

2025 – 2029 CONSOLIDATED PLAN & 2025 ACTION PLAN MIAMI-DADE COUNTY

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Miami-Dade County

Housing and Community Development

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MIAMI-DADE COUNTY

2025 – 2029 CONSOLIDATED PLAN

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Executive Summary

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

1. Introduction

The Miami-Dade County (the County) 2025-2029 HUD Consolidated Plan covers the time period from January 1, 2025, to December 31, 2029, and outlines the County's five-year strategic approach to address areas deemed to be critical and of priority by Miami-Dade County, residents, business owners, and stakeholders. Using the latest data, the County's analysis of its market conditions and community needs, was augmented by robust citizen participation initiatives and considers unique characteristics including demographics, population, cost and condition of the housing stock, homeless facilities and services, special needs facilities and services, barriers to affordable housing, and economic conditions to validate the methodology used to determine priority initiatives.

The County's wide-reaching efforts to engage residents, public and private entities, and other stakeholders has resulted in valuable input used to select priority strategies. The Miami-Dade County Housing and Community Development Department (HCD), as the Grantee responsible for the development and implementation of this Plan and administration of CDBG, HOME, and ESG programs, has set goals and targets to address unmet community needs. These targets will be used as benchmark measures to establish the effectiveness of project performance throughout the five-year period of this Consolidated Plan, which includes a First-Year Action Plan featuring eligible activities that will be carried out in the first year to address the priority needs and evaluate progress towards meeting the Strategic Plan's goals.

The qualitative and quantitative data collected and analyzed has informed the County's top four priority needs, which are:

1. Housing
2. Economic Development
3. Public Services
4. Public Facilities and Capital Improvements

HCD intends to focus on these crucial areas, producing accomplishments that benefit low- and moderate-income residents. These priority strategies are envisioned to create self-sufficiency, economic growth, and community revitalization in areas that the County has identified as its designated target areas for the most vulnerable, resulting in a broad impact to Miami-Dade County residents, neighborhoods, and stakeholders.

The Miami-Dade County Board of County Commissioners approve all CDBG, HOME, and ESG grant allocations for various activities outlined in the Five-Year Consolidated Plan and the Annual Action Plan.

Additionally, the County may choose not to issue a Request for Applications (RFA) and instead allocate entitlement funds directly to County departments to deliver services that address priority needs of the community.

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

The County has identified four priority needs to be addressed during the 2025-2029 Consolidated Plan period. These priorities are in line with HUD's mission to create strong, sustainable, inclusive communities and affordable homes. The priority needs addressed in this Consolidated Plan align with the strategies and objectives of Miami Dade County's Thrive305 Plan. Listed below is an outline of those priority needs, including the corresponding Thrive305 objectives, outcome indicators, eligible activities, and funding sources.

Priority Need 1: Housing

Objective: Increase access to decent and affordable housing.

Outcome Indicators: Affordability and Sustainability

Eligible Activities: Owner-Occupied Home Rehabilitation, Rental Housing Rehabilitation, New Construction of Rental Housing, Tenant-Based Rental Assistance, Emergency Shelter, Homeless Prevention and Rapid Re-Housing

Funding Sources: CDBG, HOME, ESG

Priority Need 2: Economic Development

Objective: Expand economic opportunities, particularly through employment training and job creation.

Outcome Indicator: Sustainability

Eligible Activities: Technical Assistance to Small Businesses, Micro Enterprise and SPED Lending, Business Incubator Assistance, Special Economic Development

Funding Source: CDBG

Priority 4: Public Services

Objective: Increase access to public services, particularly senior services, mental health services, transportation services, and employment training.

Outcome Indicators: Availability/Accessibility and Sustainability

Eligible Activities: Senior Services, Mental Health and Medical Services, Transportation Services, Job Readiness and Employment Training, Community Facilities, Public Infrastructure, Youth Services, Other

Public Services (e.g. case management, financial literacy, and other supportive services for low-mod and special needs individuals).

Funding Source: CDBG

Priority Need 3: Public Facilities and Capital Improvements

Objective: Improve public facilities and infrastructure, particularly community centers, park and recreational facilities, roadway and sidewalk improvements, transportation facilities, and water/sewer infrastructure.)

Outcome Indicators: Availability/Accessibility and Sustainability

Eligible Activities: Public Facilities and Capital Improvements (e.g. Transportation Facilities, Community Facilities, and Public Infrastructure

Funding Source: CDBG

3. Evaluation of past performance

Since the adoption of the 2020-2024 Consolidated Plan, HCD has continued outreach to engage with community groups, residents, County departments, participating municipalities, community activists, and other stakeholders to assess opportunities to address high priority needs across the jurisdiction. To address affordable housing and provide a suitable living environment, HCD deployed CDBG and HOME funding to single-family and rental housing rehabilitation, residential septic to sewer conversions, and Tenant-Based Rental Assistance (TBRA) for women, children, and persons experiencing homelessness. In addition, HCD has allocated CDBG funds for public infrastructure improvements, upgrades to public facilities/capital improvements, and upgrades to public parks. To address other high priority needs, including economic development, elderly services as well as children, youth, and families, HCD directed CDBG funding toward various categories of economic development and public service activities. Special Economic Development and Technical Assistance to Businesses activities were implemented throughout the service area. Funding for childcare, meals, and health services provided public services to families, youth, seniors, and persons with disabilities. Accomplishments achieved during the last plan period are documented in the 2024 CAPER.

4. Summary of citizen participation process and consultation process

Directed by the County's Mayor, HCD developed an inclusive stakeholder consultation process ensuring broad participation. Resident input from meetings, surveys, and engagement sessions informed the strategy and completed the Community Needs Survey. The CPP emphasizes participation from low/moderate-income residents, especially in revitalization areas. In addition, it encourages the participation of all its citizens, including minorities, non-English speakers, and persons with disabilities.

Stakeholder Engagement Activities included: Virtual and in-person kick off meetings, public meetings, and information sessions for the residents, community partner organizations, elected officials, and county/municipal executives.

Miami-Dade County Community Engagement Activities:

Targeted Engagement & Education: Community kickoff meetings with residents, officials, executives, advisory boards, service providers, and organizations.

Public Meetings: Eight regional meetings (six hybrid, two virtual due to Hurricane Milton); all included opportunities for public input.

Community Needs Survey: Conducted from August 14 to December 9, 2024; received 365 responses.

Advertisements & Media: Multilingual campaign (English, Spanish, Haitian Creole) generated 7.3M impressions and 84,159 clicks, enhancing visibility and engagement.

