Administration:** The main federal agency charged with the enforcement of safety and health legislation.

**OCED:** See Department of Housing and Community Development

**Offer:** Indication by a potential buyer of willingness to purchase a home at a specific price; generally put forth in writing.

**Office of Supportive Housing:** Designed to develop supportive housing and services that will allow homeless persons to live as independently as possible.

**Open Space:** The exterior open space in an urban lot occupied by a commercial structure.

**Origination:** The process of preparing, submitting, and evaluating a loan application, generally includes a credit check, verification of employment, and a property appraisal.

**Origination Fee:** The charge for originating a loan; is usually calculated in the form of points and paid at closing.

**OSH:** See Office of Supportive Housing

**OSHA:** See Occupational Safety and Health Administration

**Overcrowded:** Housing unit occupied by more than one person per bedroom.

**Owner or Project Owner:** The awarded applicant. Entity that initiates a project, finances it, contracts it out, and benefits from its output(s). Also called just owner. Except in CRP grant program that enables a lessee to apply for and receive a CRP grant.



**Partial Claim:** A loss mitigation option offered by the FHA that allows a borrower, with help from a lender, to get an interest-free loan from HUD to bring their mortgage payments up to date.

**Participating Jurisdiction:** Any jurisdiction that has been so designated by HUD in accordance with 92.105.

**Performance Measurement System:** A US HUD requirement for all CDBG Grantees, such as Miami-Dade County, to gather information in an organized process to order to determine how well programs and projects are meeting needs, and use that information to improve performance and better allocate resource in the community.

**Permanent Supportive Housing:** Affordable rental housing with support services for low-income or homeless people with severe mental illness, substance abuse, or HIV/AIDS.

**Permitting: Approval:** Process performed by Miami-Dade County or the Municipality's Building Departments.

**Persons With AIDS:** Population affected with the AIDS virus.

**PHA:** See Public Housing Agency

**Phase I ESA:** Typically addresses both the underlying land as well as physical improvements to the property; however, techniques applied in a Phase I ESA never include actual collection of physical samples or chemical analyses of any kind.

*PITI:* See Principal, Interest, Taxes, and Insurance

*PLP:* See Pre-development Loan Program

*PMI:* See Private Mortgage Insurance

*Poverty Level Family:* A family with an income below poverty line, as defined by the office of Management and Budget and revised annually.

*Pre-approve:* A lender commitment to lend to a potential borrower; the commitment remains as long as the borrower still meets the qualification requirements at the time of purchase.

*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.

*Pre-development 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.

*Pre-foreclosure Sale:* Allows a defaulting borrower to sell the mortgaged property to satisfy the loan and avoid foreclosure.

*Pre-qualify:* A lender's informal determination of the maximum amount an individual is eligible to borrow.

*Premium:* An amount paid on a regular schedule by a policyholder that maintains insurance coverage.

*Prepayment:* Payment of the mortgage loan before the scheduled due date; may be subject to a prepayment penalty.

*Principal:* The amount borrowed from a lender; doesn't include interest or additional fees.

*Principal, Interest, Taxes, and Insurance:* The four elements of a monthly mortgage payment; payments of principal and interest go directly towards repaying the loan while the portion that covers taxes and insurance (homeowner's and mortgage, if applicable) goes into an escrow account to cover the fees when they are due.

*Private Mortgage Insurance:* Privately-owned companies that offer standard and special affordable mortgage insurance programs for qualified borrowers with down payments of less than 20% of a purchase price.

*Project:* A temporary activity with a starting date, specific goals and conditions, defined responsibilities, a budget, planning, a fixed end date and multiple parties involved.

***Project Based Section 8 Housing:*** Provides HUD-subsidized rental assistance. Eligible low-income tenants pay 30% of their gross adjusted income for rent. The rental assistance is attached to the unit so tenants cannot "take" the assistance with them if they move. Section 8 Vouchers are not accepted for project-based units, however, vouchers may be used at other units in the development that are not part of the project-based program.

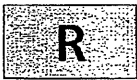
***Project Management:*** The discipline of planning, organizing, and managing resources to bring about the successful completion of specific project goals and objectives. A project is a finite endeavor—having specific start and completion dates—undertaken to create a unique product or service which brings about beneficial change or added value.

***Project Manager:*** The Project Manager – formally known as the Contracts Officer – plans, organizes staff, motivates, evaluates, directs, controls and leads the project from start to finish against a determined set of requirements given to him/her by the business.

***Public Housing:*** A form of housing tenure in which the property is owned by a government authority, which may be central or local.

***Public Housing Agency:*** Any state or local government entity or its agency, which is authorized to engage in or assist the development or operation of low-income housing.

***PWA:*** See Persons With AIDS



***Radon:*** A radioactive gas found in some homes that, if occurring in strong enough concentrations, can cause health problems.

***Real Estate Agent:*** An individual who is licensed to negotiate and arrange real estate sales; works for a real estate broker.

***Real Estate Settlement Procedures Act:*** A law protecting consumers from abuses during the residential real estate purchase and loan process by requiring lenders to disclose all settlement costs, practices, and relationships.

***Realtor:*** A real estate agent or broker who is a member of the NATIONAL ASSOCIATION OF REALTORS, and its local and state associations.

***Recapture:*** The process of reallocating funds from untimely CDBG sub-recipients to activities/projects that are ready to move, this process is necessary to ensure timeliness expenditure of CDBG.

***Refinancing:*** Paying off one loan by obtaining another, refinancing is generally done to secure better loan terms (like a lower interest rate).

**Rehabilitation Mortgage:** A mortgage that covers the costs of rehabilitating (repairing or Improving) a property; some rehabilitation mortgages - like the FHA's 203(k) - allow a borrower to roll the costs of rehabilitation and home purchase into one mortgage loan.

**Request for Applications:** The Department of Housing and Community Development, annually conducts a consolidated RFA. Through this process, private nonprofit community based organizations (CBOs), community development corporations (CDCs), private-for-profit developers and public agencies can apply for funds to build low-income housing, capital improvements, economic development. The main funding sources are: CDBG, HOME, and SHIP.

**RESPA:** See Real Estate Settlement Procedures Act

**Retainage:** In a construction contract, money earned by a Contractor but not paid to the contractor until the completion of construction (usually 10%) or some other agreed-upon date.

**RFA:** See Request for Applications



**SAIL:** See State Apartment Incentive Program

**Section 3:** A provision of the Housing and Urban Development (HUD) Act of 1968 that promotes local economic development, neighborhood economic improvement, and individual self-sufficiency.

**Section 108 Loan Guarantee:** Section 108 is the loan guarantee provision of the CDBG Program. It offers communities a source of financing for housing rehabilitation, economic development, and large-scale physical development projects.

**Senior Housing Assistance Repair Program:** Provides senior and disabled homeowners with small household repairs funds are forgiven if the terms and conditions are met.

**Set-asides:** Housing and rental units for individuals and families with incomes at or below a percentage of the area median income, in which a percentage of the units are reserved.

**Settlement:** Another name for closing.

**SFRRRC:** South Florida Regional Resource Center

**SHARP:** See Senior Housing Assistance Repair Program

**SHIP:** See State Housing Initiatives Program



**SHPO:** See State Historic Preservation Officers

**Single Room Occupancy:** A multi-room and/or multi-floor facility that offers single rooms-for-lease. Typically, a larger apartment-style building with shared kitchen facilities.

**SLR:** See Subsidy Layering Review

**South Florida Regional Resource Center:** Assists neighborhood, city, county, and civic organizations with local needs and educates these organizations about the importance of collaboration to achieve regional objectives with local importance.

**Special Forbearance:** A loss mitigation option where the lender arranges a revised repayment plan for the borrower that may include a temporary reduction or suspension of monthly loan payments.

**Special Needs Populations:** Tenants who may have special circumstances under which they live a person with a mental, emotional, or physical disability or a high risk of developing one.

**SRO:** See Single Room Occupancy

**State Apartment Incentive Program:** Provides low-interest loans on a competitive basis to affordable housing developers each year.

**State Historic Preservation Officers:** Established under the National Historic Preservation Act of 1966, the national historic preservation program is a partnership between the Federal, State, Tribal and local governments; private organizations; and the public. SHPO play a critical role carrying out many responsibilities under the Act.

**State Housing Initiatives Program:** Designed to develop and maintain affordable housing and to implement the Local Housing Assistance Plan.

**Statutory Program Goals:** Include Decent Housing; Suitable Living Environment; expanded Economic Opportunities.

**Subordinate:** To place in a rank of lesser importance or to make one claim secondary to another.

**Subsidy Layering Review:** The PHA may provide PBV assistance only in accordance with HUD subsidy layering regulations (24 CFR 4.13) and other requirements. The subsidy layering review is intended to prevent excessive public assistance for the housing by combining (layering) housing assistance payment subsidy under the PBV program with other governmental housing assistance from federal, state, or local agencies, including assistance such as tax concessions or tax credits. Intended to prevent excessive public assistance for the housing by combining (layering) housing assistance payment subsidy under the PBV program with other governmental housing assistance from federal, state, or local agencies, including assistance such as tax concessions or tax credits.

**Substandard Housing:** Housing units that are overcrowded, do not have heat, or lack complete kitchen or plumbing facilities.

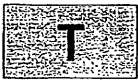
**Suburban Infill:** Describes the development of land in existing suburban areas that was left vacant during the development of the suburb. It is one of the tenets of the New Urbanism and smart growth trends of urging densification to reduce the need for automobiles, encourage walking, and ultimately save energy.

**Supportive Housing:** Housing, including housing units and group quarters that have a supportive environment and includes a planned service component.

**SURTAX:** See Documentary Surtax Program

**Survey:** A property diagram that indicates legal boundaries, easements, encroachments, rights of way, improvement locations, etc.

**Sweat Equity:** Using labor to build or improve a property as part of the down payment.



**Targeted Urban Area:** Areas within Miami Dade County with a high low to moderate income population.

**Tax Credit Factor:** The Tax Credit Factor means the factor selected that represents, on a percentage basis, the net value of the Credit dollar amount available for Total Project Costs. The Tax Credit Factor depends on the market value of the Project's 10-year Credit amount to investors, discounted for its present value, less Intermediary Costs.

**Tax Credits:** Rental Housing Tax Credits are a financial incentive for developers to construct or rehabilitate housing developments for rental to low-income persons. RHTCs are authorized under the Internal Revenue Code Section 42.

**Tax Increment Financing (TIF):** A tool to use future gains in taxes to finance the current improvements that will create those gains. When a public project such as a road, school, or hazardous waste cleanup is carried out, there is an increase in the value of surrounding real estate, and often new investment (new or rehabilitated buildings, for example). This increased site value and investment creates more taxable property, which increases tax revenues.

**TBRA:** See Tenant-Based Rental Assistance

**TDC:** See Total Development Cost

**Tenant-Based Rental Assistance:** HUD assists low- and very low-income families in obtaining decent, safe, and sanitary housing in private accommodations by making up the difference between what they can afford and the approved rent for an adequate housing unit.

**The Contract:** County/Owner Contract under this Program.

**The County:** Miami-Dade County

**The Sadowski Act:** Landmark Legislation to Create Housing and Employment and to Revitalize Communities — The Sadowski Act provides both the funding mechanism for a dedicated source of revenue for state and local housing programs and a flexible but accountable framework for local programs that stimulates local economies.

**Tiebreaker:** An additional contest/requirement designed to establish a winner among tied contestants.

**Title I:** An FHA-insured loan that allows a borrower to make non-luxury improvements (like renovations or repairs) to their home; Title I loans less than \$7,500 don't require a property lien.

**Title Insurance:** Insurance that protects the lender against any claims that arise from arguments about ownership of the property; also available for homebuyers.

**Title Search:** A check of public records to be sure that the seller is the recognized owner of the real estate and that there are no unsettled liens or other claims against the property.

**TND:** See Traditional Neighborhood Development

**TOD:** See Transit Oriented Development

**Total Development Cost:** The sum of all costs for site acquisition, relocation, demolition, construction and equipment, interest, and carrying charges.

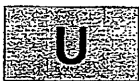
**Traditional Neighborhood Development:** or Neo-traditional Planning is a New Urbanist approach to designing cities, towns, and neighborhoods. Traditional, or Neo-traditional, planners, developers, architects, and designers try to reduce traffic and eliminate sprawl.

**Transit Oriented Development:** Mixed-use residential or commercial area designed to maximize access to public transport, and often incorporates features to encourage transit ridership.

**Transitional Housing:** Means a project that has as its purpose facilitating the movement of homeless individuals and families to permanent housing within a reasonable amount of time (usually 24 months). Transitional housing includes housing primarily designed to serve deinstitutionalized homeless individuals and other homeless individuals with mental or physical disabilities and homeless families with children.

**Truth-in-Lending:** A federal law obligating a lender to give full written disclosure of all fees, terms, and conditions associated with the loan initial period and then adjusts to another rate that lasts for the term of the loan.

**TUA:** See Targeted Urban Area



***Underwriting:*** The process of analyzing a loan application to determine the amount of risk involved in making the loan; it includes a review of the potential borrower's credit history and a judgment of the property value.

***Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 – (Uniform Act):*** The Uniform Act provides important protections and assistance for people affected by federally funded projects. This law was enacted by Congress to ensure that people whose real property is acquired, or who move as a result of projects receiving Federal funds, will be treated fairly and equitably, and will receive assistance in moving from the property they occupy.

***Unincorporated Areas:*** A region of land that is not a part of any municipality.  
**Workforce:** is the labor pool in employment.

***United States Department of Housing and Urban Development:*** This Federal Agency, established in 1965, works to create a decent housing and suitable living environments for all Americans; it does this by addressing housing needs, improving and developing American communities, and enforcing fair housing laws.

***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.

***US HUD:*** See United States Department of Housing and Urban Development

***Utility Allowance:*** The adjustment for utilities not included in the rent in the LIHTC program.



***VA:*** See Department of Veterans Affairs

***Very Low-Income:*** Households whose incomes do not exceed 50 percent of the median area income for the area, as determined by US HUD, with adjustments for smaller and larger families and for areas with unusually high or low incomes or where needed because of facility, college, or other training facility; prevailing levels of construction costs; or fair market rents.



*Work Force Housing:* Housing intended to appeal to key members of the workforce such as police officers, teachers, nurses and medical technicians, office workers, etc., Housing aims at satisfying the housing needs of family households earning 50% to 140% of median household income in a given SMSA (Standard Metropolitan Statistical Area).

# **Attachment# 16**

## **Entitlements and Participating Municipalities**

# List of Miami-Dade County Entitlement Jurisdictions and Participating Municipalities

## Entitlement Jurisdictions

City of Hialeah	City of Miami Gardens
City of Homestead	City of North Miami
City of Miami	Florida City
City of Miami Beach	Miami-Dade County

## Participating Municipalities

Biscayne Park	Opa-Locka
Coral Gables	Pinecrest
Doral	South Miami
El Portal	Sweetwater
Hialeah Gardens	Virginia Gardens
North Bay Village	West Miami
North Miami Beach	

# **Attachment# 17**

## **Due Diligence Checklist**



## MEMORANDUM

Amended  
Agenda Item No. 11(A)(1)

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**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

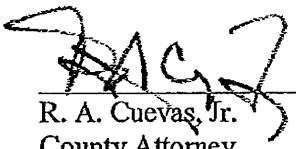
**DATE:** July 16, 2013

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

**SUBJECT:** Resolution requiring a detailed project budget, sources and uses statement, certifications as to past defaults on agreements with non-county funding sources, and due diligence check prior to the County Mayor recommending a commitment of County funds to social services, economic development, community development, and affordable housing agencies and providers  
Resolution No. R-630-13

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The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Vice Chair Lynda Bell and Co-Sponsors Commissioner Esteban L. Bovo, Jr., Commissioner Sally A. Heyman and Chairwoman Rebeca Sosa.

  
\_\_\_\_\_  
R. A. Cuevas, Jr.  
County Attorney

RAC/smm



# MEMORANDUM

(Revised)

**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**DATE:** July 16, 2013

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

**SUBJECT:** Amended  
Agenda Item No. 11(A)(1)

Please note any items checked.

- "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
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Amended  
Agenda Item No. 11(A)(1)  
7-16-13

RESOLUTION NO. R-630-13

RESOLUTION REQUIRING A DETAILED PROJECT BUDGET, SOURCES AND USES STATEMENT, CERTIFICATIONS AS TO PAST DEFAULTS ON AGREEMENTS WITH NON-COUNTY FUNDING SOURCES, AND DUE DILIGENCE CHECK PRIOR TO THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE RECOMMENDING A COMMITMENT OF COUNTY FUNDS TO SOCIAL SERVICES, ECONOMIC DEVELOPMENT, COMMUNITY DEVELOPMENT, AND AFFORDABLE HOUSING AGENCIES AND PROVIDERS; REQUIRING CERTAIN TERMS TO BE INCLUDED IN CONTRACTS

WHEREAS, Miami-Dade County provides funding from state, local and federal sources for the provision of economic development, community development, and affordable housing activities as well as social services throughout the County, which include but are not limited to general revenue funds, local Documentary Surtax funds, State Housing Initiative Partnership funds, Home Investment Partnerships funds, Emergency Services Grant funds, and Community Development Block Grant funds, and funds awarded through the County's Community-Based Organization ("CBO") funding process (hereinafter together referred to as "Housing and Community Development Funds"); and

WHEREAS, the County's need is great but its resources are limited, making the efficient and transparent use of these Housing and Community Development Funds imperative; and

WHEREAS, this Board desires to ensure that for-profit and non-profit agencies which receive Housing and Community Development Funds ("Agency" or "Agencies") are ready to proceed with the project, are limiting the amount spent on administrative costs, are properly leveraging the Housing and Community Development Funds with other available funds, and are using Housing and Community Development Funds to provide much-needed services to the County's residents; and

WHEREAS, past instances of poor performance and lack of accountability on the part of agencies receiving Housing and Community Development Funds have caused the Board to institute reform and tighten County procedures; and

WHEREAS, this Board desires to ensure that the County Mayor or County Mayor's designee includes certain protections for the County in contracts negotiated and executed between the County and the Agencies,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:**

Section 1. The Board directs the County Mayor or County Mayor's designee, prior to making a recommendation for funding, awarding, entering into a contract for, or otherwise issuing any form of commitment of Housing and Community Development Funds, require that Agencies submit to the County Mayor or County Mayor's designee: (A) an affidavit certifying that, within the past five (5) years, neither the Agency nor its directors, partners, principals, members or board members (i) have been sued by a funding source for breach of contract or failure to perform obligations under a contract; (ii) have been cited by a funding source for non-compliance or default under a contract; or (iii) have been a defendant in a lawsuit based upon a contract with a funding source; and (B) a detailed project budget and Sources and Uses Statement which shall be sufficiently detailed to show (i) the total project cost; (ii) the amount of funds to be used for administrative and overhead costs; (iii) whether the Housing and Community Development Funds will be "gap" funds, meaning that they would be the last remaining funds needed to ensure funding for the total project cost; (iv) any profit to be made by the person or agency; and (v) amount of funds devoted toward the provision of the desired services or activities. The County Mayor or County Mayor's designee is directed to create a form of the affidavit described above in subsection (A), which shall include a section for the Agency

to explain any matters which prohibit the Agency from making the certifications required and a section to explain if and how any of the matters disclosed are being resolved.

Section 2. Prior to the County Mayor or County Mayor's designee making a recommendation for funding, entering into a contract for, or otherwise issuing any form of commitment of Housing and Community Development Funds to any person or entity, the County Mayor or County Mayor's designee shall engage in a due diligence effort which includes checking all sources listed on Exhibit 1, attached hereto, and ensuring that the Agency is not in non-compliance on other contracts involving Housing and Community Development Funds, including but not limited to inquiring of other County departments, including inquiring of other County departments.

Section 3. The County Mayor or County Mayor's designee is directed to incorporate the policies espoused in Sections 1 and 2, above, into its competitive and non-competitive processes for selecting persons or agencies to receive Housing and Community Development Funds, including but not limited to the annual Request for Application (RFA) process administered by the Public Housing and Community Development Department, or its successor department, and the annual Community-Based Organization funding process. The Mayor or Mayor's designee is not required by this resolution to recommend against funding or contracting with any Agency based upon the matters disclosed in the affidavit described in Section 1(A), above. Rather, the County Mayor or County Mayor's designee is directed to include with any recommendation for funding or award of any contract for Housing and Community Development Funds a description of the due diligence investigation performed in a section of the justification memorandum called "Due Diligence" and to report to the Board any instance where the research conducted pursuant to Sections 1 and 2, herein, revealed information which affected, either positively or negatively, the County Mayor or County Mayor's designee's decision to

recommend a particular agency for funding or which may adversely affect the Board's decision to approve said recommendations.

Section 4. The County Mayor or County Mayor's designee is directed to include a provision in contracts negotiated and executed between the County and Agencies receiving Housing and Community Development Funds to permit the County Mayor or County Mayor's designee to make unannounced, on-site visits during normal working hours to the Agency's headquarters and/or any location or site where the services contracted for are performed.

Section 5. This resolution is intended to apply only to contracts or recommendations by the County Mayor or County Mayor's designee which are submitted to the Board after the adoption date of this resolution.

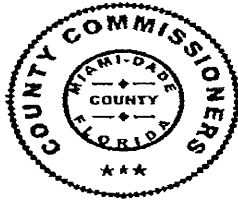
The Prime Sponsor of the foregoing resolution is Vice Chair Lynda Bell and the Co-Sponsors are Commissioner Esteban L. Bovo, Jr., Commissioner Sally A. Heyman and Chairwoman Rebeca Sosa. It was offered by Commissioner **Lynda Bell**, who moved its adoption. The motion was seconded by Commissioner **José "Pepe" Diaz** and upon being put to a vote, the vote was as follows:

	Rebeca Sosa, Chairwoman		aye
	Lynda Bell, Vice Chair		aye
Bruno A. Barreiro	aye	Esteban L. Bovo, Jr.	aye
Jose "Pepe" Diaz	aye	Audrey M. Edmonson	absent
Sally A. Heyman	aye	Barbara J. Jordan	aye
Jean Monestime	aye	Dennis C. Moss	aye
Sen. Javier D. Souto	absent	Xavier L. Suarez	aye
Juan C. Zapata	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 16<sup>th</sup> day of July, 2013. 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: Christopher Agrippa  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

A handwritten signature in black ink, appearing to read "BKN", is written over a horizontal line.

Brenda Kuhns Neuman

**Exhibit 1**  
**Due Diligence Checklist**

Miami-Dade County Office of Inspector General searchable website  
Vendor Registration documents, affidavits, and applicable licenses (ADPICS, BTS, and the Florida Department of Business and Professional Regulation  
(<http://www.myfloridalicense.com/dbpr/>)  
Insurance, and/or bonds, as applicable  
SBD Violations Report (<http://www.miamidade.gov/sba/reports-history-of-violations.asp>)  
Florida Convicted Vendor List  
([http://dms.myflorida.com/business\\_operations/state\\_purchasing/vendor\\_information/convicted\\_suspended\\_discriminatory\\_complaints\\_vendor\\_lists/convicted\\_vendor\\_list](http://dms.myflorida.com/business_operations/state_purchasing/vendor_information/convicted_suspended_discriminatory_complaints_vendor_lists/convicted_vendor_list))  
Contractor Debarment Report (<http://www.miamidade.gov/sba/reports-debarment.asp>)  
Delinquent Contractors ([http://wasiap.miamidade.gov/ARI/menu\\_1\\_0.do](http://wasiap.miamidade.gov/ARI/menu_1_0.do))  
Goal Deficit Make-Up Report (<http://www.miamidade.gov/sba/reports-goal-deficit.asp>)  
Suspended Contractors (<http://egvsys.metro-dade.com:1608/wwwserv/ggvt/bnzawbcc.dia>)  
Florida Suspended Contractors  
([http://dms.myflorida.com/business\\_operations/state\\_purchasing/vendor\\_information/convicted\\_suspended\\_discriminatory\\_complaints\\_vendor\\_lists/suspended\\_vendor\\_list](http://dms.myflorida.com/business_operations/state_purchasing/vendor_information/convicted_suspended_discriminatory_complaints_vendor_lists/suspended_vendor_list))  
Federal Excluded Parties List System (<https://www.epls.gov/>)  
Sudan-Iran Affidavit (<http://www.sbafla.com/fsb/LinkClick.aspx?fileticket=iePW9X7I3-E%3D&tabid=751&mid=2409>)  
State of Florida Corporations (Sun Biz) (<http://www.sunbiz.org/search.html>) (or State of Corporate Registration)  
Capital Improvements Information System (CIIS) database, if applicable  
([http://intra.miamidade.gov/CIIS/CIIS\\_Menu\\_Main.asp](http://intra.miamidade.gov/CIIS/CIIS_Menu_Main.asp)) (*Construction only*)  
A&E Technical Certification Report (<http://www.miamidade.gov/procurement/technical-certification.asp>) (*Design and Professional Services only*)  
Pre-Qualification Report (<http://www.miamidade.gov/procurement/pre-qualification-certification.asp>)  
(*Design and Professional Services only*)  
Web search for compliance and performance record (including Better Business Bureau and other jurisdictions)  
Reference checks for contracts similar in scope (including County departments, other agencies, and companies/firms). *If a contractor has performance or compliance issues on another contract, the scope of that contract must be compared with the subject contract.*  
Tax returns, Financial Statements (Audited), Pro Forma statements, and other financial documents/statements  
Local public records search (including the Miami-Dade Clerk of Courts <http://www2.miamidadeclerk.com/public-records/>)  
Dunn & Bradstreet financial reports\*  
Public Access to Court Electronic Records (PACER) litigation reports\*

\* These are subscription-based services. Please contact Procurement Management Services if a project warrants access to these services.



