

Miami-Dade County, Florida

# FY 2023 Consolidated Annual Performance and Evaluation Report

Miami-Dade County  
Public Housing and Community Development

701 NW 1st Court, 14th Floor  
Miami, Florida 33136



March 11, 2024

## CR-05 - Goals and Outcomes

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Consolidated Annual Performance and Evaluation Report (CAPER), utilized by Miami-Dade County Public Housing and Community Development (Miami-Dade County PHCD) as a tool to measure adopted strategies to address our community's unmet housing and public service needs for low and moderate households, demonstrates the County's progress in achieving the primary goals and accomplishments described in the County's 2020 – 2024 Consolidated Plan during the fourth program year (2023) under the five-year plan. This report is an attempt to describe the activities undertaken during the program year beginning January 1, 2023 and ending December 31, 2023, summarizing activities, outcomes, and financial expenditures that occurred during the program year for CDBG, HOME, and ESG funding allocations. The allocation of CDBG, HOME, and ESG funds were not received until November 2023, yet many accomplishments have been met and are displayed in Table 1, derived from Annual Progress Reports received directly from the subrecipients and developers. Actual strategic plan (five-year) program accomplishments are reported by category for program years 2020, 2021, 2022 and 2023. Actual program year 2023 accomplishments are reported as well.

Miami-Dade County allocates its federal, state, and local funds based on need and ability of the project or activity to address the needs of the community and neighborhood. To ensure that funds were dedicated to addressing high priority needs within the community, the 2023 Action Plan funding recommendations resulted from a competitive Request for Applications (RFA) process where review, scoring, and selection of projects incorporated an analysis of how the proposed activity or project would address community concerns and improve the neighborhood.

In 2023, priority activities and projects included:

- CDBG: Economic development, public service, and owner occupied rehabilitation
- HOME: Tenant Based Rental Assistance and new construction of affordable rental units
- ESG: Emergency shelter, homeless prevention, and rapid rehousing assistance activities

The 2023 Action Plan funding recommendations are the result of a competitive Request for Applications (RFA) process where applications were reviewed and subsequently recommended for funding because of a favorable score or applicants that have a strong track record of addressing the

high priority needs within the community. In addition, the RFA provided bonus points to applications that addressed how significant crime rates in the activity area have impacted community revitalization efforts, and how the proposed activity will address community concerns and improve the neighborhood. As described in this report, Miami-Dade County leverages federal funds by providing locally sourced and state dollars to ensure that housing and service goals and the strategies to address unmet community needs set forth in the Consolidated Plan can not only be achieved, but advanced to a greater capacity. This is evidenced by local initiatives and funding programs to increase access to affordable housing and promote economic development activities.

A fifteen day public comment period was observed for the FY 2023 CAPER. The comment period was advertised in four newspapers, the Miami Herald, Miami Times, Le Floridien and El Nuevo Herald. The public notice is included as an attachment.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual

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outcomes/outputs, and percentage completed for each of the grantee's program year goals.

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Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Business Incubators	Non-Housing Community Development	CDBG: \$500,000	Jobs created/retained	Jobs	75	10	13.00%	18	0	0.00%
Child Care Services	Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50	45	90.00%	14	25	178.57%
Code Enforcement	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	N/A	N/A	N/A	N/A	N/A	N/A
Code Enforcement	Non-Housing Community Development	CDBG: \$	Housing Code Enforcement /Foreclosed Property Care	Household Housing Unit	N/A	N/A	N/A	N/A	N/A	N/A
Educational Programs	Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	N/A	N/A	N/A	N/A	N/A	N/A

Emergency Overnight Shelter	Homeless	ESG: \$	Overnight/ Emergency Shelter/ Transitional Housing Beds added	Beds	975	809	82.97%	195	167	85.64%
Employment Training	Non-Housing Community Development		Public service activities other than Low/ Moderate Income Housing Benefit	Persons Assisted	N/A	N/A	N/A	N/A	N/A	N/A
Health Services	Non-Housing Community Development		Public service activities other than Low /Moderate Income Housing Benefit	Persons Assisted	70	40	57.14%	14	40	285.71%
Homebuyer Counseling and Education	Affordable Housing	HOME: \$	Other	Other	N/A	N/A	N/A	N/A	N/A	N/A
Homeowner Sewer Connections	Affordable Housing	CDBG: \$754,618	Homeowner Housing Rehabilitated	Household Housing Unit	1	0	0.00%	9	0	0.00%

Housing Code Enforcement and Graffiti Abatement	Affordable Housing	CDBG: \$	Housing Code Enforcement /Foreclosed Property Care	Household Housing Unit	N/A	N/A	N/A	N/A	N/A	N/A
Meals Program	Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	140	66	47.14%	28	66	235.71%
Microenterprise & SPED Lending	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	200	507	253.50%	36	0	0.00%
New Construction Homeownership	Affordable Housing	HOME: \$881,256	Homeowner Housing Added	Household Housing Unit	20	0	0.00%	13	0	0.00%
New Construction of Rental Housing Units	Affordable Housing	CDBG: \$1,500,000 / HOME: \$	Rental units constructed	Household Housing Unit	75	68	90.67%	72	0	0.00%
New Construction of Rental Housing Units	Affordable Housing	CDBG: \$1,500,000 / HOME: \$	Rental units rehabilitated	Household Housing Unit	80	99	123.75%	40	99	247.50%
New Construction of Rental Housing Units	Affordable Housing	CDBG: \$1,500,000 / HOME: \$	Other	Other	N/A	N/A	N/A	N/A	N/A	N/A

Owner Occupied Homeownership Rehabilitation	Affordable Housing		Homeowner Housing Rehabilitated	Household Housing Unit	60	122	203.33%	12	5	41.67%
Program Administration	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$	Other	Other	5	4	80.00%	1	1	100.00%
Public Infrastructure Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	N/A	34939	N/A	2854	0	0.00%
Public Service Programs	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3750	2532	67.52%	750	346	46.13%
Rapid Re-Housing Assistance	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	300	468	156.00%	43	46	106.98%
Rehabilitation/Reconstruction of Rental Housing	Affordable Housing	CDBG: \$500,000	Rental units constructed	Household Housing Unit	1	6	600.00%	1	0	0.00%
Rehabilitation/Reconstruction of Rental Housing	Affordable Housing	CDBG: \$500,000	Rental units rehabilitated	Household Housing Unit	200	161	80.50%	40	0	0.00%



Senior Services Program	Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	210	871	414.76%	42	65	154.76%
Services for Persons with Disabilities	Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50	36	72.00%	0	0	N/A
Special Economic Development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	75	55	73.33%	15	27	180.00%
Technical Assistance to Businesses	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	65	10	15.38%	13	0	0.00%
Tenant Based Rental Assistance	Affordable Housing	HOME: \$ / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	445	356	80.00%	89	89	100.00%

Upgrades to Public Facilities/ Capital Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	N/A	N/A	N/A	N/A	N/A	N/A
Upgrades to Public Parks	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	N/A	11180	N/A	2854	0	0.00%
Youth Services	Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	584	58.40%	200	122	61.00%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

Affordable housing is an identified as a high priority need in the FY 2020-2024 Consolidated Plan and to address this priority Miami-Dade County deployed CDBG and HOME funding across various associated goals for activities including housing rehabilitation for low- and moderate-income single-family homeowners, HOME Tenant-Based Rental Assistance (TBRA) for women, children, and persons experiencing homelessness is administered by a community-based subrecipient. Many persons served were also provided financial assistance to help secure and/or retain affordable rental housing.