Community Outreach: Activities included presentations to local bodies, event tables, resource fairs, and collaboration with faith-based groups.

Consultations: Focused on homelessness, economic development, human services, health services, and housing.

Public meetings followed 24 CFR Part 91 and the CPP, ensuring inclusion of residents, federal resource beneficiaries, and public/private agencies.

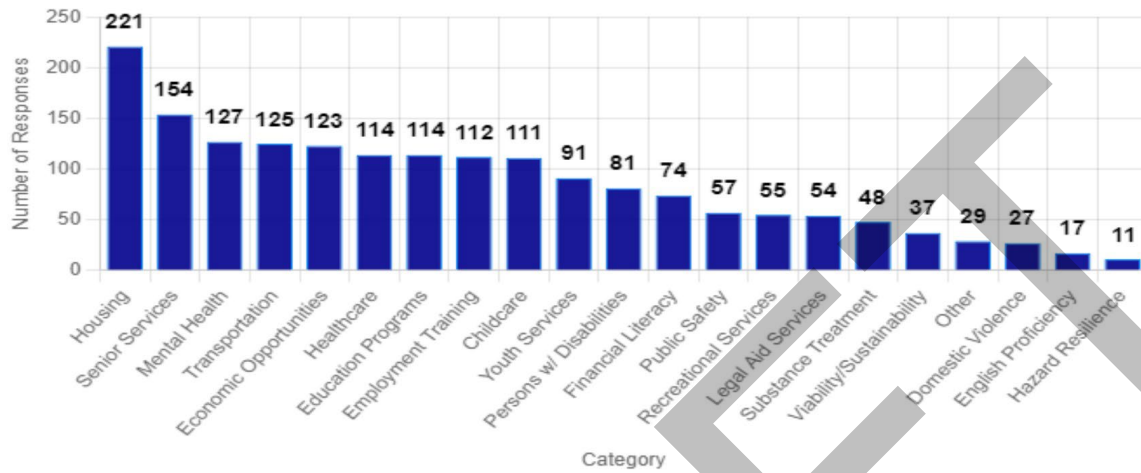
The public comment period was held and the public hearing took place before the Board of County Commissioners. The County ensures public access to federally required documents and program records from 2020–2024, adhering to privacy laws.

5. Summary of public comments

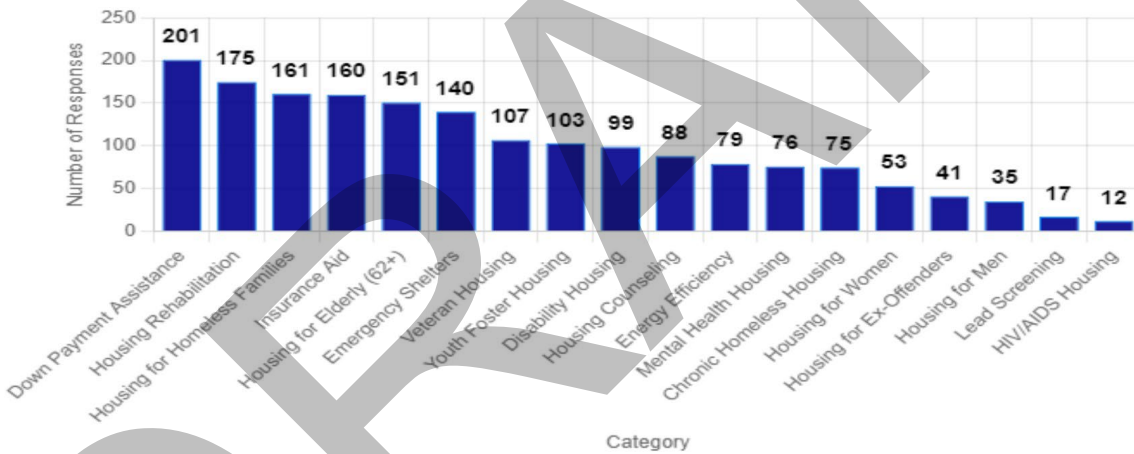
HCD solicited comments using various methods, including:

- Community Needs Survey
- Webinars
- Public Meetings
- Targeted Outreach
- Community Event Tables
- Media and Creatives
- County Landing Page
- Comments to communitydevelopmentservices@miamidade.gov

The following summary represents a broad overview of the comments and input received during aforementioned meetings. The survey resulted in 225 comments which are included in Section PR-15.



Priorities for Housing Stability

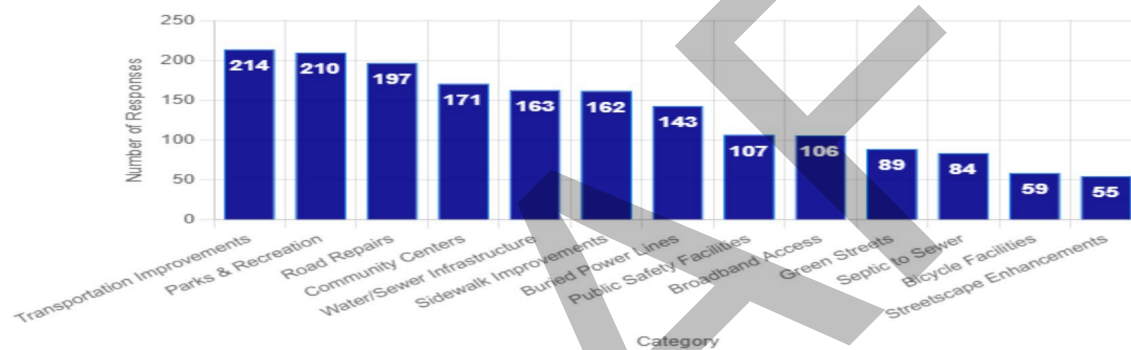


Solutions to Address Unmet Housing Needs





Economic and Community Activities



Public Facility and Capital Improvement Needs

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

The County developed and executed a robust community outreach and engagement campaign to augment findings from the market analysis and needs assessment, both of which highlighted unmet decent housing, economic development opportunities, and sustainable living environment needs. The impacts of the COVID-19 pandemic continue to manifest via lack of adequate housing supply capable of meeting the needs of residents across the jurisdiction. As the epicenter of the housing affordability crisis in the nation, Miami-Dade County recognizes that the greatest barrier to achieving goals related to housing is the deficit of available and affordable housing. Running parallel to this housing crisis is the need for economic development opportunities that will enhance the potential of economic mobility for the jurisdiction's lowest income earners.