# **Attachment# 18**

## **Resolution No.R-697-13**

### **Secured Loan Requirement**

OFFICIAL FILE COPY  
CLERK OF THE BOARD  
OF COUNTY COMMISSIONERS  
MIAMI-DADE COUNTY, FLORIDA

**MEMORANDUM**

Agenda Item No. 11(A)(1)

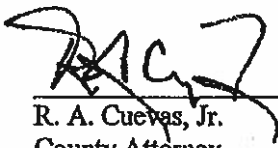
**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**DATE:** September 4, 2013

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

**SUBJECT:** Resolution establishing a policy  
that any allocations of Housing  
and Community Development  
funds and Building Better  
Communities General Obligation  
Bond Program funds for the  
purpose of acquiring or  
improving real property or for  
paying off secured debts on real  
property in excess of \$25,000.00  
shall be in the form of a secured  
loan or grant with restriction on  
future use of the property  
**Resolution No. R-697-13**

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Vice Chair Lynda Bell.

  
\_\_\_\_\_  
R. A. Cuevas, Jr.  
County Attorney

RAC/smm



# MEMORANDUM

(Revised)

**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**DATE:** September 4, 2013

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

**SUBJECT:** Agenda Item No. 11(A)(1)

Please note any items checked.

- "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
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_\_, 3/5's \_\_\_\_\_, unanimous \_\_\_\_\_) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 11(A)(1)  
9-4-13

RESOLUTION NO. R-697-13

RESOLUTION ESTABLISHING A POLICY THAT ANY ALLOCATIONS OF HOUSING AND COMMUNITY DEVELOPMENT FUNDS AND BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM FUNDS FOR THE PURPOSE OF ACQUIRING OR IMPROVING REAL PROPERTY OR FOR PAYING OFF SECURED DEBTS ON REAL PROPERTY IN EXCESS OF \$25,000.00 SHALL BE IN THE FORM OF A SECURED LOAN OR GRANT WITH RESTRICTION ON FUTURE USE OF THE PROPERTY; AND DIRECTING THE MAYOR OR MAYOR'S DESIGNEE TO INCORPORATE THIS POLICY INTO SELECTION PROCESSES AND CONTRACTS FOR HOUSING AND COMMUNITY DEVELOPMENT FUNDS AND BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND PROGRAM FUNDS

WHEREAS, Miami-Dade County provides funding from state, local and federal sources for the provision of economic development, community development, and affordable housing activities throughout the County, which include but are not limited to local Documentary Surtax funds, State Housing Initiative Partnership funds, Home Investment Partnerships funds, Emergency Services Grant funds, and Community Development Block Grant funds (hereinafter "Housing and Community Development Funds") and Building Better Communities General Obligation Program ("the Bond Program") funds; and

WHEREAS, Housing and Community Development Funds and Bond Program funds are often granted to private for-profit and not-for-profit entities and governmental entities for the purpose of acquiring or improving real property or for paying off secured debts on real property; and

WHEREAS, the County's need is great but its resources are limited; and

WHEREAS, the Board desires to protect the County's limited Housing and Community Development Funds and Bond Program funds from fraud, misuse, or waste,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:**

Section 1. The Board hereby establishes the policy that any allocations of Housing and Community Development Funds made to non-governmental entities for the purpose of acquiring or improving real property or for paying off debts secured by real property in excess of \$25,000 shall be in the form of a loan. These loans shall be secured by a mortgage or other security instrument which shall immediately be recorded in the public records of Miami-Dade County and may be forgivable and/or defer interest and payments so long as the obligations of the recipient are fully performed. Additionally, in the event that Housing and Community Development Funds will be allocated to a person or agency leasing real property for the purpose of improving the property, the owner of the property shall be requested to secure the loan by a mortgage or other security instrument on the subject property and upon agreement such mortgage or security interest shall immediately be recorded in the public records of Miami-Dade County. If the property owner does not agree to the securing of the loan by a mortgage or other security instrument on the subject property, the Mayor or Mayor's designee may secure the loan with a leasehold mortgage upon a determination that such a security is in the best interest of the County.

Section 2. Notwithstanding any provision of Section 1 above, in the event that a mortgage is deemed by the Mayor or Mayor's designee not to be in the best interest of the County due to prior encumbrances on the real property or other factors, the Mayor or Mayor's designee shall select an alternative form of security/collateral or restriction on the future use of the property in consultation with the County Attorney's Office. If the Mayor or Mayor's designee determines that it is not possible for the County to obtain a form of security/collateral or restriction on the future use of the property sufficient to protect the County's interest in the

Housing and Community Development Funds allocated toward a particular project, the Mayor or Mayor's designee shall submit a recommendation to the Board to either proceed with the allocation, which shall require a two-thirds (2/3) vote of the Board members present, or to rescind or otherwise modify the allocation.

Section 3. The Board hereby establishes the policy that any allocations of Bond Program Funds to a non-governmental entity for the purpose of acquiring real property, improving real property owned by the recipient, or paying off debts secured by real property in excess of \$25,000 shall be in the form of a grant, conditioned upon the execution and recordation of a restrictive covenant with a right of reverter or other restriction on the future use of the property in the public records of Miami-Dade County, and County approval of any further encumbrances of the real property.

Section 4. The Mayor or Mayor's designee is directed to incorporate the policy set forth in Sections 1 and 2, above, into the County's competitive and other processes for the selection of recipients of Housing and Community Development Funds and into contracts and agreements for Housing and Community Development Funds. The Mayor or Mayor's designee is directed to incorporate the policy set forth in Section 3 above into the County's competitive and other processes for the selection of recipients of Bond Program funds, if any, and into contracts and agreements for Bond Program funds.

Section 5. This resolution is intended to apply only to grant agreements for allocations of Bond Program Funds to a non-governmental entity for the purpose of acquiring real property, improving real property owned by the recipient, or paying off debts secured by real property in excess of \$25,000 that are entered into by the County after the effective date of this resolution, and recommendations by the Mayor or Mayor's designee for allocations of Housing and Community Development Funds for the purpose of acquiring or improving real property or

for paying off debts secured by real property in excess of \$25,000 which are submitted to the Board after the effective date of this resolution.

The Prime Sponsor of the foregoing resolution is Vice Chair Lynda Bell. It was offered by Commissioner **Lynda Bell**, who moved its adoption. The motion was seconded by Commissioner **Sally A. Heyman** and upon being put to a vote, the vote was as follows:

		Rebeca Sosa, Chairwoman	aye
		Lynda Bell, Vice Chair	aye
Bruno A. Barreiro	aye	Esteban L. Bovo, Jr.	aye
Jose "Pepe" Diaz	absent	Audrey M. Edmonson	absent
Sally A. Heyman	aye	Barbara J. Jordan	aye
Jean Monestime	aye	Dennis C. Moss	aye
Sen. Javier D. Souto	aye	Xavier L. Suarez	aye
Juan C. Zapata	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 4<sup>th</sup> day of September, 2013. 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: **Christopher Agrippa**  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

Brenda Kuhns Neuman

**Attachment# 19**

**Environmental  
Review Request Form**



**MIAMI-DADE COUNTY  
PUBLIC HOUSING AND COMMUNITY DEVELOPMENT (PHCD)**

**ENVIRONMENTAL REVIEW REQUEST FORM**

**INSTRUCTIONS:** Per 24 CFR Part 58, the purpose of the environmental review procedures is to foster the implementation of environmentally compatible activities. As a grant or loan recipient, Miami-Dade County will not fund projects that will negatively impact clients, communities, or the environment.

**Part I. AGENCY AND PROJECT DETAIL**

1. Indicate federal funding source/s being used:

- CDBG - Community Development Block Grant
- CDBG-CV - Community Development Block Grant – CARES Act
- CDBG–R - Community Development Block Grant, Recovery
- EDI – Economic Development Initiative
- ESG – Emergency Solutions Grant
- ESG-CV - Emergency Solutions Grant – CARES Act
- HOME – Home Investment Partnerships Program
- HOME - American Rescue Plan Act(ARPA)
- HOPE VI – Public and Indian Housing
- NSP – Neighborhood Stabilization Program
- RAD – Rental Assistance Demonstration program
- Section 8 Project Based Voucher – Public and Indian Housing
- Section 18 Demolition/Disposition – Public and Indian Housing
- Other: Specify \_\_\_\_\_

2. Indicate Fiscal Year: **FY 20**\_\_\_\_\_

3. Name of Subrecipient/Agency: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Name of Proposed Activity: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. Location (**Address with City, ST and Zip**) of Activity or Project:




## Part II. PROJECT OUTCOME

Will the activity or project result in the following?

YES	NO	Answer each question below with 'Y' or 'N' in the blanks at left
		1. Change in use
		2. Sub-surface alteration (i.e. excavations)
		3. New construction
		4. Renovation or demolition
		5. Site improvements (utilities, sidewalk, landscaping, storm drainage, parking areas, drives, etc.)
		6. Building improvements (windows, doors, etc.)
		7. Displacement of persons, households or business
		8. Increase in population working or living on site
		9. Land acquisition
		10. Activity in 100-year floodplain
		11. A new nonresidential use generating at least 1,375,000 gallons of water or 687,500 gallons of sewage per day.
		12. Use requiring operating permit (i.e. for hazardous waste, pretreatment of sewage, etc.)
		13. A sanitary landfill or hazardous waste disposal site
		14. Tree removal or relocation
		15. Street improvements
		16. The impounding of more than 10 acre feet of water (e.g. digging a lake or diverting or deepening of a body of water).

## Part III. SITE SPECIFIC INFORMATION

### 1. Land Use:

Describe the existing and proposed land use:

- Existing?

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- Proposed?

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- Does the site have any known contaminants?

YES  NO

- If there are known contaminants, has a Phase I audit been completed? If yes, a copy of Phase I Environmental Audit certified to Miami-Dade County must be submitted to determine the likely presence of either a release or threatened release of hazardous substance.

YES  NO

2. Site Plan:

Does the proposed activity include a new structure(s) or site improvements on a site of one (1) acre or more?

YES  NO

If yes, a site plan must be provided. Project(s) will not be environmentally reviewed without a site plan.

3. Photographs:

Does the activity include new construction, renovation or rehabilitation?

YES  NO

If yes, photographs must be provided of each side (front, rear and sides) of the structure(s) proposed for assistance and the buildings on the adjacent lots. The photographs shall be identified by address. In addition, provide for each existing structure on the site, the following information:

- Existing structure(s) on site?  YES  NO
- Estimated age of structure(s)? \_\_\_\_\_

4. Value of Improvements:

Does the proposed activity include rehabilitation or renovation of structure(s)?

YES  NO

If yes, what is the estimated cost of rehabilitation or renovation? \_\_\_\_\_

What is the amount sought for funding? \_\_\_\_\_

In addition, indicate if the estimated value of the improvement represents:

- 0 to 39.9 percent of the market value of the structure(s)
- 40 to 49.9 percent of the market value of the structure(s)
- 50 to 74.9 percent of the market value of the structure(s)
- 75 percent or more of the market value of the structure(s)

5. Phase I Environmental Audits:

Does the proposed activity involve the transfer of any property, new construction, major renovations of 75% or more of the structures' market value, or a securing of a loan for nonresidential parcel?

YES       NO

If yes, a copy of Phase I Environmental Audit certified to Miami-Dade County must be submitted to determine the likely presence of either a release or threatened release of hazardous substance.

An audit is a review of a site and adjacent properties and involves preparing a history of ownership, land use and zoning for the last 50 years; researching environmental records for information on hazardous waste sites, hazardous facilities, solid waste/landfill facilities and underground storage tanks (available through the Department of Regulatory and Economic Resources (RER), Florida Department of Environmental Protection (FDEP) and U.S. Environmental Protection Agency (EPA)); and site inspection for physical evidence of contamination such as damaged vegetation or stains in the soil.

Has a Phase I been performed?       YES       NO

6. Environmental Health Information:

- If a residential site, and the activity includes or involves rehabilitation, has it been inspected for defective paint surfaces?

YES       NO

If yes, please submit the results.

- Have any child under the age of six at the site been tested for elevated levels of lead in the body?

YES       NO

If yes, please submit the results.

7. Other Site Information:

	YES	NO
1. Flood insurance required?		
2. Public water available on site?		
3. Public sewer available on site?		
4. Children under 6 years of age residing on site or relocating to site (including day care facility)?		
5. Hazardous waste disposal facility?		
6. Storage of hazardous materials on site?		
7. Abandoned structure(s) on site?		

**Part IV. SUPPLEMENTAL REQUIRED DOCUMENTS**

Required Submittal Documents:

1. For **all projects**: **Submit** street/plat maps that depict location of property in the County and/or City with the location or lot clearly pointed out.
2. For **new construction** projects: **Submit** a scope of service, an itemized budget, and a site plan.
3. For **housing/building rehabilitation projects only**: **Submit** a scope of service, an itemized budget describing the major components of the rehabilitation program planned, and a photograph of the property.
4. For **historic properties**, include: **Submit** photographs of the property, and a description of any adjacent historic properties that may be affected by your activity.

**Part V. CERTIFICATION**

I certify to the accuracy of the information provided. I understand that all funded activities must have an approved environmental review clearance prior to the commencement of projects. I clearly understand that any omitted and/or incorrect information will delay the initiation of the environmental review process by the PHCD staff. As such, I am aware that omitted information could delay the commencement of my organization’s project. I understand all approved environmental reviews are valid for one (1) year maximum.

Print Name	Signature	Title
Name of Organization or Corporation		Date

**Unless otherwise indicated, return completed form and attachments to:**

**Project Management Division**  
**Public Housing and Community Development**  
**701 NW 1<sup>st</sup> Court - 14<sup>th</sup> Floor**  
**Miami, Florida 33136**

## TYPES OF ACTIVITIES AND ENVIRONMENTAL GUIDELINES TRIGGERED:

Type of Activity	EXEMPT*	CENST**	CEST***	EA****
<b>Economic Development</b> New Construction Rehab Non-Construction/Expansion		X	X <sup>1</sup>	X X <sup>2</sup>
<b>Housing</b> Single Family Rehab Multi-Family Rehab New Construction Homeownership Assistance Affordable Housing Pre-Dev.		X X	X X <sup>1</sup>	X <sup>2</sup> X
<b>Capital Improvement</b> Handicapped Access Public Facilities Infrastructure			X X <sup>1</sup> X <sup>1</sup>	X <sup>2</sup> X <sup>2</sup>
<b>Public Services</b> Employment Crime Prevention Child Care Youth or Senior Services Supportive Services	X X X X	X		

Type of Publication	No Public Notice/No RROF	No Public Notice/No RROF	No Public Notice/No RROF (No Statutory Requirement Triggered) <i>Or</i> Publish NOI/RROF (Statutory Requirement Triggered)	Publish FONSI and NOI/RROF

Estimated Time Frame (Excluding Triggered Statutes)	30-45 Days	30-45 Days	45-90 Days	90 Days Minimum

X<sup>1</sup> If for continued use and change in density (or size) of less than 20%

X<sup>2</sup> Change in density (or size) of more than 20%

- \* Exempt Exempt Activities
- \*\* CENST Categorically Excluded and Not Subject to 58.5
- \*\*\* CEST Categorically Excluded Subject to 58.5
- \*\*\*\* EA Environmental Assessment (Format II)

MIAMI-DADE COUNTY  
DEPARTMENT OF PUBLIC HOUSING AND COMMUNITY DEVELOPMENT  
MINIMUM REQUIREMENTS FOR PHASE I ENVIRONMENTAL AUDITS

- The scope of service
- The reason for performing the study
- Certification of the report to Miami-Dade County
- Ownership and site location
- Site description and characterization
  - A physical description including the acreage of the property, the percentage of the site occupied by building and paved areas, site layout, groundwater flow and direction of surface runoff plus the location of surface waters and any ditches
  - Description of current site activities
  - An inventory of those characteristics of the site which may cause environmental problems
- A site history showing the prior uses of the property during the past 50 years. The site should be investigated for prior industrial, commercial, and agricultural activities on the property.
- Current and past use (for 50 years) of neighboring properties.
- The characteristics of the vegetation, soil and surface water at the site.
- A review of regulatory compliance records of all appropriate federal, state and local agencies for the site
- The HUD circular on subsurface soil contaminations states that the inquiry into government records include properties located within the following radii of the site:
  - Within one mile of the site for properties on the National Priorities List (NPL), the list of RCRA TSD facilities, and the state equivalent to NPL; and
  - Within 0.5 miles of the site for properties on the CERCLIS List, the state agency equivalent to CERCLIS list, the Leaking Underground Storage List and the List of Solid Waste or Landfill facilities
- Summary of findings
- Recommendations
- Description of study limitation including caveats

**Valid Phase I Environmental Audits can not exceed more than one (1) year from the original report completion date.** If the audit is older than one (1) year, agencies must submit an updated Phase I Environmental Audit or a certified letter validating the accuracy of the Phase I Environmental Audit, from the original Environmental Engineering Consulting firm, and a copy the original Phase I Environmental Audit.



# Fact Sheet #ASTM

## **Updates on the applicability of recently adopted ASTM E 1527-13 Phase I ESA standard to HUD environmental reviews**

### **Updates from previous Phase I E-1527-05**

- *Recognized environmental condition* was simplified and clarified to help bring greater consistency to the identification of RECs
- *Historical REC* was clarified to exclude any REC. Under the E 1527-13 version, an HREC is a condition that was in the past, but is not now, a REC.
- *Controlled REC* definition was developed to categorize certain RECs as currently managed to a regulatory standard that does not permit unrestricted property use. This is designed to replace the use of HREC for conditions that require continued management or restrict possible uses.
- *De minimis condition* was clarified to make clear that RECs that require management or restrictions on use are still RECs.
- *Migration* was defined, clarifying that hazardous waste or petroleum products in vapor form must be evaluated as part of the Phase I ESA.

**Authority:** 24 CFR Part 50.3(i), and 58.5 (i)

**Purpose:** To provide specific guidance on the updates to the recently adopted ASTM Phase I ESA standard that are most relevant for HUD environmental reviews, and to explain how those updates apply to HUD environmental reviews.

**A Phase I ESA studies previous uses of the property:**

- **Chain of title**
- **Aerial photographs**
- **Reviews government records**
- **Visual site inspection**
- **Identifies environmental concerns**
- **Makes recommendations**

### **Applicability to HUD Environmental Reviews**

HUD requires the performance of a Phase I ESA in accordance with ASTM E 1527 as part of environmental reviews in many of its programs, including all Federal Housing Administration (FHA) programs. ASTM International recently adopted ASTM E 1527-13, an updated version of ASTM E 1527-05. The updated version incorporates a few items which are significant for HUD's environmental reviews.

The identification of Controlled Recognized Environmental Conditions in the Phase I ESA will alert HUD staff and RE's to sites which have controlled contamination on site but may need further remediation to reach residential standards.

The migration definition includes hazardous waste or petroleum products in vapor form. This change will not impact program requirements in the FHA as most FHA programs already require that a Vapor Encroachment Survey be performed in accordance with ASTM E2600-10 and that it be included in the Phase I ESA. However, it does change the context of that requirement in that a Vapor Encroachment Survey is now required to also satisfy the ASTM E1527-13 Phase I ESA requirements. The migration definition may result in changes to the information submitted in a Phase I ESA in other HUD Offices where a Vapor Encroachment Survey was not already a program requirement.

# Fact Sheet #ASTM

## ***NEED ADDITIONAL HELP?***

CONTACT YOUR LOCAL HUD ENVIRONMENTAL OFFICER,  
<https://www.onecpd.info/environmental-review/hud-environmental-staff-contacts/>.

**Attachment# 20**

**Responsible  
Contractor Form**



# **Attachment# 21**

## **Loan Security Instrument**

**PROMISSORY NOTE**

CDBG Loan

\$ [REDACTED]

Miami, Florida

**FOR VALUE RECEIVED** the undersigned [REDACTED], a Florida [REDACTED] ("Maker"), promises to pay to the order of **MIAMI-DADE COUNTY**, Florida, a political subdivision of the State of Florida, together with any other holder hereof ("Holder"), at 111 N.W. 1st Street, Miami, Florida 33128, Attention: County Mayor, or such other place as Holder may from time to time designate in writing, the principal sum of and [REDACTED] NO/100 DOLLARS(\$ [REDACTED]) (the "Principal"), plus interest on the outstanding principal balance at the rate of twelve percent (12%) per annum ("Interest or Interest Rate"), to be paid in lawful money of the United States of America in accordance with the terms of this Promissory Note.

This Promissory Note ("Note") is made to evidence the loan made to the undersigned by Holder to provide Community Development Block Grant ("CDBG") funds to the Borrower as reflected in the [REDACTED] **[EXACT TITLE OF CONTRACT]** Contract between the parties dated [REDACTED], 20 [REDACTED] (the "Contract").

**Terms of Forgiveness**

If Maker complies strictly with all terms of the Contract, interest shall accrue at zero percent (0%) for the term of this Note. If Maker successfully meets a national objective, as set forth in 24 C.F.R. Part 570 ("CDBG Regulations") and complies with the terms of the Contract, then interest shall accrue at zero percent (0%) for the term of this Note and no payments shall be due. The term of this Note shall be for the duration of the Contract or until Maker successfully meets a national objective as set forth in the CDBG Regulations. (This means that Maker is not required to make payments of Principal or interest unless notified by Holder that Maker is not complying with the terms of the Contract or CDBG Regulations.) If the terms of the Contract are not complied with or Maker fails to meet a national objective as set forth in the CDBG Regulations, Holder shall be entitled, at its sole discretion, to accelerate this loan and demand from Maker the repayment of the entire Principal, plus twelve percent (12%) compound interest until the entire balance of Principal plus interest is fully repaid.

Payments will be applied first to interest and then to principal.

This Note, the Contract, and all other agreements, instruments and documents delivered in connection with this Note are collectively referred to as the "Loan Documents."

This Note has been executed and delivered in, and is to be governed by and construed under the laws of, the State of Florida. Any dispute arising under or in connection with this Agreement or related to any matter which is the subject of this Agreement shall be subject to the exclusive jurisdiction of the state and/or federal courts located in Miami-Dade County, Florida.

Maker shall have no obligation to pay interest or payments in the nature of interest in excess of the maximum rate of interest allowed to be contracted for by law, as changed from time to time, applicable to this Note (the "Maximum Rate"). Any interest in excess of the Maximum Rate paid by

Maker ("Excess Sum") shall be credited as a payment of principal, or, if Maker so requests in writing, returned to Maker, or, if the indebtedness and other obligations evidenced by this Note have been paid in full, returned to Maker together with interest at the same rate as was paid by Maker during such period. Any Excess Sum credited to Principal shall be credited as of the date paid to Holder. The Maximum Rate varies from time to time and from time to time there may be no specific maximum rate. Holder may, without such action constituting a breach of any obligations to Maker, seek judicial determination of the Maximum Rate of interest, and its obligation to pay or credit any proposed excess sum to Maker.

The "Default Interest Rate" and, in the event no specific maximum rate is applicable, the Maximum Rate shall be eighteen percent (18%) per annum.

Holder shall have the right to declare the total unpaid balance of this Note to be immediately due and payable upon the occurrence of an event of default, which is not cured prior to the expiration of any applicable cure periods, pursuant to any other Loan Documents now or hereafter evidencing, securing or guarantying payment of this Note. Exercise of this right shall be without notice to Maker or to any other person liable for payment hereof, notice of such exercise being hereby expressly waived.

Any payment under this Note or the Loan Documents not paid when due (at maturity, upon acceleration or otherwise) taking into account applicable grace periods shall bear interest at the Default Interest Rate from the due date until paid.

Provided Holder has not accelerated this Note, Maker shall pay Holder a late charge of five percent (5%) of any required payment which is not received by Holder within ten (10) days of the due date of said payment. The parties agree that said charge is a fair and reasonable charge for the late payment and shall not be deemed a penalty.