To address Economic Development which is a high priority need, the County expended CDBG funding toward various categories of public services and economic development activities. Activities such as Special Economic Development and Technical Assistance to Businesses initiatives are implemented throughout the service area. As documented in this report, demographic subcategories of persons served by these public services activities include seniors, youth, persons with disabilities, along with funding for child care services, meals, and health services.

A suitable living environment is a recognized high priority across the jurisdiction. To support this, the County has dedicated CDBG funds toward emergency overnight shelter, public infrastructure improvements, upgrades to public facilities/capital improvements, and upgrades to public parks.

Since the development and adoption of the 5-year Consolidated Plan, Miami-Dade County Public Housing and Community Development has continued to outreach to and engage with community groups, stakeholders, consumers, internal County departments, participating municipalities, residents, and community activists to assess and identify opportunities for services and activities needed in targeted priority areas across the jurisdiction.

**CR-10 - Racial and Ethnic composition of families assisted**

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	<b>CDBG</b>	<b>HOME</b>
White	106	213
Black or African American	53	72
Asian	1	0
American Indian or American Native	0	0
Native Hawaiian or Other Pacific Islander	0	0
<b>Total</b>	<b>160</b>	<b>285</b>
Hispanic	99	212
Not Hispanic	61	73

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	<b>HESG</b>
American Indian, Alaska Native, or Indigenous	4
Asian or Asian American	1
Black, African American, or African	241
Hispanic/Latina/e/o	106
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	1
White	71
Multiracial	20

Client doesn't know	0
Client prefers not to answer	0
Data not collected	0
<b>Total</b>	<b>444</b>

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

**Narrative**

Miami-Dade County PHCD strives to meet the needs of low-and moderate-income families throughout the County. Contributing to this accomplishment is that both the County and subrecipients employ a diverse workforce and ensure applications and resources are provided in a culturally and linguistically appropriate formats to reflect the diversity of persons served. The two tables in this section provide a depiction of the racial and ethnic composition of families assisted with the federal funding sources CDBG, HOME and ESG, which was used to provide community development and housing services for men, women, and families of all racial and ethnic backgrounds. The most represented ethnic group receiving benefits from CDBG and HOME are persons who identify as Hispanic, accounting for and 62% of CDBG and 74% of HOME recipients. Similarly, 66% of CDBG and 75% of HOME beneficiaries identify as White. When deploying ESG funding earmarked for persons experiencing homelessness Black, African American, or African persons account for 54% of persons served and persons who identify as Hispanic account for 24% of persons served with ESG.

**CR-15 - Resources and Investments 91.520(a)**

**Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	12,495,588	16,323,577
HOME	public - federal	21,477,991	8,712,188
ESG	public - federal	1,052,098	1,127,686

**Table 3 - Resources Made Available**

**Narrative**

Miami-Dade County PHCD is the administrator of various federal, state, and local resources that can be applied to projects and activities independently or layered to leverage projects with the goal of achieving a greater impact to meet community unmet needs across the jurisdictions. Program income and other non-federal sources are used to achieve the jurisdiction’s goals are made available to supplement program funds, which is necessary for the County to increase the availability of affordable and accessible housing opportunities for households at or below 80% AMI and for persons who are on a fixed income due to a disability or who are elderly. The state’s Sadowski Affordable Housing Trust Fund provides Miami-Dade County an annual allocation of State Housing Initiative Partnership (SHIP) program funds that must be expended on housing activities such as construction of rental housing, rental assistance, homeowner acquisition and/or rehabilitation and can also be used for home modifications for households that are elderly or comprised of persons with a disability. Miami-Dade County is the only jurisdiction within the State of Florida with a surtax and it can be used to finance construction of rental and homeownership units and to provide down payment assistance to income eligible households.

In Fiscal Year 2023, Surtax funding totaled \$38,497,973 and Fiscal Year 2023-2024 SHIP funding totaled \$13,280,978. The Miami-Dade County Housing Finance Authority provides tax exempt bonds and subsidies that average approximately \$20 million to each affordable housing development financed. Private funds provided by banks, LIHTC equity investors, and developers who provide self-sourced funding is estimated to generate more than \$80,000,000 in affordable housing development financing.

- The County works collaboratively with the Miami-Dade County Homeless Trust (Continuum of Care (CoC)) and subrecipients to deploy ESG funds for persons experiencing homelessness and collect data for reporting through the SAGE system. In turn, the CoC provides the ESG match through the local Food and Beverage Tax.
- \$5,541,707 in Fiscal Year 2023 HOME program funds
- \$4,517,648.48 in HOME program income
- \$11,418,636.38 in Housing Development Assistance Grant (HODAG) program income
- \$12,495,588 in Fiscal Year 2023 CDBG program funds
- \$1,052,098 in FY 2023 ESG program funds.

Other Sources Used in Miami-Dade County for Affordable Housing activities:

- HUD Section 8 Programs
- HUD Public Housing
- Florida Department of Environmental Protection Resilient Florida (FDEP)
- State Housing Initiatives Partnership (SHIP)
- Miami-Dade County Documentary Surtax
- Miami-Dade County HOMES General Funds
- HOME-ARP

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Countywide Regional Eligible Strategy Area - Central	41	37	This represents the approximate percentage of funds to the Central target area.
Countywide Regional Eligible Strategy Area - North	34	33	This represents the approximate percentage of funds to the North target area.

Countywide Regional Eligible Strategy Area - South	25	30	This represents the approximate percentage of funds to the South target area.
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**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

Detailed in the 2020-2024 Consolidated Plan, the three geographic priority areas target projects and activities in the North, Central and South areas of the jurisdiction. A variety of public service, economic development, and housing rehabilitation activities were completed in FY 2023 in all three target areas, all of which address strategic priorities. Miami Dade County PHCD has established relationships with local community-based organizations and advocacy groups who enrich community outreach and participation initiatives.

To ensure that funds are distributed in accordance with the Plan, each application received through the competitive solicitation process is reviewed to evaluate compliance with the funding requirements, strategy, goals, and objectives. Funding must be approved by the Miami Dade County Board of County Commissioners, requiring another threshold of application and funding approval for projects and services do be implemented with the support of elected officials.

The Miami-Dade County PHCD Department is comprised of divisions that administer federal, state, and local programs aimed at increasing access to affordable housing for a spectrum of residents who income qualify through new construction, preservation of existing units, and support to supplemental activities to support housing production, allowing for intensive interdisciplinary coordination to identify, evaluate, and deploy funds strategically and where concentrations of the County’s the most vulnerable residents live.



## Leveraging

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

The HOME funds match consists of Documentary Stamp Surtax, State Housing Initiatives Partnership (SHIP), and local Affordable Housing Trust Fund (AHTF), Development Inflation Adjustment Fund (DIAF) and Naturally Occurring Affordable Housing (NOAH) program expenditures totaling \$41,905,477.98.