To address housing needs for renters and homeowners, the County deploys federal, state, and local funding resources guided by the information sourced during this Consolidated Planning process. These

funds promote the development and preservation of multifamily single-family homes for both ownership and rental, and small-scale homeownership units through new construction and rehabilitation programs. The strategy continues to prioritize both financial and technical assistance to small businesses that are critically important to our economy. Public services are essential to ensuring that the jurisdiction's most vulnerable residents have access to resources to support educational and career advancement, youth and senior programming, and other areas to improve the quality of life and creation of suitable living environments.

The regional approach applied by the County helps to address the overwhelming needs across the entire jurisdiction. To most equitably distribute funds, the Eligible Block Group areas in North, Central, and South areas of the County are prioritized when making determinations about areas with the most unmet needs. HCD continues to engage and consult with stakeholders and residents to understand and address policy and housing needs. The strategies laid out in this plan are well informed by both qualitative and quantitative data, converging to develop actionable programs that can address the needs of the community.

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	Housing and Community Development
HOPWA Administrator		
HOME Administrator	MIAMI DADE COUNTY	Housing and Community Development
ESG Administrator	MIAMI DADE COUNTY	Housing and Community Development
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

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

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

1. Introduction

In efforts to comprehensively develop the Consolidated Plan and Annual Action Plan, Miami-Dade County Department of Housing and Community Development (HCD) executed an expansive and inclusive outreach approach prioritizing the formal solicitation and collection of community input – especially those that steer place-based investment decisions over the course of this five-year plan.

HCD extended opportunities for engagement through various methods, including multiple stakeholder educational webinars and targeted consultation meetings with lead agencies for systems of care as well as engagements with the public school system, resilience experts, community leaders, community advisory committees, resident advisory boards/councils, and faith-based organizations. HCD outreached over 700 stakeholders by e-mail to encourage participation in the public meetings and to complete the online survey. In addition to webinars and meetings, HCD completed individual interviews with members of targeted community groups and providers.

Public meetings were advertised in newspapers of general circulation and community events. A list of meetings was posted on the landing page for 2025-2029 HUD Consolidated Plan and 2025 Annual Action Plan available at www.miamidade.gov/shapeourcounty. A Community Needs Survey was available from August to December 2024, and HCD invited key stakeholders to attend informational meetings, educational webinars, and consultation meetings.

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)).

HCD’s Public Housing and Housing Choice Voucher Divisions actively coordinate among internal departments, external housing authorities, housing advocacy organizations providing subsidy and construction resources, direct service providers, and lead agencies for homeless and behavioral health systems of care. The most pressing need, which is to increase the availability of affordable housing units for the jurisdiction’s most vulnerable and income constrained residents, requires coordination among partners that provide housing, key community elements, and public services.

HCD works to enhance coordination among systems, which is evidenced by requiring recipients of Emergency Solutions Grant funding to participate in the Homeless Management Information System (HMIS) and the Miami-Dade County Continuum of Care (CoC)’s coordinated entry process.

HCD has improved coordination by expanding relationships between subrecipients and the behavioral health system of care Community Development programs and other economic development agencies to maximize impact to the community. Service provision is augmented through funding programs operated

by the Community Action and Human Services Department. Funding is leveraged for affordable housing development with HCD resources.

Throughout this process, HCD coordinated, facilitated, and encouraged participation across the jurisdiction using various formats and guided dialogue intended to identify local needs and discuss collaborative approaches to meeting those needs.

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)'s lead agency, the Homeless Trust (Trust), is responsible for overseeing the housing crisis response system that provides evidence-based housing interventions and services to homeless families and individuals. The plan continues to provide for the following comprehensive goals and objectives to ensure a robust system of housing and services is provided:

- Housing: Emergency, Transitional, and Permanent
- Coordinated Entry, Assessment, and Placement
- Homeless Prevention and Diversion
- Support Services
- Effective Use of Data
- Governance & Resources Maximization
- Homeless Plan

Agencies that provide services to people that are experiencing homelessness and receive funding through the CoC must meet the following criteria:

- Participate in the Homeless Management Information System (HMIS)
- Comply with housing and services Standards of Care and Performance Measures
- Comply with the coordinated entry, assessment, and placement process through referrals from contracted homeless outreach teams and participating agencies.

HCD coordinates directly with the Trust by inviting their participation in the competitive solicitation process for homeless-related activities, requesting guidance and feedback on policies and programs directly related to serving people experiencing homelessness, and developing and implementing strategies to support reducing homelessness in the jurisdiction. The Trust also coordinated with HCD to rehabilitate vacant units that can be used to house people experiencing homelessness. To prioritize the most vulnerable, the Trust identifies subpopulations most at risk and designates a pathway to shelter and housing using a collaborative approach of provider agencies within the continuum, other Miami-Dade County departments, and partnerships with private entities.

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

HCD held a one-on-one consultation with the CoC lead agency, the Trust, to discuss unmet needs in the community for the populations served in the housing crisis response system. During this meeting, HCD gathered information related to affordability, which is the primary obstacle, housing stock, RAD development, types of housing needed, public services, methods to reducing homelessness, health/wellness, and opportunities. The Trust and HCD work collaboratively on a day-to-day basis to address the housing needs of overlapping populations served by each system. HCD has and continues to administer rental assistance CoC grants (legacy Shelter Plus Care programs) on behalf of the Trust. HCD and the Trust continue working in collaboration to develop solutions to complex housing issues through establishing mutually agreed upon priorities for administering the County's ESG program.

ESG funds are deployed through a competitive solicitation Request for Applications (RFA) process. As a member of the scoring committee that reviews and ranks applications, the Trust reviews and approves all ESG funding recommendations. Performance standards and outcomes are developed and monitored by the County's Project Management staff, in coordination with the Trust.

In accordance with the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act and ESG Program Rules, the Trust and HCD collaborate to ensure that Plan amendments relating to ESG priorities are presented to the Homeless Trust Board. This includes developing protocols for required monitoring and reporting requirements. All ESG recipients are contractually required to participate in the 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	Agency/Group/Organization	Regulatory and Economic Resources
	Agency/Group/Organization Type	Other government - County Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	RER provided consultation services and support to analyze other jurisdictions to determine Metropolitan Significance. The outcome contributes to a robust market analysis and needs assessment for the jurisdiction that supports place-based decision making which will improve the quality of life for all residents of Miami-Dade County.
2	Agency/Group/Organization	FL-600 Miami-Dade County Homeless Trust
	Agency/Group/Organization Type	Services - Housing Services-homeless Publicly Funded Institution/System of Care Other government - County Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted via periodic e-mails and invitations to participate in workshops, phone calls, webinars, and public meetings throughout 2024. The anticipated outcomes of the consultation are improved coordination between the Homeless Trust, its system of direct service providers, and HCD to serve the chronically homeless, veterans, families, and unaccompanied youth.