Time is of the essence. In the event that this Note is collected by law or through attorneys at law, or under their advice, Maker agrees, to pay all reasonable costs of collection, including reasonable attorneys' fees, whether or not suit is brought, and whether incurred in connection with collection, trial, appeal, bankruptcy or other creditors proceedings or otherwise.

This Note may be paid in whole or in part at any time by Maker without penalty. Acceptance of partial payments or payments marked "payment in full" or "in satisfaction" or words to similar effect shall not affect the duty of Maker to pay all obligations due, and shall not affect the right of Holder to pursue all remedies available to it under any Loan Documents.

Maker agrees to assign any proceeds to the Holder from any contract between Miami-Dade County, its agencies or instrumentalities and the Maker or any firm, corporation, partnership or joint venture in which the Maker has a controlling financial interest in order to secure repayment of the loan. "Controlling financial interest" shall mean ownership, directly or indirectly to ten percent or more of the outstanding capital stock in any corporation or a direct or indirect interest of ten percent or more in a firm, partnership or other business entity.

The remedies of Holder shall be cumulative and concurrent, and may be pursued singularly, successively or together, at the sole discretion of Holder, and may be exercised as often as occasion therefor shall arise. No action or omission of Holder, including specifically any failure to exercise or forbearance in the exercise of any remedy, shall be deemed to be a waiver or release of the same, such waiver or release to be effected only through a written document executed by Holder and then only to the extent specifically recited therein. A waiver or release with reference to any one event shall not be construed as continuing or as constituting a course of dealing, nor shall it be construed as a bar to, or as a waiver or release of, any subsequent remedy as to a subsequent event.

Any notice to be given or to be served upon any party in connection with this Note, whether required or otherwise, may be given in any manner permitted under the Loan Documents.

The term "other person liable for payment of this Note" shall include any endorser, guarantor, surety or other person now or subsequently primarily or secondarily liable for the payment of this Note, whether by signing this Note or any other instrument.

This Note is a full recourse Note and Holder shall have all remedies available to it at law and at equity.

Whenever the context so requires, the neuter gender includes the feminine and/or masculine, as the case may be, and the singular number includes the plural, and the plural number includes the singular.

This Note shall be the joint and several obligation of all makers, endorsers, co-signers, guarantors, and sureties, and shall be binding upon them and their successors and assigns. All makers, endorsers, co-signers, guarantors, and sureties hereof agree jointly and severally to pay all costs of collection and of suit, including reasonable attorneys' fees. The Note Holder may enforce its rights under this Note against each party individually or jointly, and may enforce its rights against any party in any order. Any party under this Note may be required to pay all amounts owed.

Maker and any other person liable for the payment of this Note respectively, hereby (a) expressly waive any valuation and appraisal, presentment, demand for payment, notice of dishonor, protest, notice of nonpayment or protest, all other forms of notice whatsoever, and diligence in collection; (b) consent that Holder may, from time to time and without notice to any of them or demand, (i) extend, rearrange, renew or postpone any or all payments, (ii) release, exchange, add to or substitute all or any part of the collateral for this Note, and/or (iii) release Maker (or any co-maker) or any other person liable for payment of this Note, without in any way modifying, altering, releasing, affecting or limiting their respective liability or the lien of any security instrument; and (c) agree that Holder, in order to enforce payment of this Note against any of them, shall not be required first to institute any suit or to exhaust any of its remedies against Maker (or any co-maker) or against any other person liable for payment of this Note or to attempt to realize on any collateral for this Note.

**BY EXECUTING THIS NOTE, MAKER KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES ITS RIGHTS OR THE RIGHTS OF ITS HEIRS, ASSIGNS, SUCCESSORS OR PERSONAL REPRESENTATIVES TO A TRIAL BY JURY, IF ANY, IN**



ANY ACTION, PROCEEDING OR SUIT, WHETHER ARISING IN CONTRACT, TORT OR OTHERWISE, AND WHETHER ASSERTED BY WAY OF COMPLAINT, ANSWER, CROSSCLAIM, COUNTERCLAIM, AFFIRMATIVE DEFENSE OR OTHERWISE, BASED ON, ARISING OUT OF, UNDER OR IN CONNECTION WITH, THIS NOTE OR ANY OTHER INSTRUMENT, DOCUMENT OR AGREEMENT TO BE EXECUTED IN CONNECTION HERewith OR WITH THE INDEBTEDNESS OR THE RENEWAL, MODIFICATION OR EXTENSION OF ANY OF THE FOREGOING OR ANY FUTURE ADVANCE THEREUNDER. THIS PROVISION IS A MATERIAL INDUCEMENT FOR LENDER'S EXTENDING CREDIT TO A BORROWER AND NO WAIVER OR LIMITATION OF LENDER'S RIGHTS HEREUNDER SHALL BE EFFECTIVE UNLESS IN WRITING AND MANUALLY SIGNED ON LENDER'S BEHALF.

Maker acknowledges that the above paragraph has been expressly bargained for by Miami-Dade County, Florida as part of the transaction with Borrower and that, but for Maker's agreement, Miami-Dade County, Florida would not have agreed to lend the Borrower the Principal on the terms and at the Interest Rate.

WHEREFORE, Maker has executed this Note on the [redacted] of [redacted], 20 [redacted].

a Florida

By:

a Florida

By:

[redacted] President

By:

a Florida

By:

[redacted] President

STATE OF FLORIDA     )  
                                  ) ss:  
COUNTY OF DADE     )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_, as President of \_\_\_\_\_, a Florida \_\_\_\_\_, on behalf of the \_\_\_\_\_.

Personally Known   
Produced Identification  Type of Identification:  
 *Did*  *Did Not* Take an Oath

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
AT LARGE

NOTARY STAMP

THIS INSTRUMENT WAS PREPARED BY:

\_\_\_\_\_, ESQ.  
Assistant County Attorney  
Miami-Dade County, Florida  
111 N.W. First Street, Suite 2810  
Miami, Florida 33128

**MORTGAGE AND SECURITY AGREEMENT  
AND ASSIGNMENT OF LEASES, RENTS AND PROFITS**

**THIS MORTGAGE AND SECURITY AGREEMENT AND ASSIGNMENT OF LEASES, RENTS AND PROFITS ("the "Mortgage"), dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_, a Florida \_\_\_\_\_ with an address of \_\_\_\_\_, Florida 33\_\_ ("Mortgagor") in favor of MIAMI-DADE COUNTY, a political subdivision of the State of Florida with an address of 111 N.W. First Street, Miami, FL 33128, Attn: County Manager ("Mortgagee").**

**WITNESSETH**

That for good and valuable consideration, and to secure the payment of the Promissory Note executed by the Mortgagor in favor of the Mortgagee in the original principal amount of \_\_\_\_\_ DOLLARS and no/100 (U.S. \$\_\_\_\_\_.00), as the same may be renewed, extended or amended, from time to time, and together with all accrual interest, including, without limitation, such interest as may be added to the principal amount under the terms of such instrument (referred to as the "Note" or the "Promissory Note"), the final payment of which is due on or before the due date provided in the Promissory Note and to secure any other indebtedness owed by Mortgagor to Mortgagee, now or hereafter arising under the terms of this Mortgage or in any other instrument constituting additional security for the Note, and all other sums of money secured as provided under this Mortgage, the Mortgagor does grant, bargain, sell, remise, release, and convey unto the Mortgagee, its successors and assigns, the real estate described in Exhibit A, which is attached and made a part of this Mortgage, which, together with the property hereinafter described, is referred to herein as the "Property";

**TOGETHER WITH:**

(a) All buildings and improvements, now or hereafter located on the Property, all privileges and other rights now or hereafter made appurtenant thereto, including, without limitation, all right, title and interest of Mortgagor in and to all streets, roads and public places, opened or proposed, and all easements and rights-of-way, public or private, now or hereafter used in connection with the Property; and

(b) All fixtures, fittings, furnishings, appliances, apparatus, goods, equipment, and machinery, including, without limitation, all gas and electric fixtures, radiators, heaters, engines

and machinery, boilers, ranges, ovens, elevators and motors, escalators, bathtubs, sinks, water closets, basins, pipes, faucets and other ventilating and air-conditioning, plumbing, lighting and heating fixtures, mirrors, mantels, refrigerating plants, refrigerators, iceboxes, dishwashers, carpeting, furniture, laundry equipment, cooking apparatus and appurtenances, washing machines, dryers, trash compactors, TV antennas, phone systems, incinerators, trash receptacles, sprinklers and fire extinguishing systems, smoke detectors and other fire alarm devices, door bell and alarm systems, screens, awnings, doors, storm and other detachable doors and windows, built-in cases, counters, trees, hardy shrubs and perennial flowers, interior and exterior cleaning, plowing, lawn care, maintenance and repair machinery, vehicles or equipment, and all building material, supplies and equipment now or hereafter delivered to the Property and installed or used in the Property, all other fixtures and personal property of whatever kind and nature owned by the Mortgagor on the date of this Mortgage contained in or hereafter placed in any building standing on the Property; such other goods, equipment, chattels and personal property as are usually furnished by landlords in letting premises of the character hereby conveyed, and all renewals or replacements thereof or articles in substitution thereof, all of the estate, right, title and interest of the Mortgagor in and to all property of any nature whatsoever, now or hereafter situated on the Premises or intended to be used in connection with the operation thereof, all of which shall be deemed to be fixtures and accessions to the freehold and a part of the realty as between the parties hereto, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and secured by the Mortgage. If the lien of this Mortgage on any fixtures or personal property is or becomes subject to a lease agreement, conditional sale agreement or chattel mortgage of the Mortgagor, any and all deposits made thereof or therefor are hereby assigned to the Mortgagee, together with the benefit of any payments now or hereafter made thereon. There is also transferred, set over, and assigned hereby Mortgage to Mortgagee, its successors and assigns, all leases and use agreements of machinery, equipment and other personal property of Mortgagor in the categories hereinabove set forth, under which Mortgagor is the lessee of, or entitled to use, such items, and Mortgagor agrees to execute and deliver to Mortgagee specific separate assignments to Mortgagee of such leases and agreements when requested by Mortgagee, but nothing herein constitutes Mortgagee's consent to any financing of any fixture or personal property, and nothing herein shall obligate Mortgagee to perform any obligations of Mortgagor under any such leases or agreements unless it so chooses, which obligations Mortgagor hereby covenants and agrees to well and punctually perform. The items set forth in this paragraph (b) are sometimes hereinafter separately referred to as "Collateral"; and

(c) All rents, royalties, issues, profits, revenue, income and other benefits from the property described in paragraph (a) and (b) hereof to be applied against the indebtedness and other sums secured hereby, provided, however, that permission is hereby given to Mortgagor so long as no default has occurred hereunder, to collect, receive, take, use and enjoy such rents, royalties, issues, profits, revenue, income and other benefits as they become due and payable, but not in advance thereof. The foregoing assignment shall be fully operative without any further action on the part of either party and specifically Mortgagee shall be entitled, at its option upon the occurrence of a default hereunder, to all rents, royalties, issues, profits, revenue, income and other benefits from the property described in paragraphs (a) and (b) hereof whether or not

Mortgagee takes possession of such property. Upon any such default hereunder, the permission hereby given to Mortgagor to collect such rents, royalties, issues, profits, revenue, income and other benefits from the property described in paragraphs (a) and (b) hereof shall terminate and such permission shall be reinstated upon a cure of the default upon Mortgagee's specific consent. Neither the exercise of any rights under this paragraph by Mortgagee nor the application of any such rents, royalties, issues, profits, revenue, income or other benefits to the indebtedness and other sums secured hereby, shall cure or waive any default or notice of default hereunder or invalidate any act done pursuant hereto or to any such notice, but shall be cumulative of all other rights and remedies.

(d) All right, title and interest of Mortgagor in and to all leases now or hereafter on or affecting the property described in paragraphs (a) and (b) hereof, together with all security therefor and all monies payable thereunder, subject, however, to the conditional permission hereinabove given to Mortgagor to collect the rentals under any such lease. The foregoing assignment of any lease shall not be deemed to impose upon Mortgagee any of the obligations or duties of Mortgagor provided in any such lease, and, Mortgagor agrees to fully perform all obligations of the lessor under all such leases. Upon Mortgagee's request, Mortgagor agrees to send to Mortgagee a list of all leases covered by the foregoing assignment and as any such lease shall expire or terminate or as any new lease shall be made, Mortgagor shall so notify Mortgagee in order that at all times Mortgagee shall have a current list of all leases affecting the property described in paragraphs (a) and (b) hereof. Mortgagee shall have the right, at any time and from time to time, to notify any lessee of the rights of Mortgagee as provided by this paragraph. From time to time, upon request of Mortgagee, Mortgagor shall specifically assign to Mortgagee as additional security hereunder, by an instrument in writing in such form as may be approved by Mortgagee, all right, title and interest of Mortgagor in and to any and all leases now or hereafter on or affecting the Premises, together with all security therefor and all monies payable hereunder, subject to the conditional permission hereinabove given to Mortgagor to collect the rentals under any such lease. Mortgagor shall execute and deliver to Mortgagee any notification, financing statement or other document reasonably required by Mortgagee to perfect the foregoing assignment as to any such lease.

(e) To the extent of the indebtedness secured herein, all judgments, awards of damages and settlements hereafter made as a result of or in lieu of any taking of the Property or any part thereof or interest therein under the power of eminent domain, or for any damage (whether caused by such taking or otherwise) to the Property or the improvements thereon or any part thereof or interest therein, including any award for change of grade of streets.

(f) To the extent of the indebtedness secured herein, all insurance policies covering all or any portion of the Property and all blueprints, plans, maps, documents, books and records relating to the Property.

(g) To the extent of the indebtedness secured herein, all proceeds of the conversion, voluntary or involuntary, of any of the foregoing into cash or liquidated claims.

**TO HAVE AND TO HOLD** the above granted Property, with all the privileges and appurtenances to the same belonging to the said Mortgagee, its successors and assigns, to its and their use and behoof forever.

**PROVIDED, HOWEVER,** that if the Mortgagor shall pay or cause to be paid to the Holder of the Note principal and interest under the Note, at the time and in the manner stipulated therein, and shall pay or cause to be paid all other sums payable hereunder and all indebtedness hereby secured, then, in such case, the estate, right, title and interest of the Mortgagee in the Property shall cease, determine and become void and the Mortgagee shall, cancel, release and discharge this Mortgage.

## ARTICLE ONE

### Mortgagor's Covenants

Mortgagor covenants and agrees with Mortgagee that:

#### 1.01 Title.

a. The Mortgagor warrants that: it has good and marketable title to an indefeasible fee simple estate in the Property, subject to no liens, charges or encumbrances other than the lien of this Mortgage and of any encumbrances, if any, described on Exhibit B hereto ("Permitted Encumbrances"); that it has good right and lawful authority to mortgage the Property in the manner and form herein provided; that Mortgagor has full power and authority to mortgage the Property in the manner and form herein done or intended hereafter to be done; that this Mortgage is and shall remain a valid and enforceable lien on the Property, subject only to those of the Permitted Encumbrances which are stated on Exhibit B hereto to constitute "Prior Encumbrances"; that Mortgagor and its successors and assigns shall warrant and defend the same and priority of this lien forever against the lawful claims and demands of all persons whomsoever (other than the Prior Encumbrances); and, that this covenant shall not be extinguished by any foreclosure hereof but shall run with the land.

b. Mortgagor shall maintain the property free of all security interests, liens and encumbrances, other than Permitted Encumbrances, the security interest hereunder or any lien or encumbrance disclosed to and approved by Mortgagee in writing.

c. The Mortgagor shall do, execute, acknowledge and deliver all and every such further acts, deeds, conveyances, mortgages, assignments, notices of assignments, transfers and assurances as the Mortgagee shall from time to time require, for the better assuring, conveying, assigning, transferring and confirming unto the Mortgagee the property and rights hereby conveyed or assigned or intended now or hereafter so to be, or which the Mortgagor may be or may hereafter become bound to convey or assign to the Mortgagee, or for carrying out the intention of facilitating the performance of the terms of this Mortgage, or for filing, registering or recording this Mortgage and, on demand, shall execute and deliver, and hereby authorizes the

Mortgagee to execute in the name of the Mortgagor to the extent it may lawfully do so, one or more financing statements, chattel mortgages or comparable security instruments, to evidence more effectively the lien hereof upon the Collateral.

d. The Mortgagor shall, upon the execution of this Mortgage, the Rental Regulatory Agreement, and the Note (the "Loan Documents"), cause all recordable Loan Documents, to be filed, registered or recorded in such manner and in such places as may be required by any present or future law in order to publish notice of and fully to protect the lien hereof upon, and the interest of the Mortgagee in the Property.

e. The Mortgagor shall pay for all filing, registration or recording fees, and all expenses incident to the preparation, execution and acknowledgment of this Mortgage, any mortgage supplemental hereto, any security instrument with respect to the Collateral, and any instrument of further assurance, and all federal, state, county and municipal stamp taxes and other taxes, duties, imposts, assessments and charges arising out of or in connection with the execution and delivery of the Note, this Mortgage, any mortgage supplemental hereto, any security instrument with respect to the Collateral or any instrument of further assurance.

f. The Mortgagor, so long as all or part of the indebtedness secured hereby is outstanding shall preserve in its present form and keep in full force and effect its existence, as a legal entity under the laws of the state of its formation and shall comply with all regulations, rules, ordinances, statutes, orders and decrees of any governmental authority or court applicable to the Premises or any part thereof.

#### 1.02 Payment of Note and Escrow Account.

a. The Mortgagor shall promptly and punctually pay principal, interest, and all other sums due or to become due pursuant to the terms of the Note, in the time and manner set forth therein. On the first day of each month until said Note is fully paid, a sum, as estimated by the Mortgagee, equal to the total rental payments due under any ground leases which have not been subordinated to this Mortgage, if any, and the taxes and special assessments next due on the Property encumbered by this Mortgage, plus the premiums that will next become due and payable on insurance policies as may be required under section 1.05 hereof, less all sums already paid for each divided by the number of months to elapse before one (1) month prior to the date when such ground rents, premiums, taxes and special assessments will become delinquent, shall be segregated by the Mortgagor to pay said ground rents, taxes, special assessments and insurance premiums. Such segregated sums shall be held by Mortgagor in interest bearing accounts and shall be kept separate and apart from other funds of the Mortgagor. Mortgagor shall, at the written request of the Mortgagee, furnish any information requested by Mortgagee concerning such accounts. The Mortgagor shall pay the ground rents, taxes, special assessments and insurance premiums when each is due (the "Reserve Payments") and before they become delinquent. In the event the Mortgagor is late in making any of the Reserve Payments, the Mortgagee may require the Mortgagor to deposit the Reserve Payments with the Mortgagee on the first of each month until the Note is paid in full. The Reserve Payments should

be held by the Mortgagee without any allowance of interest to the Mortgagor and need not be kept separate and apart of other funds of the Mortgagee. All payments mentioned in this paragraph and all payments to be made under the Note secured hereby shall be added together and the aggregate amount thereof shall be paid by the Mortgagee to the following items in the order set forth: (i) said ground rents, if any, taxes, special assessments, fire and other hazard insurance premiums, (ii) interest on the Note secured hereby; and (iii) amortization of the principal of said Note. Notwithstanding the foregoing escrow requirements, the Mortgagor shall not be obligated to segregate, or to pay to the Mortgagee, ground rents, if any, taxes, special assessments, fire and other hazard insurance premiums if the Mortgagor is required to pay such sums to the Holder of a Permitted Encumbrance.

b. The arrangement provided for in the section 1.02 is solely for the added protection of the Mortgagee and entails no responsibility on the Mortgagee's part beyond the allowing of due credit, without interest, for the sums actually received by it. Upon assignment of the Mortgage by the Mortgagee, any funds on hand shall be turned over to the new mortgagee and any responsibility of the Mortgagee for such funds shall terminate.

c. If the total of any Reserves described in section 1.02(a) hereof shall exceed the amount of payments actually applied by Mortgagee as set forth in section 1.02(a) any excess Escrow Funds may be credited by Mortgagee to subsequent Escrow payments coming due or, at the option of the Mortgagee, refunded to the Mortgagor. Any deficiency in the Escrow Account shall be paid by the Mortgagor within five (5) business days from receipt of written notification from the Mortgagee that the deficiency has occurred. If there shall be a default under any of the provisions of this Mortgage, the Mortgagee may apply any excess Escrowed Funds against the amounts due and payable under the Loan Documents.

1.03 Maintenance and Repair. The Mortgagor shall keep the Property in good condition and operating order and shall not commit or permit any waste thereof. Mortgagor shall diligently maintain the Property and make any needed repairs, replacements, renewals, additions and improvements, and complete and restore promptly and in a good workmanlike manner. Mortgagor shall not remove any part of the Collateral from the Property or demolish any part of the Property or materially alter any part of the Property without the prior written consent of the Mortgagee. Mortgagor shall permit Mortgagee or its agents the opportunity to inspect the Property, including the interior of any structures, at any reasonable time.

1.04 Compliance with Laws. The Mortgagor shall comply with all laws, ordinances, regulations, covenants, conditions and restrictions affecting the Property or the operation thereof, and shall pay all fees or charges of any kind in connection therewith.



1.05 Insurance.

a. The Mortgagor shall keep all buildings and improvements now or hereafter situated on the Property insured against loss or damage by fire and other hazards as may reasonably be required by Mortgagee, including, without limitation: (i) rent loss or business interruption insurance whenever in the opinion of Mortgagee such protection reasonably is necessary; and (ii) flood and earthquake insurance whenever in the opinion of Mortgagee such protection is reasonably necessary. Mortgagor shall also provide liability insurance with such limits for personal injury and death and property damage as Mortgagee may require.

b. The Mortgagor shall initially maintain, until Mortgagee shall otherwise indicate in writing, fire and extended coverage insurance in an amount of not less than the full replacement cost of the Property in accordance with HUD's requirements. The policy shall be written by a company or companies having a Best's rating of at least A. Public liability insurance shall be provided on a comprehensive basis in an amount of Five Hundred Thousand and 00/100 Dollars (\$500,000.00) per occurrence for bodily injury and property damage and rental or business interruption insurance in an amount sufficient to cover any loss of rents or income for the Property suffered by the Mortgagor for a period of up to six (6) months.

c. All policies of insurance to be furnished hereunder shall be in a form satisfactory to Mortgagee, with Standard Mortgagee Clauses attached to all policies in favor of the Mortgagee, including a provision requiring that the coverage evidenced thereby shall not be terminated or materially modified without thirty (30) days' prior written notice to the Mortgagee. Mortgagor shall deliver all policies, including additional and renewal policies, to Mortgagee and shall deliver renewal policies not less than ten (10) days prior to their expiration date except that if the originals of such policies are at any time held by the holder of a Prior Encumbrance, then Mortgagor shall deliver to Mortgagee certified copies of such policies together with original certificates hereof. The Mortgagee shall be shown as additional insured with respect to this coverage.

d. No separate insurance shall be taken out by the Mortgagor without the prior written approval of the Mortgagee. In the event the Mortgagee approves additional insurance, the Mortgagor shall immediately notify Mortgagee whenever any separate insurance is issued and shall promptly deliver to Mortgagee certified copies of the policy or policies of such insurance. All additional insurance policies shall be in the form required by Paragraph (c) above. In the event of a foreclosure, or other transfer of title to the Property in lieu of foreclosure or by purchase at the foreclosure sale all interest in any insurance policies in force shall pass to Mortgagee, transferee or purchaser as the case may be, and to the holders of the Permitted Encumbrances as their interests may appear.

1.06 Casualty. Mortgagor shall promptly notify Mortgagee of any loss whether covered by insurance or not. In case of loss or damage by fire or other casualty, Mortgagee shall have the

right to approve the settlement of any claim made under insurance policies covering the Property or to allow Mortgagor to agree with the insurance company or companies on the amount to be paid in regard to such loss. Provided that there is no default hereunder, such insurance proceeds shall be paid to the Mortgagee to the extent of the indebtedness held by the Mortgagee without any allowance of rebuilding or restoration of buildings or improvements on said Property. Such proceeds shall be used to retire the indebtedness unless the Mortgagor demonstrates to the satisfaction of the Mortgagee that the Property may be restored to at least equal value and substantially the same character in which case the proceeds shall be made available to the Mortgagor for rebuilding or restoration of buildings or improvements on said Property. In that event, such proceeds shall be made available in the manner and under the conditions that the Mortgagee may require, including without limitation: (i) approval of plans and specifications of such work before such work shall be commenced; (ii) suitable completion or performance bonds and Builder's All Risk insurance; and (iii) no insurer claims any rights of participation and/or assignment of rights with respect to the indebtedness secured hereby. The buildings and improvements shall be so restored or rebuilt so as to be of at least equal value and substantially the same character as prior to such damage or destruction. Any surplus which may remain out of said insurance proceeds after payment of such cost of rebuilding or restoration shall, at the sole option of the Mortgagee, be applied on account of the indebtedness secured hereby or be paid to Mortgagor. Any insurance proceeds received by Mortgagor pursuant to the provisions of this section 1.06 shall remain subject to the lien of this Mortgage, and no holder of any Permitted Encumbrance shall attach, garnish, execute or otherwise attempt to compel payment or delivery of such sums to it or to any other person so long as such sums are used or are to be used for the purposes set forth in this paragraph 1.06.