A list of affordable housing developments supported by local and state HOME matching funds is provided below:

- NON1 - Villas of Magnolia North 5/17/2023 \$52,729.72
- NON2 – Down Payment and Closing Cost Assistance Program 7/24/2023 \$1,500,000.00
- NON3 – Homeowner Occupied Rehabilitation Program 7/24/2023 \$500,000.00
- NON4 – Northside Transit Village III 9/27/2023 \$950,000.00
- NON5 – 1535 NW 1st Place (NOAH) 7/3/2023 \$259,017.22
- NON6 - 1541 NW 1st Place (NOAH) 7/3/2023 \$199,013.37
- [NON7 – Brisas del Este Apartments 8/9/2023 \\$397,337.51](#)
- [NON8 - Brisas del Este Phase Two 9/6/2023 \\$119,835.43](#)
- NON9 – Edison Place 1/23/2023 \$1,800,000.00
- NON10 – EVIVA Uptown Apartments 9/20/2023 \$562,870.83
- NON11 – Liberty Square Phase Three 8/14/2023 \$110,446.76
- NON12 – Lincoln Gardens Elderly 10/30/2023 \$528,202.35
- NON13 – Residence at Dr. King Boulevard 6/5/2023 \$472,292.81
- NON14 – Sawyer’s Walk 10/18/2023 \$1,000,000.00
- NON15 – Stadium Tower 8/2/2023 \$1,368,496.26

- NON16 – Steve Protulis Towers aka Brisas Trace 10/11/2023 \$323,193.75
- NON17 – Superior Manor Apartments II 10/2/2023 \$1,554,390.00
- NON18 – The Village Apartments Phase II 12/11/2023 \$1,000,000.00
- NON19 – 1175 South River Drive 3/22/2023 \$473.34
- NON20 – Brisas del Rio Apartments 3/15/2023 \$190,135.26
- NON21 – Dade Heritage Apartments - NOAH 5/24/2023 \$3,000.00
- NON22 – Robert King High Apartments 8/28/2023 \$274,327.24
- NON23 – The Gallery at River Parc 4/3/2023 \$165,000.00
- NON24 – The Gallery on the River 3/1/2023 \$298,719.71
- NON25 – Ludlam Trail Towers 12/4/2023 \$900,000.00
- NON26 – Platform 3750 3/8/2023 \$2,766,400.00
- NON27 – Residence at SoMi Parc 4/17/2023 \$4,393,547.92
- NON28 – The Gallery at Smathers Plaza 8/7/2023 \$144,500.00
- NON29 – Pinnacle at Tropical Pointe 9/20/2023 \$6,665,639.75
- NON30 – Princeton Landings 10/23/2023 \$22,709.47
- NON31 – Windmill Farms 10/23/2023 \$2,870,100.00
- NON32 – Merrick Place/Tucker Tower 3/27/2023 \$1,807,461.90
- NON33 – Modello II 5/10/2023 \$16,876.62
- NON34 – Quail Roost Transit Village 9/27/2023 \$3,650,000.00
- NON35 – Southpointe Vista (Phase I) 7/10/2023 \$1,949,064.01
- NON36 – Water's Edge 4/17/2023 \$410,800.00
- NON37 – Westchester Library Villas 2/27/2023 \$262,780.20
- NON38 – Max's Landing aka Paradise Apartments 2/27/2023 \$55,000.00
- NON39 – Single Family Homes – South of Tamiami Executive Airport 1/17/2023 \$112,500.00
- NON40 – Lil Abner Apartments 06/28/2023 \$1,000,000.00

The ESG funds matching requirements were satisfied by the Miami-Dade County Homeless Trust with matching funds from the Food and Beverage Tax.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	31,503,334
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	31,503,334
4. Match liability for current Federal fiscal year	188,501
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	31,314,833

**Table 5 – Fiscal Year Summary - HOME Match Report**

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Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	5,403,402	0	0	5,403,402

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises</b> – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	12,269,316	0	0	897,000	11,372,316	0
Number	4	0	0	1	3	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	897,000	897,000	0			
Number	1	1	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property</b> – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired				0		0
Businesses Displaced				0		0
Nonprofit Organizations Displaced				0		0
Households Temporarily Relocated, not Displaced				0		0
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

**CR-20 - Affordable Housing 91.520(b)**

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	<b>One-Year Goal</b>	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	200	202
Number of Non-Homeless households to be provided affordable housing units	50	1,310
Number of Special-Needs households to be provided affordable housing units	20	22
<b>Total</b>	<b>270</b>	<b>1,534</b>

**Table 11 – Number of Households**

	<b>One-Year Goal</b>	<b>Actual</b>
Number of households supported through Rental Assistance	70	90
Number of households supported through The Production of New Units	100	716
Number of households supported through Rehab of Existing Units	150	594
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>320</b>	<b>1,400</b>

**Table 12 – Number of Households Supported**

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

Demonstrated by Table 11 and Table 12, Miami Dade County PHCD surpassed each one-year goal during this program year. The County has invested time and funds to the development and preservation of various housing types that include small-scale development and rehabilitation for homeownership, multifamily rental new construction, and multifamily rental rehab. Most of the planned goals for the 2023 year were met. Contributing to this success, during the 2023 calendar year Miami-Dade County PHCD facilitated the completion of eight multifamily housing developments, totaling 1,310 housing units for moderate and low-income families. These newly constructed units provide housing for families along with setaside priorities for specialized demographic populations including homeless persons, elderly persons, and persons with disabilities. All project applications prioritizing persons experiencing homelessness were solicited through a competitive request for applications process and each was funded.

Although the number of households supported through Rental Assistance goal was surpassed, it must be emphasized that due the lack of housing inventory, it is essential that the County not only continue to advance new construction initiatives to add new units that are affordable to low and moderate income households, but simultaneously continue to preserve the existing naturally occurring affordable housing through preservation and rehabilitation activities.

**Discuss how these outcomes will impact future annual action plans.**

Miami-Dade County is aware of the lack of housing inventory that is accessible and affordable to low and moderate income households. There are several initiatives enacted by the jurisdiction that intends to reduce the housing deficit. The housing crisis is widely recognized and , under the directive of the Mayor, Miami-Dade County PHCD will continue implementing solutions to deploy capital, offer flexibilities to expedite affordable housing development, and offer resources and services commensurate to the needs of the residents in an effort to reduce the burden of escalating housing costs. To improve access to housing of a person’s choice that is affordable, Miami-Dade County has created programs and implemented strategies to support developers and local partners to produce a full continuum of housing opportunities and offer new opportunities to homeowners that will prevent displacement.



The County continues to be committed to providing gap funding for qualified, capable applicants and feasible projects, ensuring the timely and efficient use of public dollars. However, barriers such as competitive financing opportunities (such as tax credits) through the Florida Housing Finance Corporation, limited vacant or buildable land in the jurisdiction, and escalating construction and insurance costs may contribute to potential housing production and preservation challenges with future outcomes and goal achievement.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	90	66
Low-income	500	194
Moderate-income	0	21
<b>Total</b>	<b>590</b>	<b>281</b>

**Table 13 – Number of Households Served**

**Narrative Information**

Miami-Dade County PHCD serves various income levels in housing and services programming. Table 13 demonstrates that households within the 50% AMI range are most represented in persons served by these programs, accounting for 84% of CDBG and 69% of HOME beneficiaries.