3	Agency/Group/Organization	Miami-Dade County Community Action & Human Services Department
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Education Services-Employment Service-Fair Housing Other government - County Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted with through periodic e-mails and invitations to participate in workshops, phone calls, webinars, and public meetings throughout 2024. The anticipated outcomes of the consultation are improved coordination between HCD and Community Advisory Committees, the Office of Housing Advocacy, Community Resource Centers, and the Office of New Americans to improve economic development opportunities, assess housing and community needs in Miami-Dade County. CAHSD is also responsible for coordinating the Community Advisory Committees (CAC) across the jurisdiction and were engaged as the conduit to distribute information about the Consolidated Plan and Citizen Participation activities to CACs.
4	Agency/Group/Organization	Miami-Dade County Transportation Planning Organization
	Agency/Group/Organization Type	Other government - County Other government - Local Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Market Analysis Transportation needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
5	Agency/Group/Organization	Miami-Dade County Water and Sewer Department
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Economic Development County-Wide Capital Improvement Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This entity was invited to webinars, workshops, and attended a targeted consultation meeting to discuss PFCI needs, identify areas of collaboration, and strategize solutions to address public facility and capital improvement needs throughout 2024.
6	Agency/Group/Organization	Miami-Dade County Office of Innovation and Economic Development
	Agency/Group/Organization Type	Services-Education Services-Employment Other government - County Business Leaders Business Development
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In 2024 through virtual meetings, HCD consulted the Small Business Development Manager responsible for growth and development of small business across Miami-Dade County.
7	Agency/Group/Organization	Miami-Dade County Department of Transportation & Public Works (DTPW)
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	County-Wide Public Facility & Capital Improvement

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This entity was invited to webinars, workshops, and attended a targeted consultation meeting to discuss PFCI needs, identify areas of collaboration, and strategize solutions to address public facility and capital improvement needs throughout 2024.
8	Agency/Group/Organization	Miami-Dade County Parks, Recreation, and Open Spaces
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public Facilities and Capital Improvements
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This entity was invited to webinars, workshops, and attended a targeted consultation meeting to discuss public facility and capital improvement needs, identify areas of collaboration, and strategize solutions to address community needs throughout 2024.
9	Agency/Group/Organization	PARTNERS FOR SELF EMPLOYMENT
	Agency/Group/Organization Type	Services-Employment Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This agency was consulted with through invitations to participate in workshops, periodic emails, and phone calls throughout 2024 and 2025. It is expected that more businesses will be strengthened and there will be an increase in new small businesses in the County.
10	Agency/Group/Organization	Miami-Dade County Public Schools
	Agency/Group/Organization Type	Services-Children Services-Persons with Disabilities Services-Education Other government - Local

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	MDCPS Project Up-Start was consulted with in 2024 to understand the needs of students who lack a fixed, regular, and adequate nighttime residence. The outcomes are aimed at identifying and improving public services access to students and their families, along with understanding the needs of the school system.
11	Agency/Group/Organization	Miami-Dade County Office of Environmental Risk and Resilience
	Agency/Group/Organization Type	Services-Health Services-Education Other government - County Planning organization
	What section of the Plan was addressed by Consultation?	Resilience related Public Services and Public Facilities and Capital Improvements
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This entity was invited to webinars, workshops, and attended a targeted consultation meeting to discuss Public Services and PFCI needs, identify areas of collaboration, and strategize solutions to address community needs throughout 2024.
12	Agency/Group/Organization	Thriving Mind South Florida
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Persons with Disabilities Services-homeless Services-Health Health Agency Publicly Funded Institution/System of Care Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Thriving Mind is the lead agency responsible for overseeing the behavioral health system of care that serves uninsured, under-insured, and indigent adults and children. HCD invited Thriving Mind to workshops and webinars throughout 2024, and a virtual consultation meeting. During the consultation, HCD solicited feedback regarding housing and public service needs for people with mental health and substance use disorders/needs.
13	Agency/Group/Organization	CITRUS HEALTH NETWORK
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Persons with Disabilities Services-Health Health Agency Child Welfare Agency Publicly Funded Institution/System of Care Lead Community Based Care Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Citrus is the designated Community-Based Care (CBC) public child welfare agency (PCWA) and provides health and housing services within the jurisdiction. In 2024, HCD invited Citrus to workshops, webinars, and a virtual consultation meeting.
14	Agency/Group/Organization	Alliance for Aging, Inc.
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health Publicly Funded Institution/System of Care Lead Agency for System of Care for Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Alliance for Aging is the Area Agency on Aging responsible for overseeing the Aging and Disability Resources centers focused on coordinating long term care and services. Alliance for Aging was invited to workshops and webinars throughout 2024, and a virtual consultation meeting. During the consultation, HCD solicited feedback regarding housing and public service needs for elderly residents in the jurisdiction.
15	Agency/Group/Organization	Agency for Persons with Disabilities
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Health Lead Agency for System of Care
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	APD is the agency tasked with managing a system of care for people with developmental disabilities. In 2024, APD was invited to workshops and webinars, and a virtual consultation meeting. During the consultation, HCD solicited feedback regarding housing and public service needs to benefit people with developmental disabilities.
16	Agency/Group/Organization	Miami Homes for All
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This advocacy organization assists the County to improve the housing ecosystem in Miami-Dade County by supporting the production and preservation affordable housing. MHFA and HCD collaborate regularly, in addition to workshops, webinars and the consultation in 2024. The County will gain insight on housing needs across the jurisdiction and improving access to marginalized community members.
17	Agency/Group/Organization	Model City Community Advisory Committee
	Agency/Group/Organization Type	Civic Leaders Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This advocacy organization assists the County to improve the housing ecosystem in Miami-Dade County by supporting the production and preservation affordable housing. MHFA and HCD collaborate regularly, in addition to workshops, webinars and the consultation in 2024. The County will gain insight on housing needs across the jurisdiction and improving access to marginalized community members. Model City CAC informed HCD of the priority neighborhood areas: 18th Ave., Martin Luther King Blvd., 46th St., and Poinciana. Members suggested a change to how CDBG Public Service funding is deployed, requesting that all applications be scored and ranked and HCD implemented this change with the 2025 Annual Action Plan.