1.07 Condemnation. The Mortgagor, immediately upon obtaining knowledge of the institution of any proceeding for the condemnation of the Property or any portion thereof, shall notify Mortgagee in writing of the pendency thereof. The Mortgagor hereby assigns, transfers and sets over unto the Mortgagee to the extent of the indebtedness secured herein, all compensation, rights of action, proceeds of any award and any claim for damages for any of the Property taken or damaged under the power of eminent domain or by condemnation or by sale of the Property in lieu thereof. Mortgagee may, at its option, commence, appear in and prosecute, in its own name, and for its own account, any action or proceeding, or make any compromise or settlement, in connection with the condemnation, taking under the power of eminent domain, or sale in lieu thereof. After deducting therefrom all of its reasonable expenses, including attorneys' fees, the Mortgagee shall apply the proceeds of the award to the reduction of the indebtedness secured by this Mortgage unless Mortgagor demonstrates to the satisfaction of the Mortgagee that the value and character of the Property shall be maintained, in which case, the Mortgagee shall hold said proceeds without any allowance of interest and make them available for restoration or rebuilding of the Property. In the event that the Mortgagee elects to make said proceeds available to reimburse Mortgagor for the cost of the rebuilding or restoration of the buildings or improvements on said Property, such proceeds shall be made available in the manner and under the conditions that the Mortgagee may require provided under Section 1.06 above. If the proceeds are made available by the Mortgagee to reimburse the Mortgagor for the cost of said rebuilding or restoration, any surplus which may remain out of said award after payment of such cost of

rebuilding or restoration shall at the option of the Mortgagee be applied on account of the indebtedness secured hereby or be paid to Mortgagor. Mortgagor agrees to execute such further assignments of any compensation, award, damages, right of action and proceeds, as Mortgagee may require. Any sums received by Mortgagor pursuant to the provisions of this paragraph 1.07 shall remain subject to the lien of this Mortgage, and no holder of any Permitted Encumbrance shall attach, garnish, execute or otherwise attempt to compel payment or delivery of such sums to it or to any other person so long as such sums are used or are to be used for the purposes set forth in this paragraph 1.07.

1.08 Liens and Encumbrances. The Mortgagor shall not, without the Mortgagee's express written consent, permit the creation of any liens or encumbrances on the Property other than the lien of this Mortgage and of any Permitted Encumbrances, and shall pay when due all obligations, lawful claims or demands of any person, which, if unpaid, might result in, or permit the creation of, a lien or encumbrance on the Property or on the rents, issues, income and profits arising therefrom, whether such lien would be senior or subordinate hereto, including all claims of mechanics, materialmen, laborers and others for work or labor performed, or materials or supplies furnished in connection with any work done in and to the Property and the Mortgagor will do or cause to be done everything necessary so that the lien of this Mortgage is fully preserved, at no cost to the Mortgagee.

1.09 Taxes and Assessments. The Mortgagor shall pay in full when due, and in any event before any penalty or interest attaches, all general taxes and assessments, special taxes, special assessments, water charges, sewer service charges, and all other charges against the Property and shall furnish to Mortgagee official receipts evidencing the payment thereof.

1.10 Indemnification. Mortgagor shall indemnify and hold harmless the Lender from any liability, claims or losses incurred by Lender in favor of third parties resulting from the disbursement of the Loan proceeds to Mortgagor or from the condition of the Premises, whether arising during or after the term of the Loan, whether as a result of a claim made under this Agreement, by the Lender under the Contracts or otherwise. The Mortgagor shall indemnify and hold harmless the County and its officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the County or its officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the performance of this Contract by the Mortgagor or its employees, agents, servants, partners principals or subcontractors. Mortgagor shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the County, where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorney's fees which may issue thereon. Mortgagor expressly understands and agrees that any insurance protection required by this Contract or otherwise provided by Mortgagor shall in no way limit the responsibility to indemnify, keep and save harmless and defend the County or its officers, employees, agents and instrumentalities as herein provided. This provision shall survive the repayment of the Loan and shall continue in full force and effect so long as the possibility of

such liability, claims, or losses exists.

#### 1.11 Sale of Property.

a. In order to induce Mortgagee to make the loan evidenced by the Note, Mortgagor agrees that if the Property or any part thereof or interest therein is sold, assigned, transferred, conveyed, further mortgaged, encumbered, or otherwise alienated by Mortgagor, whether voluntarily, involuntarily or by operation of law, or that if the person(s) managing the Property is replaced, in either or any case without the prior written consent of Mortgagee, Mortgagee, at its option, may declare the Note secured hereby and all other obligations hereunder to be forthwith due and payable within fifteen (15) days of written notice, provided, however, Mortgagee shall not withhold its consent unless such mortgaging or encumbering of the Property, or change to its ownership or management will have a material adverse affect on the Mortgagee's security for the indebtedness secured by this Mortgage. The Mortgagee may condition its consent upon an increase in the interest rate of the Note to the then current market rate for new loans secured by property similar to the Property, and the Mortgagor shall pay all costs incurred thereby, including any costs of amending the Note and Mortgage and of obtaining a title insurance endorsement. In addition, the Mortgagee may charge a fee for processing any application seeking the consent of Mortgagee.

b. Any change in the legal or equitable title of the Property or in the beneficial ownership of the Property, whether or not of record and whether or not for consideration, or sale or other disposition of the stock of the borrowing entity except by devise or descent, shall be deemed a transfer of an interest in the Property. In connection herewith, the financial stability and managerial and operational ability of Mortgagor are a substantial and material consideration to Mortgagee in its agreement to make the loan to Mortgagor secured the Mortgage. The Mortgagor acknowledges that the transfer of an interest in the Property or change in the person or entity operating and managing the Property may significantly or materially alter and reduce Mortgagee's security for the indebtedness secured hereby.

c. In the event that ownership of the Property, or any part thereof, becomes vested in any person or persons other than Mortgagor, without the prior written approval of Mortgagee, the Mortgagee may waive such default and substitute the Mortgagor with the Mortgagor's successor or successors in interest in the same manner as with Mortgagor, without in any way releasing, discharging or otherwise affecting the liability of Mortgagor hereunder, or the Mortgage indebtedness hereby secured. No sale of the Property, no forbearance on the part of Mortgagee, no extension of the time for the payment of the Mortgage indebtedness or any change in the terms thereof consented to by Mortgagee shall in any way whatsoever operate to release, discharge, modify, change or affect the original liability of Mortgagor herein, either in whole or in part, nor shall the full force and effect of this lien be altered thereby. Any deed conveying the Property, or any part thereof, shall provide that the grantee thereunder assumes all of the grantor's obligations under this Mortgage, the Note and all other instruments or agreements evidencing or securing the repayment of the Mortgage indebtedness. In the event such deed shall not contain such provisions, the grantee under such deed shall be deemed to assume, by its

acquisitions of the Property all the obligations established by the Loan Documents.

d. Mortgagor shall not sell, assign, transfer or otherwise dispose of the Collateral or any interest therein and shall not do or permit anything to be done that may impair the Collateral without the prior consent of the Mortgagee, unless the Mortgagor is not in default under the terms of this Mortgage and the Collateral which is to be disposed is fully depreciated or unnecessary for use in the operation of the Property.

1.12 Management. The Mortgagor agrees that the Mortgagee shall have the right to employ professional management for the Property at any time that the Mortgagor is in default under any provision of this Mortgage for a period of more than forty-five (45) days. Such employment shall be at the sole discretion of the Mortgagee and NOTHING herein shall obligate the Mortgagee to exercise its right to install professional management. The cost of such management shall be borne by Mortgagor and shall be treated as an advance under Section 1.13.

1.13 Advances. If Mortgagor shall fail to perform any of the covenants herein contained or contained in any instrument constituting additional security for the Note, the Mortgagee may, without creating an obligation to do so, make advances on its behalf. Any and all sums so advanced shall be a lien upon the Property and shall become secured by this Mortgage. The Mortgagor shall repay on demand all sums so advanced in its behalf with interest at the rate of eightenn (18%) percent per annum in excess of the rate of the Note at the time of such advance. Nothing herein contained shall prevent any such failure to perform on the part of Mortgagor from constituting an event of default as defined below.

1.14 Financial Statements. The Mortgagor shall deliver to Mortgagee, within ninety (90) days after the end of each of Mortgagor's fiscal years, a balance sheet and statement of profit and loss with respect to the operation of the Property for the fiscal year just completed and beginning with the second such fiscal year after the recordation of the Loan Documents, a comparison of the just completed fiscal year with the preceding fiscal year's balance sheet and statement of profit and loss, all in reasonable detail and certified as complete and correct, by the Mortgagor and a Certified Public Accountant.

1.15 Time. The Mortgagor agrees that time is of the essence hereof in connection with all obligations of the Mortgagor herein or in said Note or any other instruments constituting additional security for said Note.

1.16 Estoppel Certificates. The Mortgagor within ten (10) days from receipt of written request, shall furnish a duly acknowledged written statement setting forth the amount of the debt secured by this Mortgage, and stating either that no set-offs or defenses exist against the Mortgage debt, or if any such setoffs or defenses are alleged to exist, the nature thereof.

1.17 Records. The Mortgagor agrees to keep adequate books and records of account in accordance with generally accepted accounting principles and shall permit the Mortgagee, and

its agents, accountants and attorneys, to visit and inspect the Property and examine its books and records of account, and to discuss its affairs, finances and accounts with the Mortgagor, at such reasonable times as Mortgagee may request.

1.18 Assignment of Rents and Leases. Mortgagor agrees to execute and deliver to Mortgagee such assignments of the leases and rents applicable to the Property as the Mortgagee may from time to time request while this Mortgage and the Note and indebtedness secured by this Mortgage are outstanding.

1.19 Subordination to Prior Encumbrances. Notwithstanding anything herein which is or which may appear to be to the contrary, the lien of this Mortgage and Mortgagee's rights hereunder are subordinate and inferior to the lien of those Permitted Encumbrances (if any) whether now existing or hereafter created which are stated on Exhibit B. Mortgagee agrees, by its acceptance hereof, that no action required to be taken by Mortgagor under the express terms of any Prior Encumbrance shall constitute a default or any Event of Default hereunder, provided however, that such actions are not inconsistent with Mortgagor's obligations set forth in the Note or in paragraph 1.20(c) below.

1.20 Leases Affecting Mortgaged Property.

a. Mortgagor shall comply with and observe its obligations as landlord under all leases affecting the Property or any part thereof. Upon request, Mortgagor shall furnish promptly to Mortgagee executed copies of all such leases now existing or hereafter created. Mortgagor shall not, without the express written consent of Mortgagee, enter any lease except upon forms approved by Mortgagee. Mortgagor shall not accept payment of rent more than one (1) month in advance without prior written consent of Mortgagee. Nothing contained in this Section 1.20 or elsewhere in this Mortgage shall be construed to make Mortgagee a mortgagee in possession unless and until Mortgagee actually takes possession of the Mortgaged Property either in person or through an agent or receiver.

b. To the extent allowable by applicable law, each lease of the Mortgaged Property, shall be entered into in a form provided by the Mortgagee and shall provide that, in the event of the enforcement by Mortgagee of the remedies provided for by law or by this Mortgage, the lessee thereunder will, if requested by Mortgagee or by any person succeeding to the interest of Mortgagor as the result of said enforcement, automatically become the lessee of Mortgagee or any such successor in interest, without any change in the terms or other provisions of the respective lease, provided, however, that Mortgagee or said successor in interest shall not be bound by (i) any payment of rent or additional rent for more than one (1) month in advance, except prepayments in the nature of security for the performance by said lessee of its obligations under said lease, or (ii) any amendment or modification in the lease made without the consent of Mortgagee or any successor in interest. Each lease shall also provide that, upon request by said successor in interest, the lessee shall execute and deliver an instrument or instruments confirming its attornment.

c. Mortgagor covenants and agrees that, until the Note and the other obligations secured hereby are satisfied in full, Mortgagor shall comply with the terms of that certain Rental Regulatory Agreement (if applicable) executed simultaneously herewith by and among Mortgagor and the Mortgagee, which Rental Regulatory Agreement is by this reference made a part hereof to the same extent as if set out in full herein.

1.21 Reserved

1.22 Incorporation of Contract. Mortgagor agrees and covenants to abide by all the terms and conditions of the CDBG Contract. The CDBG Contract is incorporated herein by reference as if fully set forth herein. A default of any provision of the CDBG Contract shall be deemed an Event of Default under this Mortgage.

## ARTICLE TWO

### Default

2.01 Events of Default. The following shall be deemed to be Events of Default hereunder:

a. Failure to make any payment when due in accordance with the terms of the Note secured by this Mortgage or failure to make any additional payments required by this Mortgage within fifteen days (15 ) of the date on which such payments were due.

b. Failure to keep or perform any of the other terms, covenants and conditions in this Mortgage provided that such failure shall have continued for a period of thirty (30) days after written notice of such failure from the Mortgagee.

c. After written notice from Mortgagee and an opportunity to cure of thirty (30) days from such written notice, continued breach of any warranties or representations given by Mortgagor to Mortgagee in connection with the Loan Documents.

d. An event of default under or institution of foreclosure or other proceedings to enforce any Permitted Encumbrance or any other mortgage or security interest, lien or encumbrance of any kind upon the Property or any portion thereof.

e. The Mortgagor, or any successor or assign including, without limitation, the current owners of any interest in the Property shall:

(i) file a petition under the Federal Bankruptcy Code or any similar law, state or federal, whether now or hereafter existing (hereafter referred to as a "Bankruptcy Proceeding"); or

(ii) file any answer admitting insolvency or inability to pay debts, or

(iii) fail to obtain a vacation or stay of any Insolvency Bankruptcy Proceeding within forty-five (45) days, as hereinafter provided; or

(iv) be the subject of an order for relief against it in any Bankruptcy Proceeding; or

(v) have a custodian or a trustee or receiver appointed for or have any court take jurisdiction of its property, or the major part thereof, in any involuntary proceeding for the purpose of reorganization, arrangement, dissolution, or liquidation if such receiver or trustee shall not be discharged or if such jurisdiction relinquished, vacated or stayed on appeal or otherwise within forty-five (45) days; or

(vi) make an assignment for the benefit of its creditors; or

(vii) admit in writing its inability to pay its debts generally as they become due; or

(viii) consent to an appointment of custodian or receiver or trustee of all of its property, or the major part thereof.

f. Failure without good cause of the Mortgagor to accept any referral from Miami-Dade County of eligible applicants for housing if space is available at the time of the referral.

g. Failure of the Mortgagor to comply with the requirements of the OCED Contract.

h. After the applicable grace periods have expired, failure to comply with the terms of the Loan Agreement between the Mortgagor, as Borrower, and Miami-Dade County as Lender; the Rental Regulatory Agreement (if applicable) between the Owner and Miami-Dade County, the Note, and any other instruments, now or hereafter executed by Owner in favor of Miami-Dade County, which in any manner constitute additional security for the Note.

i. The event of any default on any other Contract, Note or Mortgage between Mortgagor and Mortgagee.

j. The institution of any proceeding for foreclosure on any property where the County is also Mortgagee.

## 2.02 Remedies.

a. Upon and after any such Event of Default, the Mortgagee, by written notice



given to the Mortgagor, may declare the entire principal of the Note then outstanding (if not then due and payable), and all accrued and unpaid interest thereon, all premium payable thereunder, and all other obligations of Mortgagor hereunder, to be due and payable immediately, and upon any such declaration the principal of the Note and said accrued and unpaid interest shall become and be immediately due and payable, anything in the Note or in this Mortgage to the contrary notwithstanding.

b. Upon and after any such Event of Default, the Mortgagee or by its agents or attorneys, may enter into and upon all or any part of the Property, and each and every part thereof, and may exclude the Mortgagor, its agents and servants wholly therefrom; and having and holding the same, may use, operate, manage and control the Property and conduct the business thereof, either personally or by its superintendents, managers, agents, servants, attorneys or receivers and upon every such entry, the Mortgagee, at the expense of the Property, from time to time, either by purchase, repairs or construction, may maintain and restore the Property, whereof it shall become possessed as aforesaid, and, from time to time, at the expense of the Property, the Mortgagee may make all necessary or proper repairs, renewals and replacements and such useful alterations, additions, betterments and improvements thereto and thereon as to it may seem advisable, and in every such case the Mortgagee shall have the right to manage and operate the Property and to carry on the business thereof and exercise all rights and powers of the Mortgagor with respect thereto either in the name of the Mortgagor or otherwise as it shall deem best, and the Mortgagee shall be entitled to collect and receive all earnings, revenues, rents, issues, profits and income of the Property and every part thereof, all of which shall for all purposes constitute property of the Mortgagor; and after deducting the expenses of conducting the business thereof and of all maintenance, repairs, renewals, replacements, alterations, additions, betterments and improvements and amounts necessary to pay for taxes, assessments, insurance and prior or other proper charges upon the Property or any part thereof, as well as just and reasonable compensation for the services of the Mortgagee its attorneys, counsel, agents, clerks, servants and other employees by it properly and reasonably engaged and employed, the Mortgagee shall apply the moneys arising as aforesaid, first, to the payment of the principal of the Note and the interest thereon, when and as the same shall become payable, and second, to the payment of any other sums required to be paid by the Mortgagor under this Mortgage.

c. Upon and after any such Event of Default, the Mortgagee shall have all of the remedies of a Secured Party under the Uniform Commercial Code of Florida, Sec. 671-689 et al. F.S., as amended from time to time, including without limitation the right and power to sell, or otherwise dispose of the Collateral or any part thereof, and for that purpose may take immediate and exclusive possession of the Collateral, or any part thereof, and with or without judicial process, enter upon any Property on which the Collateral, or any part thereof, may be situated and remove the same therefrom without being deemed guilty of trespass and without liability for damages thereby occasioned, or at Mortgagee's option Mortgagor shall assemble the Collateral and make it available to the Mortgagee at the place and at the time designated in the demand. Mortgagee shall be entitled to hold, maintain, preserve and prepare the Collateral for sale. Mortgagee without removal may render the Collateral unusable and dispose of the Collateral on

the Property. To the extent permitted by law, Mortgagor expressly waives any notice of sale or other disposition of the Collateral and any other right or remedy of Mortgagee existing after default hereunder, and to the extent any such notice is required and cannot be waived, Mortgagor agrees that, as it relates to, this paragraph c. only, if such notice is marked, postage prepaid, to the Mortgagor at the above address with copies of said notice mailed in the same fashion to the president of the Mortgagor, at least fifteen (15) days before the time of the sale or disposition, such notice shall be deemed reasonable and shall fully satisfy any requirement for giving of said notice.

d. Upon and after any such Event of Default, the Mortgagee, with or without entry, or by its agents or attorneys, insofar as applicable, may:

(i) sell the Property to the extent permitted and pursuant to the procedures provided by law, and all estate, right, title and interest, claim and demand therein, and right of redemption thereof, at one or more sales as an entity or in parcels, and at such time and place upon such terms and after such terms and after such notice thereof as may be required, or

(ii) institute proceedings for the complete or partial foreclosure of this Mortgage, or

(iii) apply to any court of competent jurisdiction for the appointment of a receiver or receivers for the Property and of all the earnings, revenues, rents, issues, profits and income thereof, or

(iv) take such steps to protect and enforce its rights whether by action, suit or proceeding in equity or at law for the specific performance of any covenant, condition or agreement in the Note, or in this Mortgage, or in aid of the execution of any power herein granted, or for any foreclosure hereunder, or for the enforcement of any other appropriate legal or equitable remedy or otherwise as the Mortgagee shall elect.

e. The Mortgagee may adjourn from time to time any sale by it to be made under or by virtue of this Mortgage by announcement at the time and place appointed for such sale or for such adjourned sale or sales; and, except as otherwise provided by any applicable provision of law, the Mortgagee, without further notice or publication, other than that provided in sub-paragraph 2.02(c) above may make such sale at the time and place to which the same shall be so adjourned.

f. Upon the completion of any sale or sales made by the Mortgagee under or by virtue of this Section, the Mortgagor, or an officer of any court empowered to do so, shall execute and deliver to the accepted purchaser or purchasers a good and sufficient instrument, or good and sufficient instruments, conveying, assigning and transferring, all estate, right, title and interest in and to the property and rights sold. The Mortgagee is hereby appointed the true and lawful attorney irrevocable of the Mortgagor, in its name and stead, to make all necessary conveyances, assignments, transfers and deliveries of the Property and rights so sold, and for

that purpose the Mortgagee may execute all necessary instruments of conveyance, assignment and transfer, and may substitute one or more persons with like power, the Mortgagor hereby ratifying and confirming all that its said attorney or such substitute or substitutes shall lawfully do by virtue hereof. This power of attorney shall be deemed to be a power coupled with an interest and not subject to revocation. Nevertheless, the Mortgagor, if so requested by the Mortgagee, shall ratify and confirm any such sale or sales by executing and delivering to the Mortgagee or to such purchaser or purchasers all such instruments as may be advisable, in the judgment of the Mortgagee, for the purpose, and as may be designated in such request. Any such sale or sales made under or by virtue of this Section whether made under the power of sale herein granted or under or by virtue of judicial proceedings or of a judgment or decree of foreclosure and sale, shall operate to divest all the estate, right, title, interest, claim and demand whatsoever, whether at law or in equity, of the Mortgagor in and to the properties and rights so sold, and shall be a perpetual bar both at law and in equity against the Mortgagor and against any and all persons claiming or who may claim the same, or any part thereof from, through or under the Mortgagor.

g. In the event of any sale made under or by virtue of this Section (whether made under the power of sale herein granted or under or by virtue of judicial proceedings or of a judgment or decree of foreclosure and sale), the entire principal of, and interest on, the Note, if not previously due and payable, and all other sums required to be paid by the Mortgagor pursuant to this Mortgage, immediately thereupon shall, anything in the Note or in this Mortgage to the contrary notwithstanding, become due and payable.

h. The purchase money proceeds or avails of any sale made under or by virtue of this Section, together with any other sums which then may be held by the Mortgagee under the provisions of this Section or otherwise, shall be applied as follows:

First: To the payment of the costs and expenses of such sale, including reasonable compensation to the Mortgagee, its agents and counsel, and of any judicial proceedings wherein the same may be made, and of all expenses, liabilities and advances made or incurred by the Mortgagee under this Mortgage, together with interest at the rate for advances hereunder in Section 1. 13.

Second: To the payment of any other sums required to be paid by the Mortgagor pursuant to any provisions of this Mortgage or of the Note.

Third: To the payment of the whole amount then due, owing or unpaid upon the Note for principal and interest, with interest on the unpaid principal and accrued interest at the rate specified in the Note, from and after the happening of any Event of Default described above from the due date of any such payment of principal until the same is paid.

Fourth: To the payment of the surplus, if any, to the Mortgagor or whomsoever is lawfully entitled to receive the same, subject to federal law which may prohibit such payment. In the event that payment of surplus to Mortgagor is prohibited by federal law or a determination by U.S. HUD, Mortgagee shall follow the direction of U.S. HUD and shall use the

surplus as required by U.S. HUD and federal law.

Subject to federal law and U.S. HUD, upon any sale made under or by virtue of this Section, whether made under the power of sale herein granted or under or by virtue of judicial proceedings or of a judgment or decree of foreclosure and sale, the Mortgagee may bid for and acquire the Property or any part thereof and in lieu of paying cash therefor may make settlement for the purchase price by crediting upon the indebtedness of the Mortgagor secured by this Mortgage the net sales price after deducting therefrom the expenses of the sale and the cost of the action and any other sums which the Mortgagee is authorized to deduct under this Mortgage. The Mortgagee, upon so acquiring the Property, or any part thereof shall be entitled to hold, lease, rent, operate, manage and sell the same in any manner provided by applicable laws.