Resources for Tenant Based Rental Assistance programs, housing rehabilitation, and the new construction of housing units are provided throughout the program year. Additionally, PHCD provides homebuyers with mortgage assistance and homebuyer education courses for first time buyers. Property owners with housing units that are currently renting to affordable buyers are also offered funding opportunities to maintain their current affordability. The Naturally Occurring Affordable Housing program allows property owners to access a low interest loan and/or grant to upgrade roofs, windows, doors, and heating, ventilation and air conditioning (HVAC) systems.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The Miami-Dade County Homeless Trust, lead agency for the jurisdiction's Continuum of Care (CoC), has a coordinated entry process. Mobile outreach teams and access points engage unsheltered individuals and families through on-street, walk-in access points, or through coordination with institutions (e.g. jails, hospitals, and crisis units) that encounter homeless persons or those at risk of homelessness. Requests for services are also received through CoC's toll-free, tri-lingual Homeless Helpline, which provides access to homeless services as well as diversion and prevention services. The Helpline is advertised at police stations, on eviction notices, in social service agencies, and other locations frequented by homeless persons, including webpages, social media and radio/tv ads., and the area Workforce Investment Board. The County works closely with the U.S. Department of Veteran Affairs (VA), the Public Child Welfare Agency (PCWA), Miami-Dade County Public Schools, Public Defender and courts. Mobile health and behavioral health providers, including Substance Abuse and Mental Health Services Administration-funded Projects for Assistance in Transition from Homelessness, VA Outreach workers, and youth services providers routinely coordinate with mobile outreach teams to quickly triage the immediate needs of unsheltered persons. Enhancements have also been made to the community's only homeless day center to evolve it from a service focused entity to one that is more housing focused. When possible, service providers divert families from the homeless system by screening them at access points and provide mediation and relocation assistance.

Requests for services are also received through CoC's toll-free, tri-lingual Homeless Helpline, which provides access to homeless services as well as diversion and prevention services. The Helpline is advertised at police stations, on eviction notices, in social service agencies, and at other locations frequented by homeless persons, including webpages, social media and radio/tv ads.

Utilizing the local Food and Beverage Tax funding, specialized housing-focused outreach services that incorporates clinical and psychiatric services are provided to chronically homeless (CH) persons who have a severe mental illness. to facilitate housing placements for by providing This program requires outcomes that demonstrate a reduction in the chronic homeless population. CoC also partners with Thriving Mind (TM), the state's Managing Entity for Substance Abuse and Mental Health, to pilot several programs in collaboration with local law enforcement, which prioritize chronically homeless substance abusers who have typically refused behavioral health treatment services and ultimately, permanent housing.

Service provider agencies designated as access points use HMIS to record universal data elements and complete vulnerability assessments which are used to determine priority for housing program referrals. In response to community needs, this year the orders of priority for referral to Permanent Housing (PH)

were amended to prioritize seniors, persons experiencing Chronic Homelessness that need bridge housing, and persons who need financial assistance to quickly exit the homeless system. Additional prioritization factors include unaccompanied and parenting youth; vulnerable families with minor children; persons with homeless longevity; person fleeing DV or Human Trafficking; and, persons with high jail, hospital, foster care and other system involvement.

. The CoC facilitates By- Name List meetings to prioritize, refer, and coordinate housing placement for homeless persons.

The CoC conducts bi-annual homeless counts and an annual Point in Time (PIT) Survey of homeless households who are sheltered and unsheltered in order to identify needs/gaps in the homeless system and shape funding priorities. The sheltered count includes households who reside in ES, hotels, TH, or safe havens.

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

The Homeless Trust conducts an annual system-level needs assessment to ensure resources are right-sized and appropriately match current community needs. To address the increase in homelessness across the jurisdiction caused by lack of housing inventory affordable and available to low income and special needs populations and accelerated increases in housing costs which left residents without a home, the CoC has increased the number of Emergency Shelter (ES) beds available. The CoC continues enforcing policy to ensure that families with minor children are provided immediate access to ES, including Hotel/Motel when shelter is not available. In 2023, a new Transitional Housing: Rapid Rehousing (TH:RRH) program was implemented and more Permanent Supportive Housing (PSH) units were created for unsheltered persons through a successful application under the HUD Special NOFO.

The CoC partners with the state's Managing Entity for Substance Abuse and Mental Health, Thriving Mind, to prioritize homeless households for behavioral treatment services when it is requested by the consumer, without reliance on TH. The CoC has focused efforts on increasing PH options to align with best practices. Despite a reduction in the TH portfolio, the increase in PH has resulted in tremendous reductions in total homelessness without a corresponding increase in unsheltered homelessness which is demonstrated by the record low number of total homeless persons.

Improving coordination between the CoC and Domestic Violence (DV) system helped identify the intersection between DV and homeless systems. This resulted in improvement to coordinated entry and increased survivor's access for to TH and RRH interventions. As a result, Miami-Dade Community Action and Human Services (CAHSD,) a DV provider, secured a CoC NOFO DV RRH project.

The VA has diversified its Grant Per Diem (GPD) portfolio, increasing GPD beds, and enhancing the service

array with a mix of Service Intensive Transitional Housing, Clinical Treatment, Bridge Housing, Low-Demand Housing and Hospital to Housing.

While addressing the needs of the consumer, the CoC is focused on HUD's System Performance Measures, including reducing the length of stay of individuals and families who experience homelessness by executing the following strategies:

- 1) Create new PH solutions through HOME ARP, ( projecting no less than 550 units coming online in 2023),
- 2) Continue reallocating existing U.S. HUD and Food and Beverage Tax-funded resources to create Permanent Supportive Housing using a Housing First model;
- 3) Identify additional financial resources and/or homeless set-asides to increase PH and RRH inventory, and
- 4) Scale up landlord recruitment and retention activities through the creation of a Risk Mitigation Fund, implementation of new Landlord Recruitment initiatives, ,and develop a curriculum/certification program for provider-based navigators in street outreach (SO), ES, and TH.

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

Miami-Dade County's Homeless Prevention programs are funded by Emergency Solutions Grant (ESG) funding, Emergency Family Food and Shelter Program (EFSP), and the State Office on Homelessness. The Homeless Trust also provides a match to ESG and independently funds the helpline. Initiatives are based on best practice models and include a common assessment and centralized process to request assistance, legal services for landlord mediation, and client education funded by the local Food and Beverage Tax. All ESG subrecipients participate in the CoC's HMIS, facilitating trend analysis, planning and resource allocation by the CoC. Coordination with the local FEMA Emergency Food and Shelter Program further allows leveraging of ESG and CoC Homeless Prevention funding. The CoC successfully partners with the Florida Department of Children and Families (DCF) and its Managing Entity, Citrus Family Care, and two Public Housing Agencies to secure Family Unification Program (FUP) and Fostering Youth Independence (FYI) Vouchers, to assist youth exiting foster care, as well as families needing reunification or at-risk of separation due to a lack of housing.

The CoC has amended the homeless prevention screening due to the sunset of ESG-CV and the Emergency Rental Assistance Program (ERAP) to account for the reduction in resources available. Prevention screening ensures that households who were most likely to become homeless were targeted

for ESG Homeless Prevention (HP) in 2023. Households who had a disabled member, participated in child welfare, were being evicted from public housing, had past evictions, had small children or single parent households, with criminal records and other vulnerability factors that would make self resolution unlikely were prioritized for HP.