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

HCDs outreach included entities on the master list, those registered through the e-newsletter, the service providers identified through the Office of the Mayor, the Office of Management and Budget's master provider list, and other stakeholders within the County. Opportunities to participate and comment were extended to these agencies using various methods of engagement and not all agencies chose to participate.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Miami-Dade County Homeless Trust	To augment the County's initiatives to address homelessness, this plan is aligned with the CoCs activities by funding interventions carried out by the Trust and service providers.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Comprehensive Development Master Plan	Miami-Dade County Regulatory and Economic Resources Department	HCD consults with RER to ensure that the strategic plan goals are consistent with the CDMP goals, objectives, and policies. HCD actively participates in writing the Housing Element of the CDMP. The Plan priorities are consistent with CDMP goals, objectives, policies.
Long Range Transportation Plan	Miami-Dade Transportation Planning Organization	HCD has a representative on the steering committee for the 2050 Long Range Transportation Plan (LRTP). The LRTP represents a 25-year long-range planning horizon to provide for the integrated development, management, and operations of a safe, equitable, and effective multi-modal transportation network for Miami-Dade County. The 2050 LRTP has just begun and is scheduled for adoption by the TPO Governing Board in summer 2024.
Strategic Miami Area Rapid Transit Plan	Miami-Dade Transportation Planning Organization	The County's HCD and DTPW departments coordinate land and funding resources for housing and transit-oriented developments in conjunction with the SMART Plan.
Local Housing Assistance Plan	Miami-Dade County Housing and Community Development	As outlined in the Local Housing Assistance Plan (LHAP), the County promotes strategies and incentives to increase the creation and preservation of affordable housing. These strategies align with the strategic priorities in the Consolidated Plan and encourage the leveraging of funds.
PHA Five-Year Plan	Miami-Dade County Housing and Community Development	The goals in the strategic plan overlap with goals to provide quality affordable rental housing for low-income families and supportive services to achieve family self-sufficiency.
PHA Annual Plan	Miami-Dade County Housing and Community Development	The PHA Annual Plan includes rehabilitation, new construction, and preservation of affordable housing as goals, all of which align with this Plans priorities.

Table 3 – Other local / regional / federal planning efforts

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

HCD conducted broad outreach to residents to solicit feedback and encourage participation in this planning process. To enhance efforts, HCD collaborated with the Miami-Dade Community Action Human Services Department (CAHSD) to expand its reach to all Community Advisory Committees throughout

the jurisdiction and with the HCD Resident Services Division to increase engagement with Resident Advisory Boards and Councils. Additionally, education was provided to a wide range of community-based organizations as a call to action. Webinars, public meetings, and attendance at community events helped to identify and determine priorities that inform the strategic plan. HCD will continue to engage stakeholders and residents throughout 2025-2029 to ensure continued engagement and coordination through the series of Annual Action Plans and other community activities.

HCD has presented and engaged with other Departments such as Parks, Recreation, and Open Spaces Department, Department of Transportation and Public Works (DTPW) and Department of Regulatory and Economic Resources (RER), the League of Cities, the Association of City Managers to solicit feedback to identify projects and priorities in the County's low-income target areas.

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 policies and procedures set forth in the adopted Citizen Participation Plan (CPP) guided the creation of this Consolidated Plan. Outlined in the CPP are minimum requirements for the development of the Consolidated Plan, 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, and procedures to handle complaints and the CPP in the County.

HCD explicitly engaged a variety of residents, stakeholders, community-based organizations, and public entities to provide education about CPD programs. HCD also provided instruction regarding how to participate in the planning process. To ensure residents across the entire jurisdiction had access information about the development of this plan and opportunities to participate, the County created a landing page with an explanation of the Consolidated Plan and Annual Action Plan, the public meeting schedule that included eight meetings, and the link to HCD's Community Needs Survey. HCD outreached Commissioner Offices to coordinate messaging and community outreach to residents. A countywide public outreach meeting was held in the Miami-Dade County Commission Chambers on Monday, June 10, 2025. At this meeting, several 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	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 42,000 - 48,000 Spanish-language readers.	Not applicable - newspaper ad.	Not applicable - newspaper ad.	http://elnuevoherald.com

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: Creole	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.	https://www.lefloridien.com

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	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Publishing of an Advertisement for the Public Meetings/Hearings in the Miami Herald, which is the largest English newspaper circulation in Miami-Dade County. The Miami Herald has an estimated circulation of 150,000 - 200,000 readers.</p>	Not applicable - newspaper ad.	Not applicable - newspaper ad.	http://www.miamiherald.com

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Print Advertising	<p>Minorities</p> <p>Non-English Speaking - Specify other language: English, Spanish, Creole</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Print advertising provided a circulation of 107,300.	Not applicable - Print advertising	Not applicable - Print advertising	

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	Internet Outreach	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Email marketing to engage residents targeted over 59,000 recipients.	Not applicable - email marketing	Not applicable - email marketing	

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)
6	Print Advertising	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Social media advertising reached over 1 million impressions with significant engagement. Web Banners generated 1.9 million impressions. Native Advertising produced over 1.2 million impressions. Search Engine Marketing (SEM) targeted ad campaigns. Google Discovery Ads generated 600,148 impressions.</p>	Not applicable - digital outreach	Not applicable - digital 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)
7	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: English, Spanish, Creole</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Miami-Dade County created 2025-2029 HUD Consolidated Plan & 2025 Annual Action Plan landing page that included education, public meeting schedule, and survey link.</p>	Not applicable - website	Not applicable - website	www.miamidade.gov/shapeourcounty

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)
8	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: English, Spanish, Creole</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	The proposed 2025-2029 Consolidated Plan and 2025 Action Plan were posted on the PHCD website more than 5 days prior to the Public Hearing.	Not applicable - website	Not applicable - website	https://www.miamidade.gov/global/housing/notices.page

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)
9	Print Advertising	Non-English Speaking - Specify other language: Creole	Radio advertisements on Haitian Creole radio stations to inform the Creole speaking community about the Consolidated Plan survey and public meetings.	Not applicable - Radio	Not applicable - Radio	

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)
10	Internet Outreach	Resident Advisory Boards, Community Based Organizations, Community Advisory Committees	Email Outreach to engage Resident Advisory Boards, Community Advisory Committees, and Community Based Organizations	Not Applicable - Email	Not Applicable - Email	

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)
11	Public Meeting	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	On 8/14/2024, HCD held the Consolidated Plan Kick Off Meeting for the community. It was offered in a hybrid setting, resulting in 65 virtual attendees and 1 in-person attendee.	No comments were received.	No comments were received.	