## ARTICLE THREE

### Miscellaneous Terms and Conditions

3.01 Leases. In the event the Mortgagee shall institute judicial proceedings to foreclose the lien hereof, and shall be appointed as a mortgagee in possession of the Property, the Mortgagee during such time as it shall be the Mortgagee in possession of the Property pursuant to an order or decree entered in such judicial proceedings, shall have, and the Mortgagor hereby gives and grants to the Mortgagee, the right, power and authority to make and enter into leases of the Property or the portions thereof for such rents and for such periods of occupancy and upon such conditions and provisions as mortgagee in possession may deem desirable, and Mortgagor expressly acknowledges and agrees that the term of any such lease may extend beyond the date of any sale of the Property pursuant to a decree rendered in such judicial proceedings; it being the intention of the Mortgagor that while the Mortgagee is a Mortgagee in possession of the Property pursuant to an order or decree entered in such judicial proceedings, such Mortgagee shall be deemed to be and shall be the attorney-in-fact of the Mortgagor for the purpose of making and entering into leases of parts or portions of the Property for the rents and upon the terms, conditions and provisions deemed desirable to such Mortgagee and with like effect as if such leases had been made by the Mortgagor as the owner in fee simple of the Property free and clear of any conditions or limitations established by this Mortgage. The power and authority hereby given and granted by the Mortgagor to Mortgagee shall be deemed to be coupled with an interest and shall not be revocable by Mortgagor. Nothing herein shall be construed to affect the Mortgagee's rights under Section 2.02(b) above.

3.02 Taxation of Note and Mortgage. If at any time before the debt hereby secured is fully paid, any law be enacted, deducting from the value of said real estate, for the purposes of taxation, any lien thereon, or revising or changing in any way the laws now in force for the taxation of mortgages or bonds, or the debts secured thereby, for state or local purposes, or the manner of collection of such taxes, so as to affect adversely this Mortgage or the debt hereby secured, or the owner and holder thereof in respect thereto, then this Mortgage and the Note hereby secured shall, at the option of Mortgagee and without notice to any party, become immediately due and payable. If any law should be enacted and to the extent permitted by such law, Mortgagor shall have the opportunity of paying to the Mortgagee the amount of any additional cost or taxes to the Mortgagee from such law.

3.03 Marshalling of Assets. Mortgagor on its own behalf and on behalf of its successors and assigns hereby expressly waives all rights to require a marshalling of assets by Mortgagee or to require Mortgagee, upon a foreclosure, to first resort to the sale of any portion of the Property which might have been retained by Mortgagor before foreclosing upon and selling any other portion as may be conveyed by Mortgagor subject to this Mortgage.

3.04 Partial Release. Without affecting the liability of any other person for the payment of an indebtedness herein mentioned (including Mortgagor should it convey said Property) and without affecting the priority of the lien hereof upon any property not released, Mortgagee may,

without notice, release any person so liable, extend the maturity or modify the terms of any such obligation, or grant other indulgences, release or reconvey or cause to be released or reconveyed at any time all or any part of the Property described herein, or take or release any other security or make compositions or other arrangements with debtors. Mortgagee may also accept additional security, either concurrently herewith or hereafter, and sell the same or otherwise realized thereon either before, concurrently with, or after sale hereunder.

### 3.05 Non-Waiver.

a. By accepting payment of any sum secured hereby after its due date or altered performance of any obligation secured hereby, Mortgagee shall not waive its right against any person obligated directly or indirectly hereunder or with respect to any indebtedness hereby secured, either to require prompt payment when due of all other sums so secured or take remedy for failure to make such prompt payment or full performance. No exercise of any right or remedy by Mortgagee hereunder shall constitute a waiver of any other right or remedy herein contained or provided by law.

b. No delay or omission of the Mortgagee in the exercise of any right, power or remedy accruing hereunder or arising otherwise shall impair any such right, power or remedy, or be construed to be a waiver of any default or acquiescence therein.

c. Receipt of rents, awards, and any other monies or evidences thereof, pursuant to the provisions of this Mortgage and any disposition of the same by Mortgagee shall not constitute a waiver of the right of foreclosure by Mortgagee in the event of default or failure of performance by Mortgagor of any covenant or agreement contained herein or in any note secured hereby.

3.06 Protection of Security. Should Mortgagor fail to make any payment or to perform any covenant as herein provided, Mortgagee (but without obligation so to do and without notice to or demand upon Mortgagor and without releasing Mortgagor from any obligation hereof) may make or do the same in the manner and to such extent as Mortgagee may deem reasonably necessary to protect the security hereof, Mortgagee being authorized to enter upon the Property for such purposes, commence, appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Mortgagee; pay, purchase, contest, or compromise any encumbrance, charge or lien which in the judgment of Mortgagee is prior or superior hereto; and, in exercising any such power, incur any liability and expend whatever amounts in its absolute discretion it may deem necessary therefor, including cost of evidence of title and reasonable counsel fee. Any expenditures in connection herewith shall constitute an advance hereunder.

3.07 Rules of Construction. When the identity of the parties hereto or other circumstances make it appropriate, the masculine gender shall include the feminine and/or neuter, plural and the singular number shall include the plural. The headings of each paragraph are for information and convenience only and do not limit or construe the contents of any provision hereof

3.08 Severability. If any term of this Mortgage, or the application thereof to any person or circumstances, shall, to any extent, be invalid or unenforceable, the remainder of this Mortgage, or the application of such term to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each term of this Mortgage shall be valid and enforceable to the fullest extent permitted by law.

3.09 Successors in Interest. This Mortgage applies to, inures to the benefit of, and is binding not only on the parties hereto, but on their heirs, executors, administrators, successors and assigns. All obligations of Mortgagor hereunder are joint and several. The term "Mortgagee" shall mean the holder and owner, including pledges, of the Note secured hereby, whether or not named as Mortgagee herein.

3.10 Notices. All notices to be given pursuant to this Mortgage shall be sufficient if mailed postage prepaid, certified or registered mail, return receipt requested, to the above described addresses of the parties hereto, or to such other address as a party may request in writing. All notices to Mortgagor shall be sent to the attention of the Executive Director. All notices to the Mortgagee shall be sent to the attention of the County Manager. Any time period provided in the giving of any notice shall commence upon the date such notice is deposited in the mail.

3.11 Modifications. This Mortgage may not be amended, modified or changed, nor shall any waiver of any provision be effective, except only by an instrument in writing and signed by the party against whom enforcement of any waiver, amendment, change, modification or discharge is sought.

3.12 Governing Law. This Mortgage shall be construed according to and governed by the laws of the State of Florida, provided, however, that nothing herein shall limit or impair any right which Holder has under applicable federal laws of the United States of America to charge a rate of interest on the sums evidenced hereby at a rate which exceeds the maximum rate allowed under the laws of Florida.

## ARTICLE FOUR

### Lending Provisions

4.01 Breach of Loan Agreement and Other Documents. Notwithstanding anything to the contrary contained in this Mortgage, in the Note, or in any other instrument securing the loan evidenced by the Note, Mortgagee may at its option declare the entire indebtedness secured hereby, and all interest thereon and all advances made by Mortgagee hereunder, immediately due and payable and/or exercise all additional rights accruing to it under this Mortgage upon an Event of Default, or in the event of a breach by Mortgagor of any covenant contained in this Mortgage following expiration of all notice and cure periods set forth therein.

4.02 Future Advances. This Mortgage is given to secure not only existing

indebtedness, but also such future advances, whether such advances are obligatory or are to be made at the option of the Mortgagee, or otherwise, as are made within twenty years from the date hereof, to the same extent as if such future advances were made on the date of the execution of this Mortgage. The total amount of indebtedness that may be so secured may decrease or increase from time to time, but the total unpaid balance so secured at one time shall not exceed four times the face amount of the Note, plus interest thereon, and any disbursements made for the payment of taxes, levies or insurance on the Property with interest on such disbursements at the rate designated in the Note to apply following a default thereunder. Mortgagor hereby agrees that it shall not execute or file for record any notice limiting the maximum principal amount that may be so secured, and that no such notice shall be of any force and effect whatsoever unless Mortgagee shall have consented thereto in writing signed by Mortgagee and recorded in the public records of Miami-Dade County, Florida.

#### 4.03 Rights under Prior Encumbrances.

a. Mortgagor hereby covenants and agrees (i) to promptly observe and perform all of the covenants and conditions contained in any Permitted Encumbrance or any other lien upon the Property, and which are required to be observed or performed by Mortgagor and to do all things necessary to preserve and keep unimpaired its rights thereunder; (ii) to promptly notify Mortgagee in writing of any default by the Mortgagor in the performance and the observance of any of the terms, covenants or conditions on part of Mortgagor to be performed or observed under such instrument or of the occurrence of any event which, regardless of the lapse of time, would constitute a default under such instrument and promptly to cause a copy of each such notice given by the Mortgagee thereunder to the Mortgagor to be delivered to Mortgagee.

b. In the event Mortgagor fails to make any payment required under such a Permitted Encumbrance or any other lien upon the Property or to do any act set forth in the preceding subparagraph herein provided, then Mortgagee may, but without obligation, and without notice to or demand upon Mortgagor, and without releasing Mortgagor from any obligation hereof, make or do the same in such manner and to such extent as Mortgagee may deem necessary to protect its interest under this Mortgage. Mortgagee's rights hereunder shall specifically include, but without limitation thereof, the right to pay any and all payments of interest and principal, insurance premiums, taxes and assessments and other sums due or to become due thereunder.

c. In the event Mortgagor fails to perform any of the terms, covenants and conditions required to be performed or observed by Mortgagor under such a Permitted Encumbrance or any other lien upon the Property, then Mortgagee may, but without obligation, and without notice or demand upon Mortgagor and without relieving Mortgagor from any obligation hereof, take any action Mortgagee deems necessary or desirable to prevent or cure any such default by Mortgagor. Upon receipt by Mortgagee from Mortgagor of any written notice of default by Mortgagor under such instrument, Mortgagee may rely thereon and take any action it deems necessary to cure such default event though the existence of such default or the nature thereof may be questioned or denied by the Mortgagor or by any party on behalf of the Mortgagor. Mortgagor hereby expressly grants to Mortgagee, and agrees that Mortgagee shall have, the



absolute and immediate right to enter upon the Property or any part thereof to such extent and as often as the Mortgagee in its sole discretion deems necessary or desirable in order to prevent or cure any such default by the Mortgagor. Mortgagee may pay and expend such sums of money as Mortgagee in its sole discretion deems necessary for any such purpose and may pay expenses, employ counsel and pay reasonable attorney's fees. All costs, charges and expenses so incurred or paid by Mortgagee shall become due and payable immediately, whether or not there by notice, demand, attempt to collect or suit pending. The amount so incurred or paid by Mortgagee, together with interest thereon at the rate of interest set forth in the Note to accrue following default thereunder, from the date incurred until paid by Mortgagor, shall be added to the indebtedness secured by the lien of this Mortgage to the same extent as if paid or expended on the date hereof.

d. Mortgagor agrees that it will not surrender any of its rights under such a Permitted Encumbrance or other lien upon the Property, and will not, without the prior written consent of Mortgagee, consent to any modification, change or any alteration or amendment of such instrument of the obligations secured thereby, either orally or in writing, and no release or forbearance of any of Mortgagor's obligations under such instrument whether pursuant to such instrument or otherwise, shall release Mortgagor from any of its obligations under this Mortgage.

e. Any default by Mortgagor or any event of default under a Permitted Encumbrance or other lien upon the Property, to which this Mortgage may be subject shall constitute an Event of Default under this Mortgage.

4.04 Limitation of Interest. All agreements between Mortgagor and Mortgagee are expressly limited so that in no contingency or event whatsoever, whether by reason of advancement of the principal amount of the Note, acceleration of maturity of the unpaid principal amount of the Note, acceleration of maturity of the unpaid principal balance thereof, or otherwise, or advancement of any sums under the provisions of this Mortgage, shall the amount paid or agreed to be paid to the holder of the Note for the use, forbearance or detention of the money to be advanced thereunder or hereunder exceed the highest lawful rate permissible. If, from any circumstances whatsoever, fulfillment of any provisions of this Mortgage or the Note or any other agreement referred to herein, at the time performance of such provision shall be due, shall involve transcending the limit of validity prescribed by law which a court of competent jurisdiction may deem applicable thereto or hereto, then ipso facto, the obligations to be fulfilled shall be reduced to the limit of such validity, and if from any circumstances the holder of the Note or Mortgage shall ever receive as interest an amount which would exceed the highest lawful rate, such amount which would be excessive interest shall be applied to the reduction of the unpaid principal balance due hereunder and not the payment of interest. These provisions shall control every other provision of all agreements between Mortgagor and Mortgagee.

4.05 Waiver of Jury Trial: **MORTGAGOR WAIVES ITS RIGHTS TO A TRIAL BY JURY IN ANY ACTION, WHETHER ARISING IN CONTRACT OR TORT, BY STATUTE OR OTHERWISE, IN ANY WAY RELATED TO THE TERMS OF THIS MORTGAGE. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE MORTGAGEE'S EXTENDING CREDIT TO MORTGAGOR AND NO WAIVER OF LIMITATION OF THE MORTGAGEE'S RIGHTS**

**UNDER THIS PARAGRAPH SHALL BE EFFECTIVE UNLESS IN WRITING AND MANUALLY SIGNED ON THE LENDER'S BEHALF.**

**IN WITNESS WHEREOF**, the said Mortgagor caused this instrument to be signed and sealed as of the date first above written.

Witnesses:

\_\_\_\_\_  
\_\_\_\_\_

Mortgagor:

\_\_\_\_\_, a Florida  
\_\_\_\_\_

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

(SEAL)

STATE OF FLORIDA     )  
                                  ) SS.  
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY that on this day, before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_, a Florida \_\_\_\_\_, ( ) who is personally known to me or ( ) who presented \_\_\_\_\_ as identification, to me known to be a representative of the person described as the Mortgagor in and who executed the foregoing Mortgage and Security Agreement and Assignment of Leases, Rents and Profits, and acknowledged before me that said person executed that Mortgage and Security Agreement and Assignment of Leases, Rents and Profits and who ( ) did ( ) did not take an oath.

WITNESSETH my hand and official seal in the State and County above, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
NOTARY PUBLIC, State of Florida

My Commission Expires:

**EXHIBIT A**

**LEGAL DESCRIPTION**

(Insert legal description here)

**EXHIBIT B**

**PERMITTED ENCUMBRANCES**

# **Attachment# 22**

## **Public Service Checklist**

**PHCD SUBMITTAL OF PUBLIC SERVICE CHECKLIST**

Agency	
Activity Name	
Funding Source / Year	
Amount / IDIS #	
Project Location	

LMI Limited Clientele Criteria (Must check one below & Provide documentation as required)

**1. Low-Mod Clientele (LMC)** – Documentation showing that the activity is designed for and used by a segment of the population presumed by HUD to be LMI persons; for example:

- Abused children,
- Battered spouses,
- Elderly persons (family whose head, spouse, or sole member is a person aged 62 or older),
- Severely disabled,
- Homeless persons,
- Illiterate adults,
- Persons living with AIDS,
- Migrant farm workers

**2. Eligible Block Group** – Be of such a nature and in a location that it may be concluded that the activities clientele located in an Eligible Block Group:

\* Proof of location:

\* Child(ren) School Records (showing home address)

\* Driver License

\* Utility Bill (FPL, Water & Sewer, etc)

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

To determine if the business and/or employee is located and/or lives in an eligible block group please visit: <https://gisweb.miamidade.gov/communityservices/>

**Instructions:** Type the activity address into the blank space under Community Services. At the bottom of the screen click on the tab titled “Demographics”. Click on the “Business Incentive” tab. Next, click (\$) symbol in upper right corner and reenter activity address. On the right of the page, business incentives will appear, click on **Community Development Block Group, must have at least 70% low mod residents.**

\*Community Services Print Out (Must be Attached)

<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------

**3. Required Documentation:** – Data showing the size and annual income for the family of each person receiving the benefit and that at least 51% of those served are LMI.

**REQUIRED DOCUMENTATION A MUST – NO EXCEPTIONS**

\* PHCD General CDBG Intake Eligibility Form (Current Income Must be Attached)

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>

**Select One Form of Proof to Provide:**

\* Pay Stub(s)

\* Aid to Families with Dependent Children (AFDC) or  
Temporary Assistance to Needy Families (TANF)

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

NOTE: SHOULD ANY OF THE ABOVE NOT BE PROVIDED, QUARTERLY PROGRESS REPORTS WILL BE RETURNED TO THE AGENCY AND WILL BE CONSIDERED NON-COMPLIANT

PHCD SUBMITTAL OF PUBLIC SERVICE CHECKLIST

- \* Food Stamp Official Print out Letter
- \* Unemployment Benefits Letter with Amount
- \* Proof of Child Support or Alimony
- \* Proof of SSA/SSI or Veteran's Benefits
- \* Proof of Retirement Income (Must be attached for Senior Programs)
- \* Other Income

\_\_\_\_\_  
Prepared by (Print) Agency Official

\_\_\_\_\_  
Signature and Date

NOTE: SHOULD ANY OF THE ABOVE NOT BE PROVIDED, QUARTERLY PROGRESS REPORTS WILL BE RETURNED TO THE AGENCY AND WILL BE CONSIDERED NON-COMPLIANT



PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

GENERAL CDBG INTAKE ELIGIBILITY FORM

LIMITED INCOME (LMI) LIMITED CLIENTELE (LMC) / LIMITED JOBS (LMJ) / LIMITED HOUSING (LMH)

NAME: ADDRESS: PHONE: ZIP:

Gender: Male Female Ethnicity: Hispanic Not Hispanic Race (Please check the race category which applies to you): White Black/African American American Indian/Alaskan Native Asian Black/African American & White American Indian/Alaskan Native & White Asian & White Native Hawaiian/Other Pacific Islander Other: Multi Racial American Indian or Alaskan Native & Black/African American

Table with 5 columns: List Yourself and all Other Persons Occupying Home, Relationship, Gender, Age, Employed? (Yes/No). Rows 1-8.

INCOME VERIFICATION DATA

The assistance you receive is determined in part by the size of your household and your income. All income and assets will require verification before eligibility will be granted. Income includes all money coming into the household from all persons over 18 years old. Wages, salaries, tips, commissions; Self-employment income; Retirement, Survivor, or Disability pensions; Social Security or Railroad retirement; Supplemental Security Income, Aid to Families with Dependent Children (AFDC), Temporary Assistance to Needy Families (TANF), Food Stamps, or other public assistance, or public welfare programs; Interest, dividends, net rental income, or income from estates or trusts; and any other sources of income received regularly, including Veterans' (VA) payments, unemployment compensation, alimony, and child support must be disclosed.

Table with 3 columns: Household Member, Source of Income, Gross Monthly Amount Received. Rows 1-5.

Income Eligibility Acceptable Documentation: Copy of Pay Stubs (from previous employer), Aid to Families with Dependent Children (AFDC) or Temporary Assistance to Needy Families (TANF) Official Printout/letter, Food Stamp Official Printout/letter, Letter confirming amount of unemployment benefits received, proof of child support or alimony, proof of SSA/SSI or Veteran's Benefits, or proof of retirement income. MUST ATTACH A COPY OF DOCUMENTS - NO EXCEPTIONS.

I, the undersigned applicant, do hereby authorize (Name of Agency) to verify my personal records, including wages, pensions, and investments. It is understood that this authorization is granted for the sole purpose of certifying my eligibility for federal financial assistance, and that all information acquired in this regard will remain confidential.

BY MY SIGNATURE, I ACKNOWLEDGE THAT ALL INFORMATION I HAVE PROVIDED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I AM AWARE THAT IF I MAKE ANY WILLFUL FALSE STATEMENT IN THIS CERTIFICATION OR ANY OTHER DOCUMENTATION THAT I PROVIDE FOR PROGRAM ELIGIBILITY, I MAY BE PUNISHED WITH FINES OR IMPRISONMENT OF UP TO FIVE (5) YEARS, OR BOTH, UNDER SECTION 1001 OF TITLE 18, UNITED STATES CODE, AND I ALSO MAY BE SUBJECT TO CIVIL AND/OR ADMINISTRATIVE PENALTIES AND SANCTIONS.

Signature of Applicant

Date







**PUBLIC HOUSING AND COMMUNITY DEVELOPMENT  
GENERAL CDBG INTAKE ELIGIBILITY FORM**

<b>CDBG INCOME ELIGIBILITY</b>	<b>24 CFR 570.208</b>	
Activity classified under family size and income	24 CFR 570.208(a)(2)(i)(B)	24 CFR 570.506(b)(3)(iii)
Activity is classified based on income eligibility requirements that restrict it exclusively to low- and moderate-income persons	24 CFR 570.208(a)(2)(i)(C)	24 CFR 570.506(b)(3)(iii)

**DEFINITIONS / 24 CFR 570.3**

**Family** means all persons living in the same household who are related by birth, marriage or adoption.

**Household** means all the persons who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

**Income.** For the purpose of determining whether a family or household is low- and moderate-income under subpart C of this part, grantees may select any of the three definitions listed below for each activity, except that integrally related activities of the same type and qualifying under the same paragraph of 570.208(a) shall use the same definition of income. The option to choose a definition does not apply to activities that qualify under 570.208(a)(1) (Area benefit activities), except when the recipient carries out a survey under 570.208(a)(1)(vi). Activities qualifying under 570.208(a)(1) generally must use the area income data supplied to recipients by HUD. The **three definitions** are as follows:

**(i) Annual income as defined** under the Section 8 Housing Assistance Payments program at 24 CFR 813.106 (except that if the CDBG assistance being provided is homeowner rehabilitation under 570.202, the value of the homeowner's primary residence may be excluded from any calculation of Net Family Assets); or

Estimate the annual income of a family or household by projecting the prevailing rate of income of each person at the time assistance is provided for the individual, family, or household (as applicable).

**Estimated annual income** shall include income from all family or household members, as applicable. Income or asset enhancement derived from the CDBG-assisted activity shall not be considered in calculating estimated annual income.

**Low- and moderate-income household** means a household having an income equal to or less than the Section 8 low-income limit established by HUD.

**Low- and moderate-income person** means a member of a family having an income equal to or less than the Section 8 low-income limit established by HUD. Unrelated individuals will be considered as one-person families for this purpose.

**Low-income household** means a household having an income equal to or less than the Section 8 very low-income limit established by HUD.

**Low-income person** means a member of a family that has an income equal to or less than the Section 8 very low-income limit established by HUD. Unrelated individuals shall be considered as one-person families for this purpose.

**INSTRUCTIONS FOR IMPLEMENTING AGENCY**

You must first seek third party verification. This is a verification that is received directly from the source of income. The request can be by mail, fax, or email. It must be clearly evidenced that it was received from the source.

**FY 2022 INCOME LIMITS Effective April 18, 2022**

Area Median Income (AMI): \$68,300				Please check the appropriate family size and income.			
✓	Family Size	✓	Extremely Low (30% of Median)	✓	Very Low (50% of Median)	✓	Low (80% of Median)
<input type="checkbox"/>	1	<input type="checkbox"/>	\$20,500	<input type="checkbox"/>	\$34,150	<input type="checkbox"/>	\$54,600
<input type="checkbox"/>	2	<input type="checkbox"/>	\$23,400	<input type="checkbox"/>	\$39,000	<input type="checkbox"/>	\$62,400
<input type="checkbox"/>	3	<input type="checkbox"/>	\$26,350	<input type="checkbox"/>	\$43,900	<input type="checkbox"/>	\$70,200
<input type="checkbox"/>	<b>4</b>	<input type="checkbox"/>	<b>\$29,250</b>	<input type="checkbox"/>	<b>\$48,750</b>	<input type="checkbox"/>	<b>\$78,000</b>
<input type="checkbox"/>	5	<input type="checkbox"/>	\$32,470	<input type="checkbox"/>	\$52,650	<input type="checkbox"/>	\$84,250
<input type="checkbox"/>	6	<input type="checkbox"/>	\$37,190	<input type="checkbox"/>	\$56,550	<input type="checkbox"/>	\$90,500
<input type="checkbox"/>	7	<input type="checkbox"/>	\$41,910	<input type="checkbox"/>	\$60,450	<input type="checkbox"/>	\$96,750
<input type="checkbox"/>	8	<input type="checkbox"/>	\$46,630	<input type="checkbox"/>	\$64,350	<input type="checkbox"/>	\$103,000

*Warning: Title 18, US Code Section 1001, states that a person who knowingly and willingly makes false or fraudulent statements to any Department or Agency of the United States is guilty of a felony. State law may also provide penalties for false or fraudulent statements.*



This material is available in an accessible format upon request.