The CoC's Community Plan to End Homelessness (Resolution No. R-117-08) includes a Memorandum of Agreement (MOA) establishing discharge policies for agencies serving persons at risk of homelessness, including individuals in crisis units, hospitals, jails, or aging out of foster care. Following a lengthy planning process focused on special populations, the MOA 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. A total of 12.7 Full Time Equivalents (FTE), including a MOA coordinator, outreach workers and housing specialists are funded by the Homeless Trust to enhance coordination, ensure collaboration among the agencies listed and assist in identifying resources for individuals who are about to be discharged. Two of the positions are located at the Criminal Courthouse and they work closely with the State Attorney's Office and Police and Corrections Departments to coordinate alternatives to incarceration for the mentally ill in order to pursue other discharge options. Mental Health Crisis units contact the CoC-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.

**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**

CoC's goal is to quickly transition homeless persons into permanent housing, support retention in permanent housing, and prevent returns to homelessness. Landlord recruitment/retention initiatives were executed over the last year, including hiring a Lead Landlord Coordinator to secure new landlord leads and coordinate the uniform training of all housing navigators. Other actions include creating a Risk Mitigation Fund and a Landlord Hotline. The Homeless Trust's Housing Coordinator matches the most vulnerable referrals into vacant apartments subsidized by Permanent Supportive Housing (PSH), Emergency Solutions Grant (ESG), Emergency Housing Vouchers (EHV), HOME TBRA homeless set-asides, Housing Choice Voucher (HCV) homeless set-asides, Affordable Housing homeless set-asides, and other homeless set-asides. The CoC has prioritized Chronically Homeless (CH) individuals/families for PSH and HCV units that are matched with support services.

Newly adopted PH referral priorities ensure seniors and persons at greatest risk of COVID-19 are

prioritized for rental assistance. The RRH program added additional providers through CARES Act funding. Higher level systems work is part of CoC Board/Committee meetings and working groups, including the annual CoC needs assessment. This year, the CoC added a committee to analyze system performance data. The CoC created new permanent housing opportunities, including EHV, partnering on Family Unification Program (FUP) and Fostering Youth Independence (FYI) vouchers, and HCVs (including vouchers for non-elderly disabled and PSH move-ups, PBVs, and PH units). The Homeless Trust (Trust) furthered its Multifamily Homeless Preference with HUD-assisted properties and secured additional units through partnerships with tax credit developers.

An MOU with Early Learning Coalition ensures priority placement for homeless children. Head Start programs operate at the two Homeless Assistance Centers. CareerSource operates at several crisis housing facilities, providing employment training and opportunities. We partner with Federally Qualified Health Centers (FQHC), providing consumers with quick access to health services. The CoC partners with Florida's mental health managed care organization.

#### Coordinated Entry and Referral for Subpopulations

**Chronically Homeless:** Chronically homeless (CH) persons are prioritized for referral to PSH. A Move-Up Assessment Tool was created with local PHAs and implemented preferences, enabling the transition of stable PSH households who no longer require intensive support to retain housing into Other Permanent Housing (OPH), creating access to PSH subsidies and services for CH households. An Affordable Housing Tool was also developed for referral into OPH when there is no Move-Up preference. Over the last year, new strategies have been implemented through the Special NOFO, including SO-level Housing Navigation, master leasing, and Critical Time Intervention (CTI) shelter navigation, support, treatment, and housing.

**Families with Children:** It is the CoC's policy that no family with minor children will remain unsheltered. The new joint ES:RRH supports families with minor children to move households quickly into permanent housing. The Mainstream Voucher for non-elderly disabled households and renovated Public Housing programs serve families with children, as well as single adults/couples. According to the CoC's 2023 data, families have the highest success rate demonstrated by 85% of all families exiting ES/TH to permanent destinations.

**Veterans:** The CoC, Miami VA, and a network of partners/providers were designated by U.S. HUD, United States Interagency Council on Homelessness (USICH), and the VA to Effectively End Veteran Homelessness. The CoC coordinated a Rapid Results Boot Camp to work with the VA, Supportive Services for Veteran Families, VASH providers, and local Housing Authorities to coordinate services for homeless veterans.

**Unaccompanied Youth:** Trust was awarded \$8.4 million through the Youth Homelessness Demonstration Program (YHDP). The Youth Action Board is developing a Coordinated Community Plan to establish the programs/partners and build on unaccompanied and parenting youth-focused ES beds that are funded through the Food & Beverage Tax. In partnership with the PCWA, new FUP and FYI vouchers are assisting

unaccompanied youth with rental assistance and support services. A TH:RRH project for unaccompanied youth was expanded in the 2023 HUD CoC Program Competition. CoC and the PCWA share data to identify youth entering the CoC.

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

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

Miami-Dade County PHCD is in the process of finalizing a comprehensive needs assessment to identify priority areas where rehabilitation may be required. To address the needs of public housing, PHCD is pursuing other funding opportunities to support the redevelopment of aged properties, collaborating with developers, prequalifying a pool of builders other vendors to expedite redevelopment efforts. A comprehensive redevelopment initiative to preserve 9,000 public housing units is underway. In 2023, CDBG funds were allocated to various public housing projects for site improvements.

The Resident Councils are a conduit to inform Miami-Dade County PHCD of public housing needs and resident programming. Through this advocacy, public housing residents benefit from public services aimed at economic mobility and promoting exits to affordable rentals or homeownership, improving the quality of life of its housing residents.

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

In 2023, Miami-Dade County PHCD assisted more than 19 Resident Councils in public housing sites. The role of a Resident Council is to improve the quality of life and resident satisfaction and participate in self-help initiatives to enable residents to create a positive living environment for families in public housing. Resident Councils may actively participate through a working partnership with PHCD to advise and assist in all aspects of public housing operations. Service providers are on-site at public housing developments to allow residents to readily access services when needed.

In this last year, Miami-Dade County PHCD hosted financial literacy training that included several homeownership components including saving for a purchase of a home, understanding interest rates, credit scores, and obtaining financial assistance from the County and other resources. A resident survey process has been implemented to gain a better understanding of the resident perspective. The survey will be used to identify and prioritize areas of opportunity for their respective public housing developments, including expanding access to in homeownership. PHCD is coordinating services for residents to achieve the highest and best outcome for public housing residents such as tutoring, free meals, afterschool program and technology initiatives. Residents access these needed services at public housing sites and include meals for seniors, childcare, parenting classes, tutoring, youth intervention, crisis counseling, job training, and education related to accessing community resources

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

Miami-Dade County PHCD is rated as a "Standard Performer," and is not characterized as a troubled PHA.



## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

Utilizing the 2020-2024 Consolidated Plan, Miami-Dade County has identified barriers to affordable housing and has taken action to stimulate the production of affordable housing as a response. As part of the County's strategy, a former employer of the County's Regulatory and Economic Resources (RER) has been hired in an executive position to assist PHCD with addressing land use issues, zoning and zoning issues, fees and charges, growth regulations and other issues that impede the development of affordable housing. It should be noted that RER is the County Department that handles zoning, fees and charges, land use and growth. PHCD now has the expertise in-house to address barriers and a close connection with RER to resolve affordable housing issues expeditiously. Internal policies are being developed to make changes to zoning and land use to coordinate the approval process between PHCD and RER.