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)
12	Print Advertising	Miami-Dade County Commissioner & Department Heads	On 8/21/2024, HCD held a hybrid Consolidated Plan Kick Off Meeting for Miami-Dade County Commissioner Offices and Department Heads. There were 59 virtual attendees and 2 in-person attendees. Attendees were educated on the planning cycle in an effort to inform and engage constituent participation.	No comments were received.	No comments were received.	

13	Print Advertising	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Resident Advisory Boards, Community Based Organizations,</p> <p>Community Advisory Committees</p>	<p>On 8/26/2024, HCD held a virtual informational meeting for Resident Advisory Boards, Community Advisory Committees, and Community Based Organizations. There were 109 attendees on the webinar. The purpose of this meeting was to educate community partners, issue a call to action in an effort to increase participation at formal public meetings.</p>	<p>No comments were received.</p>	<p>No comments were received.</p>	
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14	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: English, Spanish, Creole</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>HCD held 8 public meetings. Six of those were offered hybrid (both in-person and virtual) and 2 of the meetings were virtual only due to Hurricane Milton. In total, 72 residents attended in person and 19 attended virtually.</p>	<p>17 comments were received, many of which were questions, not comments issued during the formal reasonable opportunity to be heard period. Comments concerning more targeted funding toward education and training for economic mobility, housing and services for veterans in South Dade County, and funding for</p>	<p>General questions were answered and documented but not considered formal comments.</p>	
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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)
				food programs were received.		

15	Print Advertising	<p>Minorities</p> <p>Non-English Speaking - Specify other language: English, Spanish, Creole</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>HCD organized and staffed an outreach table on November 6, 13, 20, and 27, 2024 at the Stephen P. Clark Government Center to engage the public by providing informational handouts with survey link, encourage completion of the Community Needs Survey, attendance at public meetings, and inform citizens about the Consolidated Plan and Annual Action Plan.</p>	Not applicable.	Not applicable.	
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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)
			Translation services were provided on-site.			
16	Print Advertising	<p>Minorities</p> <p>Non-English Speaking - Specify other language: English, Spanish, Creole</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	HCD participated in community resource fairs during 2024 to provide information and education about the Consolidated Plan and Annual Action Plan.	Not applicable.	Not applicable.	

17	Print Advertising	Miami-Dade County Chief of Community Services Officer Portfolio	HCD provided an informational webinar presentation on 11/5/2024 to educate the following Miami-Dade County Departments on the Consolidated Planning process and how to engage their consumers in an effort to increase citizen participation. The following County departments were in attendance: Community Action and Human	Not applicable.	Not applicable.	
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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)
			Services, CareerSource, Homeless Trust, Juvenile Assessment Center, Miami-Dade Economic Advocacy Trust, Library System, Cultural Affairs.			

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)
18	Print Advertising	League of Cities and Association of City Managers	HCD provided an informational webinar presentation on 11/8/2204 to educate the Mayor, League of Cities, and Association of City Managers about the Consolidated Planning process and how to engage their constituents in an effort to increase citizen participation.	Not applicable.	Not applicable.	

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)
19	Print Advertising	<p>Minorities</p> <p>Non-English Speaking - Specify other language: English, Spanish, Creole</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	A Community Needs Survey was available for the public to complete from 8/26/2024 to 12/9/2024. It garnered a total of 367 responses.	Comments are available in PR-15	Not applicable.	https://feedback.miamidade.gov/jfe/form/SV_6yVoRg0G9B5hxXM

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)
20	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: English, Spanish, Creole</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>				

Table 4 – Citizen Participation Outreach

DRAFT

Needs Assessment

NA-05 Overview

Needs Assessment Overview

To strategically develop housing goals, HCD collected data on the type, size, composition, condition, and cost of the jurisdiction's households. The housing information collected enabled HCD to evaluate the condition of current housing stock and the number and type of families/individuals in need of housing assistance. The data gathered assisted in identifying housing services to help sustain affordable housing and address housing needs for all income levels and categories.

HUD categories analyzed with definitions:

- Cost Burden: Households spending greater than 30% of their total gross income on housing costs.
- Severe Cost Burden: Households whose housing cost burden is greater than 50% of household income.
- Overcrowding: Households having more than 1.01 to 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- Severe overcrowding: Households having more than 1.51 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- Lacking complete kitchen facilities: Kitchen facilities lacking a sink with piped water, a range or stove, or a refrigerator.
- Lacking complete plumbing facilities: Households without hot or cold piped water, a flush toilet, and a bathtub or shower.
- Small Family: 5 or less people residing in a household.
- Large Family: 5 or more people residing in a household.

Finding Needs:

- According to the 2022 ACS data presented in Table 5, since 2017, the population within the jurisdiction has remained relatively stable, increasing by 0.04% from 1,687,036 to 1,687,708 persons. The number of households in the jurisdiction significantly increased by 11.64%, from 510,016 to 569,386 households. Between 2017 and 2022, the median household income increased 7.85%, from \$66,499 to \$71,720. Even as the population stabilizes and the number of households increases, the demand for additional housing, particularly affordable options, continues to rise.
- Table 6 reports that among all households in the jurisdiction, 50%, or 262,711, are small family households, and large families account for 10%, or 52,502 households. Elderly family

households, two persons where one or both are aged 62 or older, account for 14%, 71,488 households, and 12%, or 61,303, are elderly non-family households. About 14% of all households in the jurisdiction are other types of non-elderly, non-family households. Of the total, 51%, or 263,945 households, are considered low- to moderate-income, ranging between 0-80% AMI.

- The most prevalent housing problem is cost burden (Table 7). Tables 9 and 10 demonstrate that 36% or a total of 188,073 households (110,191 renters and 77,882 owners) are cost burdened, significantly impacting the jurisdiction's low- and very low-income households, accounting for 78%, or 34,835 households at or below 80% AMI who are paying more than 30% of their gross income on housing expenses. Severe cost burden disproportionately affects 0-30% AMI households, impacting 53%, or 32,510 households who are paying 50% or more of their gross income toward housing expenses. Renter households are most impacted by cost burden and severe cost burden. Other housing problems, including overcrowding and a lack of basic amenities, are also significant issues.