CD/17/042022/V3



# VIVIENDA PUBLICA Y DESARROLLO COMUNITARIO

## FORMULARION GENERAL DE ADMISION PARA CDBG

**INGRESOS (LMI, por sus siglas en ingles), CLIENTELA (LMC, por sus siglas en ingles) / EMPLEOS (LMJ, por sus siglas en ingles) / VIVIENDAS (LMH, por sus siglas en ingles) BAJOS Y MODERADOS**

<b>NOMBRE:</b>	<b>TELEFONO:</b>
<b>DIRECCION:</b>	<b>CODIGO POSTAL:</b>

**Género:**  Masculino  Femenino      **Origen étnico:**  Hispano  No Hispano

**Raza** (Por favor, marque la categoría de raza que le corresponde):

<input type="checkbox"/> Blanco	<input type="checkbox"/> Negro/Afro Americano	<input type="checkbox"/> Indígena Estadounidense/Nativo de Alaska
<input type="checkbox"/> Asiático	<input type="checkbox"/> Negro/Afro Americano y Blanco	<input type="checkbox"/> Indígena Estadounidense/Nativo de Alaska y Blanco
<input type="checkbox"/> Asiático y Blanco	<input type="checkbox"/> Nativo de Hawái/ Otras Islas del Pacífico	<input type="checkbox"/> Otros: Multi Racial
<input type="checkbox"/> Indígena Estadounidense / Nativo de Alaska / Afro Americano		

Menciónese a Usted mismo y a todas las personas que ocupan la Vivienda	Parentesco	Género	Edad	Empleado?
1.	Autónomo			<input type="checkbox"/> Si <input type="checkbox"/> No
2.				<input type="checkbox"/> Si <input type="checkbox"/> No
3.				<input type="checkbox"/> Si <input type="checkbox"/> No
4.				<input type="checkbox"/> Si <input type="checkbox"/> No
5.				<input type="checkbox"/> Si <input type="checkbox"/> No
6.				<input type="checkbox"/> Si <input type="checkbox"/> No
7.				<input type="checkbox"/> Si <input type="checkbox"/> No
8.				<input type="checkbox"/> Si <input type="checkbox"/> No

### DATOS DE LA VERIFICACIÓN DE INGRESOS

La ayuda que Usted recibe se determina en parte por el número de miembros en su núcleo familiar y de sus ingresos. Todos los ingresos y los bienes deberán ser verificados antes de que la elegibilidad sea concedida. El ingreso incluye todas las sumas de dinero que reciben todos los miembros del núcleo familiar mayores de 18 años. Los salarios, sueldos, propinas, comisiones; los ingresos como trabajador por cuenta propia; Pensiones de jubilación, de supervivencia, por discapacidad; la jubilación del Seguro Social o del Ferrocarril, el Ingreso Suplementario de Seguridad, la Ayuda a las Familias con Niños Dependientes (AFDC, por sus siglas en inglés), la Ayuda Temporal a las Familias Necesitadas (TANF, por sus siglas en inglés), los Sellos para Alimentos, u otro tipo de ayuda pública, o de programas públicos de ayuda social, o de ingresos provenientes de patrimonios o fideicomisos; así como otras fuentes regulares de ingresos, incluyendo los pagos a los Veteranos (VA, por sus siglas en inglés), la compensación por desempleo, la pensión alimenticia y la manutención de menores deberán ser declarados.

Miembros del Núcleo Familiar	Fuente de Ingresos	Monto del Ingreso Bruto Mensual Recibido
1.		\$
2.		\$
3.		\$
4.		\$
5.		\$

**Documentación Aceptable para verificar la Elegibilidad a partir de los Ingresos:** Copia de las colillas de pago (del empleador anterior), la Ayuda a las Familias con Niños Dependientes (AFDC, por sus siglas en inglés) o la Ayuda Temporal a las Familias Necesitadas (TANF, por sus siglas en inglés) la Impresión o la Carta Oficial de las Estampillas de Alimentos, la Carta confirmando la cantidad de beneficios percibidos por desempleo, la prueba de la manutención de menores o del pago de la pensión alimenticia, la prueba del SSA/SSI o de los Beneficios de los Veteranos o la prueba de los ingresos por jubilación.

**DEBERÁ ADJUNTARSE UNA COPIA DE LOS DOCUMENTOS – SIN EXCEPCIÓN.**

Quien suscribe, el solicitante, por medio de la presente autorizo a \_\_\_\_\_ a fin de que verifique mis antecedentes personales, incluyendo: \_\_\_\_\_ los salarios, pensiones e inversiones. Se entiende que esta autorización se otorga con el único propósito de certificar mi elegibilidad para la ayuda financiera federal, y que toda la información adquirida en este sentido seguirá siendo confidencial.

(Nombre de la Agencia)

CON MI FIRMA, RECONOZCO QUE TODA LA INFORMACIÓN QUE HE PROPORCIONADO ES VERDADERA Y CORRECTA A MI LEAL SABER Y ENTENDER. SOY CONCIENTE DE QUE SI HAGO ALGUNA DECLARACIÓN FALSA INTENCIONALMENTE EN ESTA CERTIFICACIÓN O EN CUALQUIER OTRA DOCUMENTACIÓN QUE PROPORCIONE PARA LA ELEGIBILIDAD DEL PROGRAMA, PUEDO SER CASTIGADO CON MULTAS O CON LA CÁRCEL DE HASTA CINCO (5) AÑOS, O AMBOS, BAJO LA SECCIÓN 1001 DEL TÍTULO 18, DEL CÓDIGO DE LOS ESTADOS UNIDOS, Y QUE TAMBIÉN PODRÍA ESTAR SUJETO A LAS MULTAS Y SANCIONES CIVILES Y/O ADMINISTRATIVAS PERTINENTES.

\_\_\_\_\_  
**Firma del Solicitante** \_\_\_\_\_  
**Fecha**



**VIVIENDA PUBLICA Y DESARROLLO COMUNITARIO  
FORMULARION GENERAL DE ADMISION PARA CDBG**

<b>ELEGIBILIDAD DE LOS INGRESOS PARA EL SUBSIDIO EN BLOQUE PARA EL DESARROLLO COMUNITARIO (CDBG, por sus siglas en inglés)</b>	<b>24 CFR 570.208</b>	
Actividad clasificada bajo los ingresos y la composición del grupo familiar	24 CFR 570.208(a)(2)(i)(B)	24 CFR 570.506(b)(3)(iii)
La actividad se clasifica a partir de los requisitos de elegibilidad de los ingresos que se limitan exclusivamente a las personas de ingresos bajos y moderados	24 CFR 570.208(a)(2)(i)(C)	24 CFR 570.506(b)(3)(iii)

**DEFINICIONES / 24 CFR 570.3**

**Familia:** Se refiere a todas las personas que vivan en la misma casa, que están relacionadas por nacimiento, matrimonio o adopción.

**Núcleo Familiar:** Se refiere a todas las personas que ocupan la vivienda. Los ocupantes podrían ser una sola familia, una persona viviendo sola, dos o más familias viviendo juntas o cualquier otro grupo de personas relacionadas o no que compartan las condiciones en materia de vivienda.

**Ingresos:** Con el fin de determinar si los ingresos de una familia o de un núcleo familiar son bajos o moderados dentro de la Subsección C de esta sección, los beneficiarios podrían seleccionar cualquiera de las tres definiciones enumeradas abajo para cada actividad, salvo que las actividades integralmente relacionadas que sean del mismo tipo y que califiquen dentro del mismo apartado del 570.208(a) deban utilizar la misma definición de los ingresos. La opción de elegir una definición no se aplica a las actividades que califican con el 570.208(a)(1) (Actividades de beneficio del área), salvo cuando el beneficiario lleve a cabo una investigación de acuerdo con el 570.208(a)(1)(vi). Las actividades que califican de acuerdo con el 570.208(a)(1) generalmente deberán utilizar los datos de ingresos del área provistos por HUD a los beneficiarios. Las **tres definiciones** son las siguientes:

(i) **Los ingresos anuales** tal como se los define en el programa de Pagos de Ayuda para la Vivienda de la Sección 8 en el Título 24 del Código Federal de Regulaciones 813.106 (salvo que la ayuda para la CDBG que se proporcione tenga relación con la rehabilitación al propietario de acuerdo con el 570.202, el valor de la residencia principal del propietario se podría excluir del cálculo de los Activos Netos de la Familia); o bien

Calcular los ingresos anuales de una familia o de un núcleo familiar efectuando una proyección de la tasa predominante de ingresos de cada persona al momento de proporcionársele la ayuda a la persona, a la familia o al núcleo familiar (según corresponda).

**El Ingreso anual estimado** deberá incluir los ingresos de toda la familia o de los miembros del núcleo familiar, según sea el caso. La mejora en los ingresos o en los bienes derivada de la actividad de la ayuda del CDBG no se considerará para calcular los ingresos anuales.

**Hogar de ingresos bajos y moderados** se refiere a un núcleo familiar que tiene un ingreso igual o inferior al límite de bajos ingresos de la Sección 8 establecido por HUD. (LMH, por sus siglas en inglés)

**Persona de ingresos bajos y moderados** se refiere a un miembro de la familia cuyo ingreso es equivalente o inferior al límite de ingresos bajos de la Sección 8 establecido por HUD. Los individuos no emparentados se considerarán familias unipersonales para este propósito. (LMI, por sus siglas en inglés)

**Hogar de ingresos bajos** se refiere a un hogar con un ingreso igual o inferior al límite de ingresos muy bajo de la Sección 8 establecido por HUD. (LMH, por sus siglas en inglés)

**Persona de Bajos Ingresos** se refiere a un miembro de una familia cuyo es un ingreso igual o inferior al límite de ingresos muy bajos de la Sección 8 establecido por HUD. Los individuos no emparentados deberán considerarse como familias unipersonales para este propósito. (LMC, por sus siglas en inglés)

**INSTRUCCIONES PARA LA AGENCIA DE EJECUCIÓN**

Usted deberá pedir primeramente la verificación de terceros. Se trata de una verificación proveniente directamente de la fuente de ingresos. La solicitud puede ser enviada por correo, por fax o por correo electrónico. Deberá quedar bien claro que fue recibida de la fuente.

**FY 2022 INCOME LIMITS Effective April 18, 2022**

Area Median Income (AMI): \$68,300				Please check the appropriate family size and income.			
✓	Family Size	✓	Extremely Low (30% of Median)	✓	Very Low (50% of Median)	✓	Low (80% of Median)
<input type="checkbox"/>	1	<input type="checkbox"/>	\$20,500	<input type="checkbox"/>	\$34,150	<input type="checkbox"/>	\$54,600
<input type="checkbox"/>	2	<input type="checkbox"/>	\$23,400	<input type="checkbox"/>	\$39,000	<input type="checkbox"/>	\$62,400
<input type="checkbox"/>	3	<input type="checkbox"/>	\$26,350	<input type="checkbox"/>	\$43,900	<input type="checkbox"/>	\$70,200
<input type="checkbox"/>	4	<input type="checkbox"/>	<b>\$29,250</b>	<input type="checkbox"/>	<b>\$48,750</b>	<input type="checkbox"/>	<b>\$78,000</b>
<input type="checkbox"/>	5	<input type="checkbox"/>	\$32,470	<input type="checkbox"/>	\$52,650	<input type="checkbox"/>	\$84,250
<input type="checkbox"/>	6	<input type="checkbox"/>	\$37,190	<input type="checkbox"/>	\$56,550	<input type="checkbox"/>	\$90,500
<input type="checkbox"/>	7	<input type="checkbox"/>	\$41,910	<input type="checkbox"/>	\$60,450	<input type="checkbox"/>	\$96,750
<input type="checkbox"/>	8	<input type="checkbox"/>	\$46,630	<input type="checkbox"/>	\$64,350	<input type="checkbox"/>	\$103,000

Warning: Title 18, US Code Section 1001, states that a person who knowingly and willingly makes false or fraudulent statements to any Department or Agency of the United States is guilty of a felony. State law may also provide penalties for false or fraudulent statements.

# **Attachment# 23**

## **Technical Assistance**

PHCD SUBMITTAL OF PUBLIC SERVICE CHECKLIST – TECHNICAL ASSISTANCE

Agency	
Activity Name	
Funding Source / Year	
Amount /IDIS #	
Project Location	

LMC Clientele Criteria (Must Provide documentation as required)

- 1. Low-Mod Clientele (LMC)** – Documentation showing that the activity is designed for and used by a segment of the population presumed by HUD to be LMC persons;
  - Abused children,
  - Battered spouses,
  - Elderly persons (family whose head, spouse, or sole member is a person aged 62 or older),
  - Severely disabled,
  - Homeless persons,
  - Illiterate adults,
  - Persons living with AIDS,
  - Migrant farm workers

- 2. Eligible Block Groups)** – Documentation that showing that the **BUSINESS** is located in an **Eligible Block Group – Select 1 below**

- |  | No                       | Yes                      |
|--|--------------------------|--------------------------|
| * Proof of location:                     | <input type="checkbox"/> | <input type="checkbox"/> |
| * Driver License                         | <input type="checkbox"/> | <input type="checkbox"/> |
| * Utility Bill (FPL, Water & Sewer, etc) | <input type="checkbox"/> | <input type="checkbox"/> |

To determine if the business and/or employee is located and/or lives in an eligible block group please visit: <https://gisweb.miamidade.gov/communityservices/>

**Instructions:** Type the activity address into the blank space under Community Services. At the bottom of the screen click on the tab titled “Demographics”. Click on the “Business Incentive” tab. Next, click (\$) symbol in upper right corner and reenter activity address. On the right of the page, business incentives will appear, click on **Community Development Block Group, must have at least 70% low mod residents.**

\*Community Services Print Out (Must be Attached)

- 3. Required Documentation:** – Data showing the size and annual income for the family of each business owner receiving the benefit are LMC.

**BUSINESS OWNER REQUIRED DOCUMENTATION A MUST – NO EXCEPTIONS**

- |   | Yes                      | No                       |
|---|--------------------------|--------------------------|
| * PHCD General CDBG Intake Eligibility Form (Current Income Must be Attached) | <input type="checkbox"/> | <input type="checkbox"/> |
| * Household Member (Income)   | <input type="checkbox"/> | <input type="checkbox"/> |
| * Picture Id w/ Proof of current Address                                      | <input type="checkbox"/> | <input type="checkbox"/> |

NOTE: SHOULD ANY OF THE ABOVE NOT BE PROVIDED, QUARTERLY PROGRESS REPORTS WILL BE RETURNED TO THE AGENCY AND WILL BE CONSIDERED NON-COMPLIANT

PHCD SUBMITTAL OF PUBLIC SERVICE CHECKLIST – TECHNICAL ASSISTANCE

Select One Form of Proof to Provide:

- \* Pay Stub(s)
- \*Current Personal Income Taxes

IF IN AN ELIGIBLE BLOCK

BUSINESS OWNER REQUIRED DOCUMENTATION A MUST – NO EXCEPTIONS

- |   | Yes                      | No                       |
|---|--------------------------|--------------------------|
| * PHCD General CDBG Intake Eligibility Form (Current Income Must be Attached) | <input type="checkbox"/> | <input type="checkbox"/> |
| * Business License  | <input type="checkbox"/> | <input type="checkbox"/> |
| * Picture Id w/ Proof of current Address                                      | <input type="checkbox"/> | <input type="checkbox"/> |

\_\_\_\_\_  
Prepared by (Print) Agency Official

\_\_\_\_\_  
Signature and Date

NOTE: SHOULD ANY OF THE ABOVE NOT BE PROVIDED, QUARTERLY PROGRESS REPORTS WILL BE RETURNED TO THE AGENCY AND WILL BE CONSIDERED NON-COMPLIANT



PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

GENERAL CDBG INTAKE ELIGIBILITY FORM

LIMITED INCOME (LMI) LIMITED CLIENTELE (LMC) / LIMITED JOBS (LMJ) / LIMITED HOUSING (LMH)

NAME: ADDRESS: PHONE: ZIP:

Gender: Male Female Ethnicity: Hispanic Not Hispanic Race (Please check the race category which applies to you): White Black/African American American Indian/Alaskan Native Asian Black/African American & White American Indian/Alaskan Native & White Asian & White Native Hawaiian/Other Pacific Islander Other: Multi Racial American Indian or Alaskan Native & Black/African American

Table with 5 columns: List Yourself and all Other Persons Occupying Home, Relationship, Gender, Age, Employed? (Yes/No). Rows 1-8.

INCOME VERIFICATION DATA

The assistance you receive is determined in part by the size of your household and your income. All income and assets will require verification before eligibility will be granted. Income includes all money coming into the household from all persons over 18 years old. Wages, salaries, tips, commissions; Self-employment income; Retirement, Survivor, or Disability pensions; Social Security or Railroad retirement; Supplemental Security Income, Aid to Families with Dependent Children (AFDC), Temporary Assistance to Needy Families (TANF), Food Stamps, or other public assistance, or public welfare programs; Interest, dividends, net rental income, or income from estates or trusts; and any other sources of income received regularly, including Veterans' (VA) payments, unemployment compensation, alimony, and child support must be disclosed.

Table with 3 columns: Household Member, Source of Income, Gross Monthly Amount Received. Rows 1-5.

Income Eligibility Acceptable Documentation: Copy of Pay Stubs (from previous employer), Aid to Families with Dependent Children (AFDC) or Temporary Assistance to Needy Families (TANF) Official Printout/letter, Food Stamp Official Printout/letter, Letter confirming amount of unemployment benefits received, proof of child support or alimony, proof of SSA/SSI or Veteran's Benefits, or proof of retirement income. MUST ATTACH A COPY OF DOCUMENTS - NO EXCEPTIONS.

I, the undersigned applicant, do hereby authorize (Name of Agency) to verify my personal records, including wages, pensions, and investments. It is understood that this authorization is granted for the sole purpose of certifying my eligibility for federal financial assistance, and that all information acquired in this regard will remain confidential.

BY MY SIGNATURE, I ACKNOWLEDGE THAT ALL INFORMATION I HAVE PROVIDED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I AM AWARE THAT IF I MAKE ANY WILLFUL FALSE STATEMENT IN THIS CERTIFICATION OR ANY OTHER DOCUMENTATION THAT I PROVIDE FOR PROGRAM ELIGIBILITY, I MAY BE PUNISHED WITH FINES OR IMPRISONMENT OF UP TO FIVE (5) YEARS, OR BOTH, UNDER SECTION 1001 OF TITLE 18, UNITED STATES CODE, AND I ALSO MAY BE SUBJECT TO CIVIL AND/OR ADMINISTRATIVE PENALTIES AND SANCTIONS.

Signature of Applicant Date



**PUBLIC HOUSING AND COMMUNITY DEVELOPMENT  
GENERAL CDBG INTAKE ELIGIBILITY FORM**

<b>CDBG INCOME ELIGIBILITY</b>	<b>24 CFR 570.208</b>	
Activity classified under family size and income	24 CFR 570.208(a)(2)(i)(B)	24 CFR 570.506(b)(3)(iii)
Activity is classified based on income eligibility requirements that restrict it exclusively to low- and moderate-income persons	24 CFR 570.208(a)(2)(i)(C)	24 CFR 570.506(b)(3)(iii)

**DEFINITIONS / 24 CFR 570.3**

**Family** means all persons living in the same household who are related by birth, marriage or adoption.

**Household** means all the persons who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

**Income.** For the purpose of determining whether a family or household is low- and moderate-income under subpart C of this part, grantees may select any of the three definitions listed below for each activity, except that integrally related activities of the same type and qualifying under the same paragraph of 570.208(a) shall use the same definition of income. The option to choose a definition does not apply to activities that qualify under 570.208(a)(1) (Area benefit activities), except when the recipient carries out a survey under 570.208(a)(1)(vi). Activities qualifying under 570.208(a)(1) generally must use the area income data supplied to recipients by HUD. The **three definitions** are as follows:

**(i) Annual income as defined** under the Section 8 Housing Assistance Payments program at 24 CFR 813.106 (except that if the CDBG assistance being provided is homeowner rehabilitation under 570.202, the value of the homeowner's primary residence may be excluded from any calculation of Net Family Assets); or

Estimate the annual income of a family or household by projecting the prevailing rate of income of each person at the time assistance is provided for the individual, family, or household (as applicable).

**Estimated annual income** shall include income from all family or household members, as applicable. Income or asset enhancement derived from the CDBG-assisted activity shall not be considered in calculating estimated annual income.

**Low- and moderate-income household** means a household having an income equal to or less than the Section 8 low-income limit established by HUD.

**Low- and moderate-income person** means a member of a family having an income equal to or less than the Section 8 low-income limit established by HUD. Unrelated individuals will be considered as one-person families for this purpose.

**Low-income household** means a household having an income equal to or less than the Section 8 very low-income limit established by HUD.

**Low-income person** means a member of a family that has an income equal to or less than the Section 8 very low-income limit established by HUD. Unrelated individuals shall be considered as one-person families for this purpose.

**INSTRUCTIONS FOR IMPLEMENTING AGENCY**

You must first seek third party verification. This is a verification that is received directly from the source of income. The request can be by mail, fax, or email. It must be clearly evidenced that it was received from the source.

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✓	Family Size	✓	Extremely Low (30% of Median)	✓	Very Low (50% of Median)	✓	Low (80% of Median)
<input type="checkbox"/>	1	<input type="checkbox"/>	\$20,500	<input type="checkbox"/>	\$34,150	<input type="checkbox"/>	\$54,600
<input type="checkbox"/>	2	<input type="checkbox"/>	\$23,400	<input type="checkbox"/>	\$39,000	<input type="checkbox"/>	\$62,400
<input type="checkbox"/>	3	<input type="checkbox"/>	\$26,350	<input type="checkbox"/>	\$43,900	<input type="checkbox"/>	\$70,200
<input type="checkbox"/>	<b>4</b>	<input type="checkbox"/>	<b>\$29,250</b>	<input type="checkbox"/>	<b>\$48,750</b>	<input type="checkbox"/>	<b>\$78,000</b>
<input type="checkbox"/>	5	<input type="checkbox"/>	\$32,470	<input type="checkbox"/>	\$52,650	<input type="checkbox"/>	\$84,250
<input type="checkbox"/>	6	<input type="checkbox"/>	\$37,190	<input type="checkbox"/>	\$56,550	<input type="checkbox"/>	\$90,500
<input type="checkbox"/>	7	<input type="checkbox"/>	\$41,910	<input type="checkbox"/>	\$60,450	<input type="checkbox"/>	\$96,750
<input type="checkbox"/>	8	<input type="checkbox"/>	\$46,630	<input type="checkbox"/>	\$64,350	<input type="checkbox"/>	\$103,000

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This material is available in an accessible format upon request.

CD/17/042022/V3





# VIVIENDA PUBLICA Y DESARROLLO COMUNITARIO

## FORMULARION GENERAL DE ADMISION PARA CDBG

**INGRESOS (LMI, por sus siglas en ingles), CLIENTELA (LMC, por sus siglas en ingles) / EMPLEOS (LMJ, por sus siglas en ingles) / VIVIENDAS (LMH, por sus siglas en ingles) BAJOS Y MODERADOS**

<b>NOMBRE:</b>	<b>TELEFONO:</b>
<b>DIRECCION:</b>	<b>CODIGO POSTAL:</b>

**Género:**  Masculino  Femenino      **Origen étnico:**  Hispano  No Hispano

**Raza** (Por favor, marque la categoría de raza que le corresponde):

<input type="checkbox"/> Blanco	<input type="checkbox"/> Negro/Afro Americano	<input type="checkbox"/> Indígena Estadounidense/Nativo de Alaska
<input type="checkbox"/> Asiático	<input type="checkbox"/> Negro/Afro Americano y Blanco	<input type="checkbox"/> Indígena Estadounidense/Nativo de Alaska y Blanco
<input type="checkbox"/> Asiático y Blanco	<input type="checkbox"/> Nativo de Hawái/ Otras Islas del Pacífico	<input type="checkbox"/> Otros: Multi Racial
<input type="checkbox"/> Indígena Estadounidense / Nativo de Alaska / Afro Americano		

Menciónese a Usted mismo y a todas las personas que ocupan la Vivienda	Parentesco	Género	Edad	Empleado?
1.	Autónomo			<input type="checkbox"/> Si <input type="checkbox"/> No
2.				<input type="checkbox"/> Si <input type="checkbox"/> No
3.				<input type="checkbox"/> Si <input type="checkbox"/> No
4.				<input type="checkbox"/> Si <input type="checkbox"/> No
5.				<input type="checkbox"/> Si <input type="checkbox"/> No
6.				<input type="checkbox"/> Si <input type="checkbox"/> No
7.				<input type="checkbox"/> Si <input type="checkbox"/> No
8.				<input type="checkbox"/> Si <input type="checkbox"/> No

### DATOS DE LA VERIFICACIÓN DE INGRESOS

La ayuda que Usted recibe se determina en parte por el número de miembros en su núcleo familiar y de sus ingresos. Todos los ingresos y los bienes deberán ser verificados antes de que la elegibilidad sea concedida. El ingreso incluye todas las sumas de dinero que reciben todos los miembros del núcleo familiar mayores de 18 años. Los salarios, sueldos, propinas, comisiones; los ingresos como trabajador por cuenta propia; Pensiones de jubilación, de supervivencia, por discapacidad; la jubilación del Seguro Social o del Ferrocarril, el Ingreso Suplementario de Seguridad, la Ayuda a las Familias con Niños Dependientes (AFDC, por sus siglas en inglés), la Ayuda Temporal a las Familias Necesitadas (TANF, por sus siglas en inglés), los Sellos para Alimentos, u otro tipo de ayuda pública, o de programas públicos de ayuda social, o de ingresos provenientes de patrimonios o fideicomisos; así como otras fuentes regulares de ingresos, incluyendo los pagos a los Veteranos (VA, por sus siglas en inglés), la compensación por desempleo, la pensión alimenticia y la manutención de menores deberán ser declarados.