The County's Affordable Housing Advisory Board, reporting to the Board of County Commissioners, is responsible for reviewing policies and procedures, ordinances, and land development regulations to recommend affordable housing development incentive strategies to be implemented for the purpose of encouraging and facilitating affordable housing development. These incentive strategies are also incorporated into the spending and implementation plan for SHIP funds, the Local Housing Assistance Plan.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The County is committed to reducing barriers for underserved residents, and this is accomplished by various strategies and with the support of local community organizations who have direct engagement with underserved populations to remove obstacles to addressing unmet community needs. Under the current Mayor, a No Wrong Door policy has been implemented to ensure that residents, especially those who are underserved and persons with special needs, experience ease when seeking out services. This strategy intends to increase coordination among County staff and residents alike to resolve resident requests and address needs in a timely manner. In accordance with the five-year Consolidated Plan, Miami-Dade County PHCD dedicates CDBG, HOME, and other state and local resources to community programs and public services for vulnerable populations in the targeted North, Central and South areas of the County, which are distinguished as the most impoverished areas. The CDBG program contracts with provides established community groups to provide services to the underserved populations. Additionally, various County departments who also serve the underserved are provided funding to carryout those needs as addressed in the Consolidated Plan (Con Plan).

Coordinated through the CoC and in alignment with coordinated entry requirements and best practices, ESG funds provides assistance to homeless persons and HOME TBRA funds are also used as housing

subsidies to assist the underserved, further reducing barriers to stable housing. Surtax and SHIP are state funding sources used to fund rental and homeownership housing in many low/moderate income areas for income eligible applicants. The County continues to implement programs such as economic development loans and technical support to micro-businesses, job training, daycare, elderly meals, after school programs, and tutoring programs that support and capital directly to the underserved areas of the County. Miami-Dade County PHCD frequently attends community meetings held by Community Action Agencies, stakeholders, nonprofits, and advocacy organizations to ensure that the County is accurately assessing current needs of underserved communities and their residents so solutions can be executed to address the unmet needs.

#### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

In accordance with federal regulations, Miami-Dade PHCD continues to adhere to the EPA's national policy on lead-based paint exposure for all administered housing programs. Agencies and/or vendors performing renovations, repair, and painting projects that disturb lead-based paint in homes, childcare facilities and building built prior to 1978, follow lead safe work practices. Developers, agencies and/or individuals receiving CDBG, HOME and SHIP/Surtax funding are provided lead-based disclosure documentation before funds are awarded. All CDBG, HOME and Surtax/SHIP awarded contracts include language which addresses lead-based paint hazards, including remediation requirements. During the environmental review process, the department routinely checks for potential harm and/or exposure to lead-based paint. All Public Housing and Housing Choice Voucher participants receive a lead based paint disclosure as part of their Applicant Briefing. Furthering efforts to reduce lead based paint hazards, the RAD program used as a tool to redevelopment of public housing sites seeks to replace aged housing units with new, modernized housing that excludes the use of lead based paint.

#### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

Miami-Dade County addresses poverty within the jurisdiction by utilizing its resources to provide childcare, housing, education and training for low-income families. Recognizing the multi-faceted barrier to economic independence and mobility, PHCD partners with the Community Action and Human Services Department (CAHSD), the Homeless Trust and other agencies to provide services that offer a holistic approach to addressing the concerns and needs of low-income families. Collaborative efforts are used to provide vocational or job training services, job placement, childcare, counseling, and affordable housing, which are essential to promoting financial empowerment and stability. Through a competitive RFA process, entities are selected and awarded funding to provide youth services and adults with employment and job readiness training, including programs that serve homeless women. Economic development funding continues to be a mechanism utilized to reduce the number of poverty-level families. Loans and technical assistance are made available to small business in the targeted geographic areas at very low interest rates which allow families to open up start-up business with the expectation of eventually leading them out of poverty.

#### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

Miami-Dade County has developed and adopted permanent legislation intended to strategically build capacity across the institution to address and resolve the community's unmet housing and service needs. By enacting legislation that provides enhanced zoning for affordable housing projects, adopting affordable housing incentive strategies, streamlining the approval process for affordable housing, and addressing the fair and equitable use of available land in the County, the structure has become more coordinated in its approach to the institutional structure is resolve unaddressed issues that have historically impeded housing production and implementation of services for vulnerable populations.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

Efforts are coordinated between Miami-Dade County PHCD and social service agencies to achieve the highest and best outcome for public housing residents. Miami-Dade County PHCD works closely with social service providers, the Children's Trust, Alliance for the Aging and Miami-Dade County Community Action and Human Services Department to coordinate housing and services to residents such as tutoring, free meals, afterschool programs and technology initiatives.

As an example of new initiatives, the public/private partnership to redevelopment the Cutler Manor Apartments has resulted in a HUD Choice Neighborhood Initiative grant award of \$40 million and will provide a total of 437 rental units in Goulds. The project will incorporate wraparound and community services including financial education, employment training and services, health initiatives, a high school-to-college career pipeline, and case management. The project also expands and improves physical assets and increases resident proximity to key community elements; new and improved climate-resilient housing (sustainable home improvements and homeownership, new affordable/workforce/market housing), innovative educational resources in a new Bezos Academy; and wealth-building opportunities through entrepreneurship and homeownership.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

Miami-Dade County addresses the effects of impediments to fair housing choice by maintaining effective partnerships with agencies providing fair housing education and outreach, addressing barriers to homeownership, assisting persons with disabilities and the homeless, supporting fair housing legislation and the prosecution of offenders of federal, state and local housing laws. Improving fair housing practices among such diverse populations in the County requires the enlistment of a number of stakeholders to effectively address impediments to fair housing choice. The Miami-Dade Commission on Human Rights serves as a quasi-judicial board, charged with enforcing the County's civil and human ordinances providing services throughout the County including housing issues. Additionally, Housing Opportunity Project for Excellence, Inc. (HOPE, Inc.) is a full-service fair housing organization providing comprehensive education, outreach, and enforcement services in the fair housing arena for County residents.

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

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

Miami-Dade County implements an oversight process for all activities financed with CDBG, HOME and ESG funding, ensuring adherence to HUD's program mandates and the promotion of equitable opportunities through an annual competitive solicitation. The monitoring process includes notification of a scheduled compliance monitoring review to subrecipients of CDBG and HOME allocations a minimum of two weeks prior. This notification includes a detailed outline of the documents required for monitoring, which must be readily accessible for the project manager at the time of the visit.

To facilitate the evaluation, the County equips agencies with a monitoring guide, outlining the criteria and procedures to be followed. The monitoring approach is two-fold, incorporating both on-site inspections and remote desk reviews, and the approach applied is determined by the assessed risk associated with the agency. Particularly, construction ventures under these programs are subject to more frequent oversight, with monthly reviews during the entirety of construction project.