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

Summary of Housing Needs

Housing needs have been evaluated by the type, size, composition, condition, and cost of the jurisdiction's households. This housing information allowed HCD to evaluate the type and condition of the current housing stock and the number and type of families/individuals in need of housing assistance. The data also helped identify housing services to sustain affordable housing and address housing needs across income levels and categories.

HUD definitions of the categories analyzed:

- Cost Burden – Households spending greater than 30% of their total gross income on housing costs.
- Severe Cost Burden – Households whose housing cost burden is greater than 50% of household income.
- Overcrowding – Households having more than 1.01 to 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- Severe overcrowding – Households having more than 1.51 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- Lacking complete kitchen facilities – Kitchen facilities lacking a sink with piped water, a range or stove, or a refrigerator.
- Lacking complete plumbing facilities – Households without hot or cold piped water, a flush toilet and a bathtub or shower.
- Small Family- 5 or less people residing in a household.
- Large Family- 5 or more people residing in a household.

Demographics	Base Year: 2017	Most Recent Year: 2022	% Change
Population	1,687,036	1,687,708	0%
Households	510,016	569,386	12%
Median Income	\$66,499.00	\$71,720.00	8%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:

American Community Survey 5-year Estimates (Table)

Data Source Comments: 2013-2017 ACS (Base Year), 2018-2022 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	83,297	78,610	102,038	55,247	201,408
Small Family Households	27,260	35,320	53,855	30,736	115,540

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Large Family Households	4,611	7,435	11,176	6,253	23,027
Household contains at least one person 62-74 years of age	26,136	19,340	25,550	13,665	49,390
Household contains at least one person age 75 or older	22,510	14,550	12,770	5,631	20,500
Households with one or more children 6 years old or younger	13,275	13,545	14,805	8,767	28,891

Table 6 - Total Households Table

Alternate Data Source Name:

Comprehensive Housing Affordability Strategy

Data Source Comments: 2016-2020 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
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	785	510	490	145	1,930	415	240	270	110	1,035
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,255	1,255	1,570	372	4,452	320	185	550	411	1,466
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	3,050	2,850	2,470	1,019	9,389	525	1,125	1,925	1,290	4,865
Housing cost burden greater than 50% of income (and none of the above problems)	32,510	22,130	6,015	229	60,884	23,470	12,145	8,270	1,430	45,315

	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)	3,905	11,435	23,400	4,803	43,543	5,765	9,025	16,540	8,175	39,505
Zero/negative Income (and none of the above problems)	6,710	0	0	0	6,710	4,070	0	0	0	4,070

Table 7 – Housing Problems Table

Alternate Data Source Name:

Comprehensive Housing Affordability Strategy

Data Source

Comments:

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
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	37,420	26,545	10,450	1,935	76,350	24,259	13,575	10,870	3,166	51,870
Having none of four housing problems	17,080	14,880	35,936	18,376	86,272	15,016	22,817	43,311	31,115	112,259

	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	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Alternate Data Source Name:
Comprehensive Housing Affordability Strategy
Data Source
Comments:

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
NUMBER OF HOUSEHOLDS								
Small Related	1,180	8,320	15,135	24,635	1,190	3,275	9,190	13,655
Large Related	310	1,540	1,990	3,840	240	1,420	2,520	4,180
Elderly	2,175	2,030	2,675	6,880	4,160	4,195	4,040	12,395
Other	605	1,990	5,775	8,370	365	745	1,520	2,630
Total need by income	4,270	13,880	25,575	43,725	5,955	9,635	17,270	32,860

Table 9 – Cost Burden > 30%

Alternate Data Source Name:
Comprehensive Housing Affordability Strategy
Data Source
Comments:

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	15,960	12,545	3,320	31,825	6,310	5,415	4,140	15,865
Large Related	2,675	1,885	435	4,995	980	980	751	2,711
Elderly	10,420	3,450	866	14,736	14,440	4,735	2,441	21,616
Other	7,225	5,995	1,690	14,910	2,315	1,375	1,140	4,830
Total need by income	36,280	23,875	6,311	66,466	24,045	12,505	8,472	45,022

Table 10 – Cost Burden > 50%

Alternate Data Source Name:

Comprehensive Housing Affordability Strategy

Data Source

Comments:

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	3,385	3,345	3,260	1,080	11,070	595	865	1,751	1,076	4,287
Multiple, unrelated family households	875	605	586	255	2,321	240	435	760	560	1,995
Other, non-family households	80	150	230	170	630	35	5	11	75	126
Total need by income	4,340	4,100	4,076	1,505	14,021	870	1,305	2,522	1,711	6,408

Table 11 – Crowding Information – 1/2

Alternate Data Source Name:

Comprehensive Housing Affordability Strategy

Data Source

Comments:

	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	10,545	9,670	8,205	28,420	2,730	3,875	6,600	13,205

Table 12 – Crowding Information – 2/2

Alternate Data Source Name:

Comprehensive Housing Affordability Strategy

Data Source

Comments:

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

Figures from the 2022 ACS 5-Year estimates indicate that 21.2% of all jurisdiction households are single-person households. Additionally, 53.8% of single person households are owner occupants and 46.2% are renter households.

According to the 2022 ACS 5-Year estimates, 32.5% of all owner households are cost burdened and 63% of all renter households are cost burdened, paying more than 30% of their household income for housing expenses. Of all cost burdened households, 15.8% of owner households are severely cost burdened and 35.1% of renter households are severely cost burdened.

HUD does not provide data on the income level of single-person households. However, according to 2022 ACS 5-Year estimates, the median household income for a single person household was \$30,896, which is 52% less than the county's median household income of \$64,215. Male householders living alone have a median income of \$40,043 while female householders living alone have a median income of \$24,408. Additionally, persons over 65 living alone are considered to be low-to moderate-income. The data demonstrates that female single person households and elderly single person households are more likely to require housing assistance due to income constraints.

Based on the data in Tables 9 and 10, there are 30,740 low- and moderate-income households classified as Other Households experiencing cost burden and in need of housing assistance. This represents approximately 16% of the total low-and moderate-income households in the jurisdiction. Renter households categorized as Other Households (non-elderly/non-family) are the second most prevalent household type for both cost burden and severe cost burden housing problems.

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.

There are 146,343 households with a member with a disability living in a housing unit affected by one or more housing problems. Of these, 101,390 have a household income at or below 50% of HAMFI.