Miembros del Núcleo Familiar	Fuente de Ingresos	Monto del Ingreso Bruto Mensual Recibido
1.		\$
2.		\$
3.		\$
4.		\$
5.		\$

**Documentación Aceptable para verificar la Elegibilidad a partir de los Ingresos:** Copia de las colillas de pago (del empleador anterior), la Ayuda a las Familias con Niños Dependientes (AFDC, por sus siglas en inglés) o la Ayuda Temporal a las Familias Necesitadas (TANF, por sus siglas en inglés) la Impresión o la Carta Oficial de las Estampillas de Alimentos, la Carta confirmando la cantidad de beneficios percibidos por desempleo, la prueba de la manutención de menores o del pago de la pensión alimenticia, la prueba del SSA/SSI o de los Beneficios de los Veteranos o la prueba de los ingresos por jubilación.

**DEBERÁ ADJUNTARSE UNA COPIA DE LOS DOCUMENTOS – SIN EXCEPCIÓN.**

Quien suscribe, el solicitante, por medio de la presente autorizo a \_\_\_\_\_ a fin de que verifique mis antecedentes personales, incluyendo: \_\_\_\_\_ los salarios, pensiones e inversiones. Se entiende que esta autorización se otorga con el único propósito de certificar mi elegibilidad para la ayuda financiera federal, y que toda la información adquirida en este sentido seguirá siendo confidencial.

(Nombre de la Agencia)

CON MI FIRMA, RECONOZCO QUE TODA LA INFORMACIÓN QUE HE PROPORCIONADO ES VERDADERA Y CORRECTA A MI LEAL SABER Y ENTENDER. SOY CONCIENTE DE QUE SI HAGO ALGUNA DECLARACIÓN FALSA INTENCIONALMENTE EN ESTA CERTIFICACIÓN O EN CUALQUIER OTRA DOCUMENTACIÓN QUE PROPORCIONE PARA LA ELEGIBILIDAD DEL PROGRAMA, PUEDO SER CASTIGADO CON MULTAS O CON LA CÁRCEL DE HASTA CINCO (5) AÑOS, O AMBOS, BAJO LA SECCIÓN 1001 DEL TÍTULO 18, DEL CÓDIGO DE LOS ESTADOS UNIDOS, Y QUE TAMBIÉN PODRÍA ESTAR SUJETO A LAS MULTAS Y SANCIONES CIVILES Y/O ADMINISTRATIVAS PERTINENTES.

\_\_\_\_\_  
Firma del Solicitante

\_\_\_\_\_  
Fecha



**VIVIENDA PUBLICA Y DESARROLLO COMUNITARIO  
FORMULARION GENERAL DE ADMISION PARA CDBG**

<b>ELEGIBILIDAD DE LOS INGRESOS PARA EL SUBSIDIO EN BLOQUE PARA EL DESARROLLO COMUNITARIO (CDBG, por sus siglas en inglés)</b>	<b>24 CFR 570.208</b>	
Actividad clasificada bajo los ingresos y la composición del grupo familiar	24 CFR 570.208(a)(2)(i)(B)	24 CFR 570.506(b)(3)(iii)
La actividad se clasifica a partir de los requisitos de elegibilidad de los ingresos que se limitan exclusivamente a las personas de ingresos bajos y moderados	24 CFR 570.208(a)(2)(i)(C)	24 CFR 570.506(b)(3)(iii)

**DEFINICIONES / 24 CFR 570.3**

**Familia:** Se refiere a todas las personas que vivan en la misma casa, que están relacionadas por nacimiento, matrimonio o adopción.

**Núcleo Familiar:** Se refiere a todas las personas que ocupan la vivienda. Los ocupantes podrían ser una sola familia, una persona viviendo sola, dos o más familias viviendo juntas o cualquier otro grupo de personas relacionadas o no que compartan las condiciones en materia de vivienda.

**Ingresos:** Con el fin de determinar si los ingresos de una familia o de un núcleo familiar son bajos o moderados dentro de la Subsección C de esta sección, los beneficiarios podrían seleccionar cualquiera de las tres definiciones enumeradas abajo para cada actividad, salvo que las actividades integralmente relacionadas que sean del mismo tipo y que califiquen dentro del mismo apartado del 570.208(a) deban utilizar la misma definición de los ingresos. La opción de elegir una definición no se aplica a las actividades que califican con el 570.208(a)(1) (Actividades de beneficio del área), salvo cuando el beneficiario lleve a cabo una investigación de acuerdo con el 570.208(a)(1)(vi). Las actividades que califican de acuerdo con el 570.208(a)(1) generalmente deberán utilizar los datos de ingresos del área provistos por HUD a los beneficiarios. Las **tres definiciones** son las siguientes:

(i) **Los ingresos anuales** tal como se los define en el programa de Pagos de Ayuda para la Vivienda de la Sección 8 en el Título 24 del Código Federal de Regulaciones 813.106 (salvo que la ayuda para la CDBG que se proporcione tenga relación con la rehabilitación al propietario de acuerdo con el 570.202, el valor de la residencia principal del propietario se podría excluir del cálculo de los Activos Netos de la Familia); o bien

Calcular los ingresos anuales de una familia o de un núcleo familiar efectuando una proyección de la tasa predominante de ingresos de cada persona al momento de proporcionársele la ayuda a la persona, a la familia o al núcleo familiar (según corresponda).

**El Ingreso anual estimado** deberá incluir los ingresos de toda la familia o de los miembros del núcleo familiar, según sea el caso. La mejora en los ingresos o en los bienes derivada de la actividad de la ayuda del CDBG no se considerará para calcular los ingresos anuales.

**Hogar de ingresos bajos y moderados** se refiere a un núcleo familiar que tiene un ingreso igual o inferior al límite de bajos ingresos de la Sección 8 establecido por HUD. (LMH, por sus siglas en inglés)

**Persona de ingresos bajos y moderados** se refiere a un miembro de la familia cuyo ingreso es equivalente o inferior al límite de ingresos bajos de la Sección 8 establecido por HUD. Los individuos no emparentados se considerarán familias unipersonales para este propósito. (LMI, por sus siglas en inglés)

**Hogar de ingresos bajos** se refiere a un hogar con un ingreso igual o inferior al límite de ingresos muy bajo de la Sección 8 establecido por HUD. (LMH, por sus siglas en inglés)

**Persona de Bajos Ingresos** se refiere a un miembro de una familia cuyo es un ingreso igual o inferior al límite de ingresos muy bajos de la Sección 8 establecido por HUD. Los individuos no emparentados deberán considerarse como familias unipersonales para este propósito. (LMC, por sus siglas en inglés)

**INSTRUCCIONES PARA LA AGENCIA DE EJECUCIÓN**

Usted deberá pedir primeramente la verificación de terceros. Se trata de una verificación proveniente directamente de la fuente de ingresos. La solicitud puede ser enviada por correo, por fax o por correo electrónico. Deberá quedar bien claro que fue recibida de la fuente.

**FY 2022 INCOME LIMITS Effective April 18, 2022**

Area Median Income (AMI): \$68,300				Please check the appropriate family size and income.			
✓	Family Size	✓	Extremely Low (30% of Median)	✓	Very Low (50% of Median)	✓	Low (80% of Median)
<input type="checkbox"/>	1	<input type="checkbox"/>	\$20,500	<input type="checkbox"/>	\$34,150	<input type="checkbox"/>	\$54,600
<input type="checkbox"/>	2	<input type="checkbox"/>	\$23,400	<input type="checkbox"/>	\$39,000	<input type="checkbox"/>	\$62,400
<input type="checkbox"/>	3	<input type="checkbox"/>	\$26,350	<input type="checkbox"/>	\$43,900	<input type="checkbox"/>	\$70,200
<input type="checkbox"/>	4	<input type="checkbox"/>	<b>\$29,250</b>	<input type="checkbox"/>	<b>\$48,750</b>	<input type="checkbox"/>	<b>\$78,000</b>
<input type="checkbox"/>	5	<input type="checkbox"/>	\$32,470	<input type="checkbox"/>	\$52,650	<input type="checkbox"/>	\$84,250
<input type="checkbox"/>	6	<input type="checkbox"/>	\$37,190	<input type="checkbox"/>	\$56,550	<input type="checkbox"/>	\$90,500
<input type="checkbox"/>	7	<input type="checkbox"/>	\$41,910	<input type="checkbox"/>	\$60,450	<input type="checkbox"/>	\$96,750
<input type="checkbox"/>	8	<input type="checkbox"/>	\$46,630	<input type="checkbox"/>	\$64,350	<input type="checkbox"/>	\$103,000

Warning: Title 18, US Code Section 1001, states that a person who knowingly and willingly makes false or fraudulent statements to any Department or Agency of the United States is guilty of a felony. State law may also provide penalties for false or fraudulent statements.

# **Attachment#24**

## **Job Creation Checklist**

**PHCD SUBMITTAL OF ECONOMIC DEVELOPMENT JOB CREATION CHECKLIST**

Agency	
Activity Name	
Funding Source / Year	
Amount /IDIS #	

**DOCUMENTS SUBMITTAL**

- |  | <b>Yes</b>               | <b>No</b>                |
|--|--------------------------|--------------------------|
| 1. Agreement for Financial Assistance/Technical Assistance Services for the Creation of Jobs (filled out in its Entirety)                              | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Employee Roster As of _____ (Current Date)  | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> List All Current Employees  |                          |                          |
| <input type="checkbox"/> List All Vacant Positions   |                          |                          |
| <input type="checkbox"/> List all Proposed Number of Jobs to Be Created  |                          |                          |
| 3. General CDBG Intake Eligibility Form (Current Income Must be Attached – Select 1 below)   |                          |                          |
| <b><u>All social security numbers must be redacted</u></b>   |                          |                          |
| <input type="checkbox"/> Pay Stub(s)   | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Aid to Families with Dependent Children (AFDC) or Temporary Assistance to Needy Families (TANF)                               | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Food Stamp Official Print out Letter  | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Unemployment Benefits Letter with Amount  | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Proof of Child Support or Alimony   | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Proof of SSA/SSI or Veteran's Benefits  | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Proof of Retirement Income  | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> Other Income  | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Job Creation Verification Form ( <b>NON-Eligible Block Group</b> ) – Proof of Income Must be Attached (Must also include Copy of Employee Pay Stub) | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Job Creation Verification Form ( <b>Eligible Block Group</b> ) - Proof Must be Attached)  | <input type="checkbox"/> | <input type="checkbox"/> |

**REQUIRED DOCUMENTATION– NO EXCEPTIONS**

**Obtain documentation that shows the client lives at the address which is located in an Eligible Block Group – Select 1 below**

- |  | <b>Yes</b>               | <b>No</b>                |
|--|--------------------------|--------------------------|
| * Proof of location:                               |                          |                          |
| * Child(ren) School Records (showing home address) | <input type="checkbox"/> | <input type="checkbox"/> |
| * Driver License                                   | <input type="checkbox"/> | <input type="checkbox"/> |
| * Utility Bill (FPL, Water & Sewer, etc)           | <input type="checkbox"/> | <input type="checkbox"/> |

**REQUIRED DOCUMENTATION– NO EXCEPTIONS**

- |  | <b>Yes</b>               | <b>No</b>                |
|--|--------------------------|--------------------------|
| * PHCD General CDBG Intake Eligibility Form (Must be Attached) | <input type="checkbox"/> | <input type="checkbox"/> |

NOTE: SHOULD ANY OF THE ABOVE NOT BE PROVIDED, QUARTERLY PROGRESS REPORTS WILL BE RETURNED TO THE AGENCY AND WILL BE CONSIDERED NON-COMPLIANT

PHCD SUBMITTAL OF ECONOMIC DEVELOPMENT JOB CREATION CHECKLIST

Page 2

Economic Development Job Creation Checklist

\*Services Near You Print Out (Must be Attached)

To determine if the business and/or employee is located and/or lives in an eligible block group please visit: <https://gisweb.miamidade.gov/communityservices/>

**Instructions:** Type the activity address into the blank space under Community Services. At the bottom of the screen click on the tab titled "Demographics". Click on the "Business Incentive" tab. Next, click (\$) symbol in upper right corner and reenter activity address. On the right of the page, business incentives will appear, click on **Community Development Block Group** , **must have at least 70% low mod residents.**

\_\_\_\_\_  
Prepared by (Print) Agency Official

\_\_\_\_\_  
Signature and Date

NOTE: SHOULD ANY OF THE ABOVE NOT BE PROVIDED, QUARTERLY PROGRESS REPORTS WILL BE RETURNED TO THE AGENCY AND WILL BE CONSIDERED NON-COMPLIANT



**PUBLIC HOUSING AND COMMUNITY DEVELOPMENT**

**Attachment C-1**

**AGREEMENT FOR FINANCIAL ASSISTANCE/TECHNICAL ASSISTANCE SERVICES  
FOR THE CREATION OF JOBS**

In order to receive the various forms of Financial/Technical Assistance available through \_\_\_\_\_, businesses must enter into an Agreement to make “available” and to “document” the job creation for the benefit of low and moderate-income residents resulting from the technical assistance and/or financial assistance provided to your business.

Through this Agreement, you are committing your business operating under the name of \_\_\_\_\_ to:

- 1) Make available 51% of the resulting jobs to low- and moderate-income individuals.
- 2) Provide a list of the job titles of the permanent jobs expected to be created, which will be available to low/moderate-income individuals and which jobs require special skills or education and which are part-time, if any;
- 3) Provide a description of steps to be taken by your business to ensure that low- and moderate-income individuals receive first consideration for the jobs created;
- 4) Maintain a list of permanent jobs filled, available to low- and moderate-income individuals, and a brief description of the hiring process; and
- 5) Complete an annual report of all jobs created with names, income status, position titles, healthcare benefits, if any, and whether persons hired were unemployed at the time of hiring.

The applicant signing below understands the information in this Agreement, understands that \_\_\_\_\_ will not provide all the assistance requested by your business until action is executed.

\_\_\_\_\_  
(Agreed By) Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Unique Entity Identification Number – Required/Mandatory  
(To obtain a UEI #, visit SAM.gov)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Intake Office (Name of Agency)

\_\_\_\_\_  
Date

*Warning: Title 18, US Code Section 1001, states that a person who knowingly and willingly makes false or fraudulent statements to any Department or Agency of the United States is guilty of a felony. State law may also provide penalties for false or fraudulent statements.*



This material is available in an accessible format upon request.

CD/67/101322V1





PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

GENERAL CDBG INTAKE ELIGIBILITY FORM

LIMITED INCOME (LMI) LIMITED CLIENTELE (LMC) / LIMITED JOBS (LMJ) / LIMITED HOUSING (LMH)

NAME: ADDRESS: PHONE: ZIP:

Gender: Male Female Ethnicity: Hispanic Not Hispanic Race (Please check the race category which applies to you): White Black/African American American Indian/Alaskan Native Asian Black/African American & White American Indian/Alaskan Native & White Asian & White Native Hawaiian/Other Pacific Islander Other: Multi Racial American Indian or Alaskan Native & Black/African American

Table with 5 columns: List Yourself and all Other Persons Occupying Home, Relationship, Gender, Age, Employed? (Yes/No). Rows 1-8.

INCOME VERIFICATION DATA

The assistance you receive is determined in part by the size of your household and your income. All income and assets will require verification before eligibility will be granted. Income includes all money coming into the household from all persons over 18 years old. Wages, salaries, tips, commissions; Self-employment income; Retirement, Survivor, or Disability pensions; Social Security or Railroad retirement; Supplemental Security Income, Aid to Families with Dependent Children (AFDC), Temporary Assistance to Needy Families (TANF), Food Stamps, or other public assistance, or public welfare programs; Interest, dividends, net rental income, or income from estates or trusts; and any other sources of income received regularly, including Veterans' (VA) payments, unemployment compensation, alimony, and child support must be disclosed.

Table with 3 columns: Household Member, Source of Income, Gross Monthly Amount Received. Rows 1-5.

Income Eligibility Acceptable Documentation: Copy of Pay Stubs (from previous employer), Aid to Families with Dependent Children (AFDC) or Temporary Assistance to Needy Families (TANF) Official Printout/letter, Food Stamp Official Printout/letter, Letter confirming amount of unemployment benefits received, proof of child support or alimony, proof of SSA/SSI or Veteran's Benefits, or proof of retirement income. MUST ATTACH A COPY OF DOCUMENTS - NO EXCEPTIONS.

I, the undersigned applicant, do hereby authorize (Name of Agency) to verify my personal records, including wages, pensions, and investments. It is understood that this authorization is granted for the sole purpose of certifying my eligibility for federal financial assistance, and that all information acquired in this regard will remain confidential.

BY MY SIGNATURE, I ACKNOWLEDGE THAT ALL INFORMATION I HAVE PROVIDED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I AM AWARE THAT IF I MAKE ANY WILLFUL FALSE STATEMENT IN THIS CERTIFICATION OR ANY OTHER DOCUMENTATION THAT I PROVIDE FOR PROGRAM ELIGIBILITY, I MAY BE PUNISHED WITH FINES OR IMPRISONMENT OF UP TO FIVE (5) YEARS, OR BOTH, UNDER SECTION 1001 OF TITLE 18, UNITED STATES CODE, AND I ALSO MAY BE SUBJECT TO CIVIL AND/OR ADMINISTRATIVE PENALTIES AND SANCTIONS.

Signature of Applicant

Date







**PUBLIC HOUSING AND COMMUNITY DEVELOPMENT  
GENERAL CDBG INTAKE ELIGIBILITY FORM**

<b>CDBG INCOME ELIGIBILITY</b>	<b>24 CFR 570.208</b>	
Activity classified under family size and income	24 CFR 570.208(a)(2)(i)(B)	24 CFR 570.506(b)(3)(iii)
Activity is classified based on income eligibility requirements that restrict it exclusively to low- and moderate-income persons	24 CFR 570.208(a)(2)(i)(C)	24 CFR 570.506(b)(3)(iii)

**DEFINITIONS / 24 CFR 570.3**

**Family** means all persons living in the same household who are related by birth, marriage or adoption.

**Household** means all the persons who occupy a housing unit. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

**Income.** For the purpose of determining whether a family or household is low- and moderate-income under subpart C of this part, grantees may select any of the three definitions listed below for each activity, except that integrally related activities of the same type and qualifying under the same paragraph of 570.208(a) shall use the same definition of income. The option to choose a definition does not apply to activities that qualify under 570.208(a)(1) (Area benefit activities), except when the recipient carries out a survey under 570.208(a)(1)(vi). Activities qualifying under 570.208(a)(1) generally must use the area income data supplied to recipients by HUD. The **three definitions** are as follows:

**(i) Annual income as defined** under the Section 8 Housing Assistance Payments program at 24 CFR 813.106 (except that if the CDBG assistance being provided is homeowner rehabilitation under 570.202, the value of the homeowner's primary residence may be excluded from any calculation of Net Family Assets); or

Estimate the annual income of a family or household by projecting the prevailing rate of income of each person at the time assistance is provided for the individual, family, or household (as applicable).

**Estimated annual income** shall include income from all family or household members, as applicable. Income or asset enhancement derived from the CDBG-assisted activity shall not be considered in calculating estimated annual income.

**Low- and moderate-income household** means a household having an income equal to or less than the Section 8 low-income limit established by HUD.

**Low- and moderate-income person** means a member of a family having an income equal to or less than the Section 8 low-income limit established by HUD. Unrelated individuals will be considered as one-person families for this purpose.

**Low-income household** means a household having an income equal to or less than the Section 8 very low-income limit established by HUD.

**Low-income person** means a member of a family that has an income equal to or less than the Section 8 very low-income limit established by HUD. Unrelated individuals shall be considered as one-person families for this purpose.

**INSTRUCTIONS FOR IMPLEMENTING AGENCY**

You must first seek third party verification. This is a verification that is received directly from the source of income. The request can be by mail, fax, or email. It must be clearly evidenced that it was received from the source.

**FY 2022 INCOME LIMITS Effective April 18, 2022**

Area Median Income (AMI): \$68,300				Please check the appropriate family size and income.			
✓	Family Size	✓	Extremely Low (30% of Median)	✓	Very Low (50% of Median)	✓	Low (80% of Median)
<input type="checkbox"/>	1	<input type="checkbox"/>	\$20,500	<input type="checkbox"/>	\$34,150	<input type="checkbox"/>	\$54,600
<input type="checkbox"/>	2	<input type="checkbox"/>	\$23,400	<input type="checkbox"/>	\$39,000	<input type="checkbox"/>	\$62,400
<input type="checkbox"/>	3	<input type="checkbox"/>	\$26,350	<input type="checkbox"/>	\$43,900	<input type="checkbox"/>	\$70,200
<input type="checkbox"/>	<b>4</b>	<input type="checkbox"/>	<b>\$29,250</b>	<input type="checkbox"/>	<b>\$48,750</b>	<input type="checkbox"/>	<b>\$78,000</b>
<input type="checkbox"/>	5	<input type="checkbox"/>	\$32,470	<input type="checkbox"/>	\$52,650	<input type="checkbox"/>	\$84,250
<input type="checkbox"/>	6	<input type="checkbox"/>	\$37,190	<input type="checkbox"/>	\$56,550	<input type="checkbox"/>	\$90,500
<input type="checkbox"/>	7	<input type="checkbox"/>	\$41,910	<input type="checkbox"/>	\$60,450	<input type="checkbox"/>	\$96,750
<input type="checkbox"/>	8	<input type="checkbox"/>	\$46,630	<input type="checkbox"/>	\$64,350	<input type="checkbox"/>	\$103,000

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CD/17/042022/V3



# VIVIENDA PUBLICA Y DESARROLLO COMUNITARIO

## FORMULARION GENERAL DE ADMISION PARA CDBG

**INGRESOS (LMI, por sus siglas en ingles), CLIENTELA (LMC, por sus siglas en ingles) / EMPLEOS (LMJ, por sus siglas en ingles) / VIVIENDAS (LMH, por sus siglas en ingles) BAJOS Y MODERADOS**

<b>NOMBRE:</b>	<b>TELEFONO:</b>
<b>DIRECCION:</b>	<b>CODIGO POSTAL:</b>

**Género:**  Masculino  Femenino      **Origen étnico:**  Hispano  No Hispano

**Raza** (Por favor, marque la categoría de raza que le corresponde):

<input type="checkbox"/> Blanco	<input type="checkbox"/> Negro/Afro Americano	<input type="checkbox"/> Indígena Estadounidense/Nativo de Alaska
<input type="checkbox"/> Asiático	<input type="checkbox"/> Negro/Afro Americano y Blanco	<input type="checkbox"/> Indígena Estadounidense/Nativo de Alaska y Blanco
<input type="checkbox"/> Asiático y Blanco	<input type="checkbox"/> Nativo de Hawái/ Otras Islas del Pacífico	<input type="checkbox"/> Otros: Multi Racial
<input type="checkbox"/> Indígena Estadounidense / Nativo de Alaska / Afro Americano		

Menciónese a Usted mismo y a todas las personas que ocupan la Vivienda	Parentesco	Género	Edad	Empleado?
1.	Autónomo			<input type="checkbox"/> Si <input type="checkbox"/> No
2.				<input type="checkbox"/> Si <input type="checkbox"/> No
3.				<input type="checkbox"/> Si <input type="checkbox"/> No
4.				<input type="checkbox"/> Si <input type="checkbox"/> No
5.				<input type="checkbox"/> Si <input type="checkbox"/> No
6.				<input type="checkbox"/> Si <input type="checkbox"/> No
7.				<input type="checkbox"/> Si <input type="checkbox"/> No
8.				<input type="checkbox"/> Si <input type="checkbox"/> No

### DATOS DE LA VERIFICACIÓN DE INGRESOS

La ayuda que Usted recibe se determina en parte por el número de miembros en su núcleo familiar y de sus ingresos. Todos los ingresos y los bienes deberán ser verificados antes de que la elegibilidad sea concedida. El ingreso incluye todas las sumas de dinero que reciben todos los miembros del núcleo familiar mayores de 18 años. Los salarios, sueldos, propinas, comisiones; los ingresos como trabajador por cuenta propia; Pensiones de jubilación, de supervivencia, por discapacidad; la jubilación del Seguro Social o del Ferrocarril, el Ingreso Suplementario de Seguridad, la Ayuda a las Familias con Niños Dependientes (AFDC, por sus siglas en inglés), la Ayuda Temporal a las Familias Necesitadas (TANF, por sus siglas en inglés), los Sellos para Alimentos, u otro tipo de ayuda pública, o de programas públicos de ayuda social, o de ingresos provenientes de patrimonios o fideicomisos; así como otras fuentes regulares de ingresos, incluyendo los pagos a los Veteranos (VA, por sus siglas en inglés), la compensación por desempleo, la pensión alimenticia y la manutención de menores deberán ser declarados.