Agencies previously identified with discrepancies or issues with their audits are mandated to undergo on-site evaluations to determine corrective measures and compliance. Conversely, agencies with a clean prior audit record may qualify for less intensive desk reviews. In instances of underperformance, a collaborative review that includes both compliance and finance units, along with the project manager, results in a cohesive holistic plan of for supporting each agency.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Miami-Dade County provides citizens with reasonable notice and an opportunity to comment on the draft CAPER in a number of ways. PHCD advertised the draft report in four local news publications: the Miami Herald, Miami Times, Diario de las Americas, and Le Floridien, soliciting comments for a minimum of 15 calendar days. Area publications target the population represented, by providing information in the three most commonly spoken languages in Miami-Dade County; English, Spanish and Haitian Creole. Additionally, the draft CAPER is published on the Miami-Dade County PHCD website for public review and is made available to the public at PHCD's offices.

## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

Although there are four priority needs in the 2020-2024 Consolidated Plan, affordable housing is in the forefront due to the level of urgency due to Miami-Dade County's nationally recognized housing affordability crisis, which is driven by a lack of affordable and available housing and the escalating costs of condominiums, duplexes, and single-family homes which excludes lower-income households from the market. The low wages prevalent across various Miami-Dade County's employment industries make it difficult for low- and moderate-income persons to afford the escalating rents and single-family home sales prices. The County has made adjustments to its program objectives by allocating significant additional local funds to support a wide variety of programs, including the new construction and rehabilitation of multi-family affordable housing, housing rehabilitation, and rental assistance.

Throughout 2023, the Mayor's HOMES Plan committed \$80 Million in general funds for a suite of programs, including emergency rental assistance, mortgage assistance, foreclosure assistance, and incentivizing landlords to join the Section 8 program. Nine million dollars is available for incentivizing developers of smaller units to rehabilitate/redevelop their properties which are not government funded but are characterized as Naturally Occurring Affordable Housing (NOAH) units. The County has a continuously open grant application for preservation and rehabilitation of NOAH units as part of its efforts to create new and innovative programs to address the housing crisis.

The housing crisis is created by a number of factors including low wages where many low- and moderate-income residents work. According to Miami Dade Realtors Association, the average value/price of a single-family home in Miami-Dade County in December 2023 is over \$600,000. As single-family housing prices rise, so does the scarcity of affordable rental units. The County continues to be ranked by the Miami Herald as having the highest percentage of low-income renters being unable to locate affordable housing, and will require an estimated \$1.5 billion to address the number of units needed to meet the demand across the jurisdiction

The County has utilized a variety of strategies and methods to address the housing crisis such as working with owners of privately owned land to finance construction of affordable housing, offering funding for Community Land Trusts, and encouraging transit-oriented development (TOD). This year the concept of micro-units has been introduced, which are units that are comparable to studios or single-room occupancy units (SRO), but are developed as a more affordable alternative to the typical one- and two-bedroom units.

The County continues to apply the TOD strategy. In 2019, Miami-Dade County passed an amendment to the Documentary Stamp Surtax Ordinance No. 19-121 that provided the legislative framework for the jurisdiction to provide Surtax funds to support TOD housing projects which will benefit low-moderate

income residents by placing housing near transportation corridors; allowing low-income residents close proximity to jobs and alleviates the necessary to incur the expense of private transportation to get to work. In addition, the County is working with the Miami-Dade School Board to developed vacant or underutilized sites for new schools and workforce housing. The building of affordable housing at two school-owned sites, Medvin and Phyllis Wheatley is part of a continuing initiative to use land owned by the School Board to utilize as both educational institutions and housing opportunities.

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

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

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## **CR-50 - HOME 24 CFR 91.520(d)**

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

**Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.**

Housing Quality Standards (HQS) inspections were conducted in 2023 for affordable housing complexes funded with HOME program funds. A spreadsheet showing the results of HQS inspections is included as an attachment.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

Miami-Dade County has and will continue to affirmatively market projects that contain five or more HOME-assisted rental and homebuyer housing units and work with all developers to ensure that available housing units are marketed in compliance with Fair Housing requirements. As part of its minority outreach efforts, the County requires contractors to take affirmative steps to procure supplies, equipment, construction services, and/or other services from businesses owned by minorities and women through providing maximum feasible opportunities to compete for subcontracts. Contractors must also ensure that all subcontracts or third-party agreements contain provisions with stated goals for providing training and employment opportunities to low-income residents.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

For Fiscal Year 2023, Miami-Dade County collected \$7,155,667.82 in HOME program income from the FY 2019-2022 program years. HOME program income funds are allocated to eligible affordable housing development projects that are successful applications in the HOME/Surtax/SHIP Request for Applications competitive solicitation process.

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

Miami-Dade County provides the necessary Local Government Contribution(s) to developers seeking tax credit allocations or other sources of construction financing for affordable housing development from the state's Housing Finance Agency, the Florida Housing Finance Corporation. When necessary to supplement the financing of an affordable development project, Miami-Dade County PHCD may issue gap financing

using local funding sources to assist a developer to attain financial feasibility so superior financing can be secured and construction commence.

In FY 2023, Miami-Dade County sought to achieve the following housing objectives:

- Provide assistance to rental households by increasing the supply of standard affordable housing, the availability of rental assistance, and support services.
- Reduce energy use or energy costs as a result of housing rehabilitation using LEED or equivalent building standards.
- Assist existing homeowners to maintain their properties by providing financial assistance for the rehabilitation of substandard housing.
- Provide residential housing, support services, and increase the supply of units for non-homeless and homeless persons with special needs.
- Enhance Countywide understanding of fair housing laws through outreach and education.
- Assist low-income families in public housing with the continuation of homeownership opportunities.
- Partner with Miami-Dade County Public Schools for the development of affordable housing units located on select school properties.
- Utilize Documentary Stamp Surtax funds as gap financing for the development of affordable housing units with Low-Income Housing Tax Credits and other various subsidy sources.

Through the above objectives, the County will serve the needs of populations with the highest rate of poverty and focus on eligible block groups identified in the FY 2020-2024 Consolidated Plan.



## CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	2	3	0	0	0
Total Labor Hours	42,590	109,513	0	0	0
Total Section 3 Worker Hours	7,909	53,473	0	0	0
Total Targeted Section 3 Worker Hours	0	50	0	0	0

**Table 14 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	2	1	0	0	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	2	1	0	0	0
Direct, on-the job training (including apprenticeships).	2	1	0	0	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	2	1	0	0	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	2	1	0	0	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	2	1	0	0	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	2	1	0	0	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	2	1	0	0	0
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	2	1	0	0	0
Held one or more job fairs.	2	1	0	0	0
Provided or connected residents with supportive services that can provide direct services or referrals.	2	1	0	0	0
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	2	1	0	0	0
Assisted residents with finding child care.	2	1	0	0	0
Assisted residents to apply for, or attend community college or a four year educational institution.	2	1	0	0	0
Assisted residents to apply for, or attend vocational/technical training.	2	1	0	0	0
Assisted residents to obtain financial literacy training and/or coaching.	2	1	0	0	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	2	1	0	0	0
Provided or connected residents with training on computer use or online technologies.	2	1	0	0	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	2	1	0	0	0
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	2	1	0	0	0
Other.	2	1	0	0	0

**Table 15 – Qualitative Efforts - Number of Activities by Program**

## **Narrative**

Miami-Dade County PHCD is deeply engaged in empowering communities while exceeding Section 3 initiatives set by HUD. Through extensive outreach and collaboration with developer partners, and executing compliance monitoring procedures, PHCD ensures residents play a central role in shaping their neighborhoods future.