Miembros del Núcleo Familiar	Fuente de Ingresos	Monto del Ingreso Bruto Mensual Recibido
1.		\$
2.		\$
3.		\$
4.		\$
5.		\$

**Documentación Aceptable para verificar la Elegibilidad a partir de los Ingresos:** Copia de las colillas de pago (del empleador anterior), la Ayuda a las Familias con Niños Dependientes (AFDC, por sus siglas en inglés) o la Ayuda Temporal a las Familias Necesitadas (TANF, por sus siglas en inglés) la Impresión o la Carta Oficial de las Estampillas de Alimentos, la Carta confirmando la cantidad de beneficios percibidos por desempleo, la prueba de la manutención de menores o del pago de la pensión alimenticia, la prueba del SSA/SSI o de los Beneficios de los Veteranos o la prueba de los ingresos por jubilación.

**DEBERÁ ADJUNTARSE UNA COPIA DE LOS DOCUMENTOS – SIN EXCEPCIÓN.**

Quien suscribe, el solicitante, por medio de la presente autorizo a \_\_\_\_\_ a fin de que verifique mis antecedentes personales, incluyendo: \_\_\_\_\_ los salarios, pensiones e inversiones. Se entiende que esta autorización se otorga con el único propósito de certificar mi elegibilidad para la ayuda financiera federal, y que toda la información adquirida en este sentido seguirá siendo confidencial.

(Nombre de la Agencia)

CON MI FIRMA, RECONOZCO QUE TODA LA INFORMACIÓN QUE HE PROPORCIONADO ES VERDADERA Y CORRECTA A MI LEAL SABER Y ENTENDER. SOY CONCIENTE DE QUE SI HAGO ALGUNA DECLARACIÓN FALSA INTENCIONALMENTE EN ESTA CERTIFICACIÓN O EN CUALQUIER OTRA DOCUMENTACIÓN QUE PROPORCIONE PARA LA ELEGIBILIDAD DEL PROGRAMA, PUEDO SER CASTIGADO CON MULTAS O CON LA CÁRCEL DE HASTA CINCO (5) AÑOS, O AMBOS, BAJO LA SECCIÓN 1001 DEL TÍTULO 18, DEL CÓDIGO DE LOS ESTADOS UNIDOS, Y QUE TAMBIÉN PODRÍA ESTAR SUJETO A LAS MULTAS Y SANCIONES CIVILES Y/O ADMINISTRATIVAS PERTINENTES.

\_\_\_\_\_  
**Firma del Solicitante** \_\_\_\_\_  
**Fecha**



**VIVIENDA PUBLICA Y DESARROLLO COMUNITARIO  
FORMULARION GENERAL DE ADMISION PARA CDBG**

<b>ELEGIBILIDAD DE LOS INGRESOS PARA EL SUBSIDIO EN BLOQUE PARA EL DESARROLLO COMUNITARIO (CDBG, por sus siglas en inglés)</b>	<b>24 CFR 570.208</b>	
Actividad clasificada bajo los ingresos y la composición del grupo familiar	24 CFR 570.208(a)(2)(i)(B)	24 CFR 570.506(b)(3)(iii)
La actividad se clasifica a partir de los requisitos de elegibilidad de los ingresos que se limitan exclusivamente a las personas de ingresos bajos y moderados	24 CFR 570.208(a)(2)(i)(C)	24 CFR 570.506(b)(3)(iii)

**DEFINICIONES / 24 CFR 570.3**

**Familia:** Se refiere a todas las personas que vivan en la misma casa, que están relacionadas por nacimiento, matrimonio o adopción.

**Núcleo Familiar:** Se refiere a todas las personas que ocupan la vivienda. Los ocupantes podrían ser una sola familia, una persona viviendo sola, dos o más familias viviendo juntas o cualquier otro grupo de personas relacionadas o no que compartan las condiciones en materia de vivienda.

**Ingresos:** Con el fin de determinar si los ingresos de una familia o de un núcleo familiar son bajos o moderados dentro de la Subsección C de esta sección, los beneficiarios podrían seleccionar cualquiera de las tres definiciones enumeradas abajo para cada actividad, salvo que las actividades integralmente relacionadas que sean del mismo tipo y que califiquen dentro del mismo apartado del 570.208(a) deban utilizar la misma definición de los ingresos. La opción de elegir una definición no se aplica a las actividades que califican con el 570.208(a)(1) (Actividades de beneficio del área), salvo cuando el beneficiario lleve a cabo una investigación de acuerdo con el 570.208(a)(1)(vi). Las actividades que califican de acuerdo con el 570.208(a)(1) generalmente deberán utilizar los datos de ingresos del área provistos por HUD a los beneficiarios. Las **tres definiciones** son las siguientes:

(i) **Los ingresos anuales** tal como se los define en el programa de Pagos de Ayuda para la Vivienda de la Sección 8 en el Título 24 del Código Federal de Regulaciones 813.106 (salvo que la ayuda para la CDBG que se proporcione tenga relación con la rehabilitación al propietario de acuerdo con el 570.202, el valor de la residencia principal del propietario se podría excluir del cálculo de los Activos Netos de la Familia); o bien

Calcular los ingresos anuales de una familia o de un núcleo familiar efectuando una proyección de la tasa predominante de ingresos de cada persona al momento de proporcionársele la ayuda a la persona, a la familia o al núcleo familiar (según corresponda).

**El Ingreso anual estimado** deberá incluir los ingresos de toda la familia o de los miembros del núcleo familiar, según sea el caso. La mejora en los ingresos o en los bienes derivada de la actividad de la ayuda del CDBG no se considerará para calcular los ingresos anuales.

**Hogar de ingresos bajos y moderados** se refiere a un núcleo familiar que tiene un ingreso igual o inferior al límite de bajos ingresos de la Sección 8 establecido por HUD. (LMH, por sus siglas en inglés)

**Persona de ingresos bajos y moderados** se refiere a un miembro de la familia cuyo ingreso es equivalente o inferior al límite de ingresos bajos de la Sección 8 establecido por HUD. Los individuos no emparentados se considerarán familias unipersonales para este propósito. (LMI, por sus siglas en inglés)

**Hogar de ingresos bajos** se refiere a un hogar con un ingreso igual o inferior al límite de ingresos muy bajo de la Sección 8 establecido por HUD. (LMH, por sus siglas en inglés)

**Persona de Bajos Ingresos** se refiere a un miembro de una familia cuyo es un ingreso igual o inferior al límite de ingresos muy bajos de la Sección 8 establecido por HUD. Los individuos no emparentados deberán considerarse como familias unipersonales para este propósito. (LMC, por sus siglas en inglés)

**INSTRUCCIONES PARA LA AGENCIA DE EJECUCIÓN**

Usted deberá pedir primeramente la verificación de terceros. Se trata de una verificación proveniente directamente de la fuente de ingresos. La solicitud puede ser enviada por correo, por fax o por correo electrónico. Deberá quedar bien claro que fue recibida de la fuente.

**FY 2022 INCOME LIMITS Effective April 18, 2022**

Area Median Income (AMI): \$68,300				Please check the appropriate family size and income.			
✓	Family Size	✓	Extremely Low (30% of Median)	✓	Very Low (50% of Median)	✓	Low (80% of Median)
<input type="checkbox"/>	1	<input type="checkbox"/>	\$20,500	<input type="checkbox"/>	\$34,150	<input type="checkbox"/>	\$54,600
<input type="checkbox"/>	2	<input type="checkbox"/>	\$23,400	<input type="checkbox"/>	\$39,000	<input type="checkbox"/>	\$62,400
<input type="checkbox"/>	3	<input type="checkbox"/>	\$26,350	<input type="checkbox"/>	\$43,900	<input type="checkbox"/>	\$70,200
<input type="checkbox"/>	4	<input type="checkbox"/>	<b>\$29,250</b>	<input type="checkbox"/>	<b>\$48,750</b>	<input type="checkbox"/>	<b>\$78,000</b>
<input type="checkbox"/>	5	<input type="checkbox"/>	\$32,470	<input type="checkbox"/>	\$52,650	<input type="checkbox"/>	\$84,250
<input type="checkbox"/>	6	<input type="checkbox"/>	\$37,190	<input type="checkbox"/>	\$56,550	<input type="checkbox"/>	\$90,500
<input type="checkbox"/>	7	<input type="checkbox"/>	\$41,910	<input type="checkbox"/>	\$60,450	<input type="checkbox"/>	\$96,750
<input type="checkbox"/>	8	<input type="checkbox"/>	\$46,630	<input type="checkbox"/>	\$64,350	<input type="checkbox"/>	\$103,000

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PUBLIC HOUSING AND COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT BLOCK GRANT
JOB RETENTION VERIFICATION (ELIGIBLE BLOCK GROUP)

THE COMPANY IN WHICH YOU ARE APPLYING FOR EMPLOYMENT HAS RECEIVED FEDERAL ASSISTANCE. THE INFORMATION REQUESTED IN THIS FORM IS REQUIRED BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

To determine if the business and/or employee is located and/or lives in an eligible block group please visit: https://gisweb.miamidade.gov/communityservices/

Instructions: Type the activity address into the blank space under Community Services. At the bottom of the screen click on the tab titled "Demographics". Click on the "Business Incentive" tab. Next, click (\$) symbol in upper right corner and reenter activity address. On the right of the page, business incentives will appear, click on Community Development Block Group, must have at least 70% low mod residents.

(Must attach map printout, copy of a valid driver's license and one (1) of the following: utility bill (e.g., FPL or Water and Sewer bill), or school records.)

Eligible Block Group # and percentage of low mod: \_\_\_\_\_

Name of Employer: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Name of Employee: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Date of Hire: \_\_\_\_\_ Were you unemployed prior to taking your job? [ ] Yes [ ] No

Does your employer offer employer sponsored health care benefits? [ ] Yes [ ] No

Please check the box next to the job title that best describes your position:

- Official and Managers, Professional, Technicians, Sales, Office and Clerical, Craft work (skilled), Operatives (semi-skilled), Laborer (unskilled), Service workers

Job Title: \_\_\_\_\_ Full Time: [ ] Yes [ ] No If part-time, number of hours: \_\_\_\_\_ / wk

DEMOGRAPHIC INFORMATION

Gender: [ ] Male [ ] Female Ethnicity: [ ] Hispanic [ ] Not Hispanic

Racial Category (select one below):

- White, Black/African American, American Indian/Alaskan Native, Asian, Black/African American & White, American Indian/Alaskan Native & White, Asian & White, Native Hawaiian/Other Pacific Islander, Other: Multi Racial, American Indian or Alaskan Native & Black/African American

Total Family Size (Please circle one): 1 2 3 4 5 6 7 8

Total Family Size Income: \$ \_\_\_\_\_

NOTE: EMPLOYER MUST INCLUDE A COPY OF THE ABOVE EMPLOYEE'S FIRST PAY STUB - NO EXCEPTIONS.

BY MY SIGNATURE, I ACKNOWLEDGE THAT ALL INFORMATION I HAVE PROVIDED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I AM AWARE THAT IF I MAKE ANY WILLFUL FALSE STATEMENT IN THIS CERTIFICATION OR ANY OTHER DOCUMENTATION THAT I PROVIDE FOR PROGRAM ELIGIBILITY, I MAY BE PUNISHED WITH FINES OR IMPRISONMENT OF UP TO FIVE (5) YEARS, OR BOTH, UNDER SECTION 1001 OF TITLE 18, UNITED STATES CODE, AND I ALSO MAY BE SUBJECT TO CIVIL AND/OR ADMINISTRATIVE PENALTIES AND SANCTIONS.

Employee's Name (Print/Type) Employee's Signature Date

Warning: Title 18, US Code Section 1001, states that a person who knowingly and willingly makes false or fraudulent statements to any Department or Agency of the United States is guilty of a felony. State law may also provide penalties for false or fraudulent statements.





**PUBLIC HOUSING AND COMMUNITY DEVELOPMENT  
COMMUNITY DEVELOPMENT BLOCK GRANT  
JOB CREATION VERIFICATION (NON-NRSA)**

**FY 2022 INCOME LIMITS Effective April 18, 2022**

**Area Median Income (AMI):** Please check the appropriate family size and income.  
**\$68,300**

<input type="checkbox"/>	<b>Family Size</b>	<input type="checkbox"/>	<b>Extremely Low (30% of Median)</b>	<input type="checkbox"/>	<b>Very Low (50% of Median)</b>	<input type="checkbox"/>	<b>Low (80% of Median)</b>
<input type="checkbox"/>	1	<input type="checkbox"/>	\$20,500	<input type="checkbox"/>	\$34,150	<input type="checkbox"/>	\$54,600
<input type="checkbox"/>	2	<input type="checkbox"/>	\$23,400	<input type="checkbox"/>	\$39,000	<input type="checkbox"/>	\$62,400
<input type="checkbox"/>	3	<input type="checkbox"/>	\$26,350	<input type="checkbox"/>	\$43,900	<input type="checkbox"/>	\$70,200
<input type="checkbox"/>	<b>4</b>	<input type="checkbox"/>	<b>\$29,250</b>	<input type="checkbox"/>	<b>\$48,750</b>	<input type="checkbox"/>	<b>\$78,000</b>
<input type="checkbox"/>	5	<input type="checkbox"/>	\$32,470	<input type="checkbox"/>	\$52,650	<input type="checkbox"/>	\$84,250
<input type="checkbox"/>	6	<input type="checkbox"/>	\$37,190	<input type="checkbox"/>	\$56,550	<input type="checkbox"/>	\$90,500
<input type="checkbox"/>	7	<input type="checkbox"/>	\$41,910	<input type="checkbox"/>	\$60,450	<input type="checkbox"/>	\$96,750
<input type="checkbox"/>	8	<input type="checkbox"/>	\$46,630	<input type="checkbox"/>	\$64,350	<input type="checkbox"/>	\$103,000

*Warning: Title 18, US Code Section 1001, states that a person who knowingly and willingly makes false or fraudulent statements to any Department or Agency of the United States is guilty of a felony. State law may also provide penalties for false or fraudulent statements.*



This material is available in an accessible format upon request.

AMCD/\_/61512



**PUBLIC HOUSING AND COMMUNITY DEVELOPMENT  
COMMUNITY DEVELOPMENT BLOCK GRANT  
JOB RETENTION VERIFICATION (NON-ELIGIBLE BLOCK GROUP)**

THE COMPANY IN WHICH YOU ARE APPLYING FOR EMPLOYMENT HAS RECEIVED FEDERAL ASSISTANCE. THE INFORMATION REQUESTED IN THIS FORM IS REQUIRED BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

Name of Employer: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Name of Employee: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Date of Hire: \_\_\_\_\_ Were you unemployed prior to taking your job?  Yes  No

Does your employer offer employer sponsored health care benefit?  Yes  No

**Please check the box next to the job title that best describes your position:**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Officials and Managers | <input type="checkbox"/> Sales                | <input type="checkbox"/> Operatives (semi-skilled) |
| <input type="checkbox"/> Professional           | <input type="checkbox"/> Office and Clerical  | <input type="checkbox"/> Laborer (unskilled)       |
| <input type="checkbox"/> Technicians            | <input type="checkbox"/> Craft work (skilled) | <input type="checkbox"/> Service workers           |

Job Title: \_\_\_\_\_ Full Time:  Yes  No If part-time, number of hours: \_\_\_\_\_ / wk

**DEMOGRAPHIC INFORMATION**

**Gender:**  Male  Female

**Ethnicity:**  Hispanic  Not Hispanic

**Racial Category (select one below):**

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> White  | <input type="checkbox"/> Black/African American                 | <input type="checkbox"/> American Indian/Alaskan Native         |
| <input type="checkbox"/> Asian  | <input type="checkbox"/> Black/African American & White         | <input type="checkbox"/> American Indian/Alaskan Native & White |
| <input type="checkbox"/> Asian & White  | <input type="checkbox"/> Native Hawaiian/Other Pacific Islander | <input type="checkbox"/> Other: Multi Racial                    |
| <input type="checkbox"/> American Indian or Alaskan Native & Black/African American |   |   |

Total Family Size (Please circle one):      1    2    3    4    5    6    7    8

Total Family Size Income: \$ \_\_\_\_\_

**NOTE(s):**

- PROOF OF HOUSEHOLD INCOME**
- EMPLOYER MUST INCLUDE A COPY OF THE ABOVE EMPLOYEE'S FIRST PAY STUB – NO EXCEPTIONS.**



*Please see reverse side for family size and household income.*









# **Attachment# 25**

## **Water and Sewer Department Letter of Availability**



## Water and/or Sewer Development Information Application Form for LOA, Water and/or Sewer Blanket/Agreement

[miamidade.gov](http://miamidade.gov)

**Instructions:** The Property Owner, Authorized Representative, Contractor or Engineer must fill out this form, along with the checklist. All the information must be received prior to the acceptance of this form. Additional information may be required based on the project location and size of the water and sewer facilities to be installed and will require a water and/or sewer agreement.

**APPLICATIONS WILL NOT BE ACCEPTED IF THE NECESSARY INFORMATION AND SIGNATURES ARE NOT PROVIDED.**

Project Name:			
Proposed Project Address:			
Property Owner's Name:		Type of Entity:	
Property Owner's Mailing Address:		City, State, Zip:	
Property Owner's E-mail Address:		Daytime Phone Number(s):	
		(1)	(2)
<b>Reason for Connection Information (check all/any that apply):</b>			
<input type="checkbox"/> New Construction <input type="checkbox"/> Demolition <input type="checkbox"/> Remodeling <input type="checkbox"/> Detached Addition <input type="checkbox"/> Attached Addition <input type="checkbox"/> DERM Notice <input type="checkbox"/> Fire Protection Required <input type="checkbox"/> First Time Connection <input type="checkbox"/> Other			
<b>Is this a "green" and/or LEED building?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No			
Type of Units to be Constructed (please refer to Exhibit "B" Attached)			
# of Units and/or Square Feet:	Type of Unit: (You may attach an additional list if necessary)	Construction Schedule: (# of units completed per calendar year)	Proposed GPD:

FOLIO #:	LOT:	BLOCK:	SUBDIVISION:

<b>Note: Any points of connection (POC) information that is provided is general and subject to prevailing rules, regulations, standards and regulatory requirements at the time of request for service.</b>	
PRINT NAME:	TITLE:
DAYTIME PHONE #: (if different from above)	E-MAIL ADDRESS: (if different from above)
SIGNATURE:	DATE:

For Official Use Only	
Plans Reviewer Approval and Date:	Water Requirement: <input type="checkbox"/> Agreement <input type="checkbox"/> Blanket
	Sewer Requirement: <input type="checkbox"/> Agreement <input type="checkbox"/> Blanket

Miami-Dade Water and Sewer Department • New Business Section  
 P.O. Box 330316 • Miami, Florida 33233-0316  
 786.268.5209 • 3575 S. LeJeune Road, Room 114



miamidade.gov

Water and/or Sewer Development Information Application Form for LOA, Water and/or Sewer Blanket/Agreement

Checklist:

Please include a check payable to Miami-Dade Water and Sewer Department with the applicable fee:

Water and/or Sewer Blanket/Agreement fees:

Water Service Area Only	(If the Project is in a water service area only)	\$100.00
Sewer Service Area Only	(If the Project is in a sewer service area only)	\$100.00
Water and Sewer Service Area	(If the Project is in a water and sewer service area)	\$200.00

Letter of Availability LOA fees:

Water Service Area Only	(If the Project is in a water service area only)	\$50.00
Sewer Service Area Only	(If the Project is in a sewer service area only)	\$50.00
Water and Sewer Service Area	(If the Project is in a water and sewer service area)	\$100.00

<input type="checkbox"/> Entity:	<u>Type</u>	<u>Required Information</u>
	Corporation	State of Incorporation
	Partnership	Partnership Information
	Limited Liability Corporation	Managing Member

- One (1) signed and sealed original boundary survey or tentative plat identified as "boundary survey" of the property, including location sketch.
- One (1) copy of site plan and/or tentative plat showing layout of buildings and roads.
- Proposed plan (or concept) of water and/or sewer connection and layout.
- Current property zoning designation (or submitted re-zoning application). *Note:* Zoning must allow proposed development.
- Proof of any existing or previously connected structure, and the type or usage/occupancy of said structure.
- Regulatory and Economic Resources (RER) and/or Department of Health (DOH) approval regarding sewage disposal (if available).
- One (1) copy of Fire Department requirements (if available).

Please be advised that mix use development (commercial/residential properties) connected to the same meter may not receive the minimum per unit life line discounted rate and will be billed at the Non-Residential rate.



**Water and/or Sewer Development Information Application Form  
for LOA, Water and/or Sewer Blanket/Agreement**

miamidade.gov

**Instructions:** The Property Owner, Authorized Representative, Contractor or Engineer must fill out this form, along with the checklist. All the information must be received prior to the acceptance of this form. Additional information may be required based on the project location and size of the water and sewer facilities to be installed and will require a water and/or sewer agreement.

**APPLICATIONS WILL NOT BE ACCEPTED IF THE NECESSARY INFORMATION AND SIGNATURES ARE NOT PROVIDED.**

Project Name:	
Proposed Project Address:	
Property Owner's Name:	Type of Entity:
Property Owner's Mailing Address:	City, State, Zip:
Property Owner's E-mail Address:	Daytime Phone Number(s): (1) (2)

**Reason for Connection Information (check all/any that apply):**

- New Construction  
  Demolition  
  Remodeling  
  Detached Addition  
  Attached Addition  
 DERM Notice  
  Fire Protection Required  
  First Time Connection  
  Other

**Is this a "green" and/or LEED building?**    Yes    No

Type of Units to be Constructed (please refer to Exhibit "B" Attached)

# of Units and/or Square Feet:	Type of Unit: (You may attach an additional list if necessary)	Construction Schedule: (# of units completed per calendar year)	Proposed GPD:

FOLIO #:	LOT:	BLOCK:	SUBDIVISION:

**Note: Any points of connection (POC) information that is provided is general and subject to prevailing rules, regulations, standards and regulatory requirements at the time of request for service.**

PRINT NAME:	TITLE:
DAYTIME PHONE #: (if different from above)	E-MAIL ADDRESS: (if different from above)
SIGNATURE:	DATE:

*For Official Use Only*

Plans Reviewer Approval and Date:	Water Requirement: <input type="checkbox"/> Agreement <input type="checkbox"/> Blanket
	Sewer Requirement: <input type="checkbox"/> Agreement <input type="checkbox"/> Blanket

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Water and/or Sewer Development Information Application Form for LOA, Water and/or Sewer Blanket/Agreement

Checklist:

Please include a check payable to Miami-Dade Water and Sewer Department with the applicable fee:

Water and/or Sewer Blanket/Agreement fees:

Water Service Area Only	(If the Project is in a water service area only)	\$100.00
Sewer Service Area Only	(If the Project is in a sewer service area only)	\$100.00
Water and Sewer Service Area	(If the Project is in a water and sewer service area)	\$200.00

Letter of Availability LOA fees:

Water Service Area Only	(If the Project is in a water service area only)	\$50.00
Sewer Service Area Only	(If the Project is in a sewer service area only)	\$50.00
Water and Sewer Service Area	(If the Project is in a water and sewer service area)	\$100.00

<input type="checkbox"/> Entity:	<u>Type</u>	<u>Required Information</u>
	Corporation	State of Incorporation
	Partnership	Partnership Information
	Limited Liability Corporation	Managing Member

- One (1) signed and sealed original boundary survey or tentative plat identified as "boundary survey" of the property, including location sketch.
- One (1) copy of site plan and/or tentative plat showing layout of buildings and roads.
- Proposed plan (or concept) of water and/or sewer connection and layout.
- Current property zoning designation (or submitted re-zoning application). *Note:* Zoning must allow proposed development.
- Proof of any existing or previously connected structure, and the type or usage/occupancy of said structure.
- Regulatory and Economic Resources (RER) and/or Department of Health (DOH) approval regarding sewage disposal (if available).
- One (1) copy of Fire Department requirements (if available).

Please be advised that mix use development (commercial/residential properties) connected to the same meter may not receive the minimum per unit life line discounted rate and will be billed at the Non-Residential rate.