The Liberty Square redevelopment project exemplifies this approach, revitalizing Miami's oldest public housing community. Through mixed-income housing, proximity to key community elements, and community amenities, PHCD is transforming Liberty Square into a vibrant, interconnected neighborhood. Emphasizing economic empowerment, the project prioritizes local hiring, minority-owned business contracts, and workforce development.

Through objective strategies and inclusive partnerships, PHCD is dedicated to ensuring the success of our Section 3 program, establishing a model of excellence for years to come.

DRAFT

# CR-60 - ESG 91.520(g) (ESG Recipients only)

## ESG Supplement to the CAPER in *e-snaps*

### For Paperwork Reduction Act

#### 1. Recipient Information—All Recipients Complete

##### Basic Grant Information

Recipient Name	MIAMI DADE COUNTY
Organizational DUNS Number	029297483
UEI	
EIN/TIN Number	596000573
Identify the Field Office	SOUTH FLORIDA
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Miami/Dade County CoC

##### ESG Contact Name

Prefix	Mr
First Name	Alex
Middle Name	R
Last Name	Ballina
Suffix	
Title	Director

##### ESG Contact Address

Street Address 1	701 NW 1st Court -16th Floor
Street Address 2	
City	Miami
State	FL
ZIP Code	-
Phone Number	786-469-4106
Extension	
Fax Number	
Email Address	Alex.Ballina@miamidade.gov

##### ESG Secondary Contact

Prefix	Mr.
First Name	Clarence
Last Name	Brown
Suffix	
Title	Deputy Director
Phone Number	786-469-2221
Extension	
Email Address	Clarence.Brown@miamidade.gov

## 2. Reporting Period—All Recipients Complete

**Program Year Start Date** 01/01/2023  
**Program Year End Date** 12/31/2023

### 3a. Subrecipient Form – Complete one form for each subrecipient

**Subrecipient or Contractor Name:** Camillus House, Inc.  
**City:** Miami  
**State:** FL  
**Zip Code:** 33136, 1415  
**DUNS Number:** 130769149  
**UEI:**  
**Is subrecipient a victim services provider:** Y  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 829952.65

**Subrecipient or Contractor Name:** Salvation Army Miami Area Command  
**City:** Miami  
**State:** FL  
**Zip Code:** 33142, 5446  
**DUNS Number:**  
**UEI:**  
**Is subrecipient a victim services provider:** Y  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 143238

## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	109
Children	125
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>234</b>

Table 16 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	42
Children	4
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>46</b>

Table 17 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	167
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>167</b>

Table 18 – Shelter Information

#### 4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 19 – Household Information for Street Outreach

#### 4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	318
Children	129
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>447</b>

Table 20 – Household Information for Persons Served with ESG

#### 5. Gender—Complete for All Activities

	Total
Male	217
Female	227
Transgender	1
Don't Know/Refused/Other	2
Missing Information	0
<b>Total</b>	<b>447</b>

Table 21 – Gender Information

## 6. Age—Complete for All Activities

	<b>Total</b>
Under 18	129
18-24	32
25 and over	286
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>447</b>

Table 22 – Age Information

## 7. Special Populations Served—Complete for All Activities

### Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	6	1	0	5
Victims of Domestic Violence	36	8	6	22
Elderly	124	13	18	93
HIV/AIDS	11	2	2	7
Chronically Homeless	94	0	22	72
<b>Persons with Disabilities:</b>				
Severely Mentally Ill	158	24	26	108
Chronic Substance Abuse	25	1	5	19
Other Disability	114	22	23	69
Total (Unduplicated if possible)	447	234	46	167

Table 23 – Special Population Served

## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 8. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	18,980
Total Number of bed-nights provided	21,535
Capacity Utilization	113.46%

Table 24 – Shelter Capacity

### 9. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

Miami-Dade County achieved a 113% shelter utilization rate, demonstrated by 18,980 bed nights available and 21,535 bed nights provided. This data includes households serviced through an ESG match grant that is provided by the Homeless Trust to the ESG RRH subrecipient, which provides a 100% match to serve additional households.

The performance standard for Emergency Shelter was at least 50% of all clients will exit to permanent destinations. The outcome was 28%, a shortfall of 22%. This unmet outcome can be associated with the lack of affordable and available housing units for persons at or below 80% AMI that are needed for the transition out of ES and into PH.

The performance standard for Rapid Rehousing was at least 90% of all clients will exit to permanent destinations. The outcome was 96%, exceeding the benchmark.



## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2021	2022	2023
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Homelessness Prevention</b>	<b>0</b>	<b>0</b>	<b>0</b>

Table 25 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2021	2022	2023
Expenditures for Rental Assistance	0	399,985	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Rapid Re-Housing</b>	<b>0</b>	<b>399,985</b>	<b>0</b>

Table 26 – ESG Expenditures for Rapid Re-Housing

### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2021	2022	2023
Essential Services	642,024	600,070	0
Operations	0	0	0
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal</b>	<b>642,024</b>	<b>600,070</b>	<b>0</b>

Table 27 – ESG Expenditures for Emergency Shelter

### 11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2021	2022	2023
Street Outreach	0	0	0
HMIS	0	0	0
Administration	84,488	47,020	0

Table 28 - Other Grant Expenditures

### 11e. Total ESG Grant Funds

Total ESG Funds Expended	2021	2022	2023
3,587	726,512	1,047,075	0

Table 29 - Total ESG Funds Expended

### 11f. Match Source

	2021	2022	2023
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	1,126,512	1,081,207	1,052,098
Private Funds	0	0	0
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
<b>Total Match Amount</b>	<b>1,126,512</b>	<b>1,081,207</b>	<b>1,052,098</b>

Table 30 - Other Funds Expended on Eligible ESG Activities

**11g. Total**

Total Amount of Funds Expended on ESG Activities	2021	2022	2023
	1,853,024	2,128,282	1,052,098

Table 31 - Total Amount of Funds Expended on ESG Activities

**Attachment**

**Public Notice - FY 2023 CAPER**

**MIAMI-DADE COUNTY** **Public Notice**

**Public Comments on the FY 2023 Consolidated Annual Performance and Evaluation Report (CAPER)**

The public is being notified that the **Miami-Dade County Draft Fiscal Year (FY) 2023 Consolidated Annual Performance and Evaluation Report (CAPER)** for the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grant (ESG) Programs **will be available for review and comment from March 11, 2024 through March 27, 2024 from 8:00 a.m. to 5:00 p.m.**, Monday through Friday at the Miami-Dade County Department of Public Housing and Community Development, located at 701 N.W. 1st Court, 16th Floor, Miami, Florida 33136.

The public may review the Draft CAPER online at: <https://www.miamidade.gov/global/housing/notices.page>  
Please contact us at the e-mail address below to request a hard copy. Comments may be submitted in writing until March 27, 2024 to:

**Ms. Tangie White, Division Director**  
**Miami-Dade County**  
**Department of Public Housing and Community Development**  
**701 NW 1st Court, 16th Floor**  
**Miami, Florida 33136**  
[communitydevelopmentservices@miamidade.gov](mailto:communitydevelopmentservices@miamidade.gov)

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