Of all households with disabled members, 45,946 have a member with an ambulatory limitation, 37,631 have a member with a self-care or independent living limitation, 36,490 have a member with a cognitive limitation, and 26,276 have a member with a hearing or vision impairment. According to the Social Security Administration, in Miami-Dade County there are 46,976 disabled workers aged 65 or older, many of whom lack financial security and would benefit from rental assistance.

In 2020, the Florida Department of Law Enforcement (FDLE) Uniform Crime identified 7,570 cases of domestic violence in Miami-Dade County. There is no information available on how many of these victims need housing assistance.

What are the most common housing problems?

The most common housing problem for households within the jurisdiction is cost burden, with over 58% of households experiencing cost burden. The second most prevalent housing problem is overcrowding, affecting 6% of households at or below AMI.

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

The two most common housing problems – cost burden and overcrowding – are more prevalent in renter-households than in owner-households. Cost burden impacts 64% of renter households but only 51% of owner households. Additionally, cost burden impacts 56% of small family renter households, and severe cost burden impacts 48% of small family renter households. Non-family households are the second most impacted by cost burden. Elderly homeowners, both family and non-family, have high rates of cost burden, accounting for 48% of severely cost burdened and 38% of cost burdened households among households between 0-100% AMI.

In terms of household type, the cost burdened share of households with incomes in the 0-80% of AMI range is highest among other household type (non-elderly non-family) followed by small family households (2 persons, neither person 62 years or over, or 3 or 4 persons), which has 46% of cost-burdened households.

Eight percent (8%) of renter-households and 4% of owner households are overcrowded. The household type of “household is one family with no subfamilies” is most impacted by overcrowding, accounting for almost 79% of renter households at or below the AMI. The number of overcrowded renter households with children whose income is at or below 80% AMI exceeds all other household categories whose income is at or below 100% AMI. Renter households with children experience overcrowding at the highest rate when their income is at or below 30% AMI, accounting for 37% of this household category within this tenure type.

The lower the income of the household, the more likely it is to display one or more housing problem. As such, 86% of households at or below 30% AMI display one or more housing problems. Similarly, 78% of

households with incomes of 30-50% AMI, 60% of households with incomes of 50-80% AMI, and 35% households with incomes of 80-100% AMI display one or more housing problems.

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

There are 26,820 low-income households with children aged six or younger, of which 20,215 are renters and 6,605 are owners. Roughly half, 13,275, are extremely low-income. According to the Homeless Continuum of Care (CoC) lead agency, the Homeless Trust (the Trust), from 2022-2024, 1,759 people exited a Rapid Rehousing program to permanent housing.

The needs of individuals and families at-risk of homeless include short-term or immediate needs and long-term needs that will sustain self-sufficiency. The immediate need of these families is to maintain the housing they currently occupy. For renters, this could mean rent subsidies and utility assistance. Owners may also need temporary financial assistance for foreclosure prevention. As demonstrated by the cost burden data, extremely low-income households spend most of their income on housing costs and do not have sufficient funds to cover other basic expenses such as food, medication, or transportation. These households may rely on emergency financial assistance, reliable public transportation, childcare, and affordable health insurance. Long-term needs include employment training, financial literacy programs, educational programs, and access to jobs that pay decent wages. For those families with children that are not yet school-aged, affordable high-quality childcare and early childhood programs are needed.

Rapid re-housing emphasizes housing search and relocation services and short- and medium-term rental assistance to move homeless people as rapidly as possible into permanent housing. According to the HUD 2023 CoC Homeless Assistance Programs Housing Inventory Count (HIC) Report, the CoC reported 520 year-round rapid re-housing beds. Of these, 176 are adult-only beds and 88 are reserved for veterans.

As the rapid re-housing program sunsets and participants absorb full rent responsibility, their needs consist of maintaining or locating affordable housing, including access to public housing, obtaining a tenant-based voucher, or accessing market rate housing. In order to remain stable in housing, participants will also need job training and placement services to increase earning potential, financial literacy education, and resources to help offset the cost of maintaining housing. Formerly homeless families and individuals may continue to need supportive services such as medical or mental health treatment and access to and mainstream benefits like Medicaid, SSI, or TANF.

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 individual to provide for basic needs inclusive of housing is key. 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 of homelessness.

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

1. The individual or 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. Exhibits 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 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 lack of housing options that are affordable and available result in a high cost burden and severe cost burden for already income-constrained households, further exacerbating housing insecurity and the potential for a housing crisis. As of January 2025, RedFin Real Estate identified Miami as the second most unaffordable metro area for renters, citing an annual income of \$94,920 needed to afford median rent and an estimated median income of \$57,157. This demonstrates the incongruence between the housing market and economic conditions.

Miami-Dade County’s stagnant wages and lack of employment opportunities aligning with the educational attainment of residents, particularly in vulnerable areas, further limit opportunities for economic mobility for households at or below 80% AMI.

Housing characteristics described above result in vulnerable households awaiting housing subsidies to prevent and reduce homelessness. The increased need for rental assistance is illustrated by the more than 132,000 applicants for Miami-Dade County’s Section 8 Housing Choice Voucher lottery and more than 87,000 applicants for the Public Housing waitlist that both opened in 2024.

Homeowners who are faced with unaffordable insurance increases, assessment fees, and high property tax costs risk displacement, further constraining an already competitive rental market. The unaffordability of for-sale homes, either driven by competition or construction costs, has excluded potential homeowners from the market, leaving renters to choose between unaffordable rent costs and saving for a downpayment.

Households with income limitations are increasingly vulnerable to housing instability or a crisis when medical emergencies, loss of employment, worsening disabilities, and the impacts of untreated/undertreated mental health conditions arise.

Discussion

The most significant housing problem experienced in this jurisdiction is the unaffordability of existing the existing housing stock to residents living and working in Miami-Dade County, which is exacerbated by the deficit of affordable housing evidenced by the 150,000 deficit in available units that the city will experience in 2030. Additionally, although rental assistance subsidies are available, the immediate need is so great that it cannot be met by the current federal Section 8 Housing Choice Voucher and Rapid Rehousing programs due to the lack of affordable housing inventory.

Overcrowding, which is significantly impacting small family households and households with children present, is more prevalent in renter households than in owner-occupied households. There are 9,990 single family renter households and 28,420 households with children present whose income is at or below 80% AMI and are living in an overcrowded housing situation.

Elderly owner-occupied households, both family and non-family, whose income is at or below 30% AMI, are highly vulnerable as they are experiencing severe cost burden. This concern is exacerbated by probable hazards in the region, escalating costs of homeowners insurance premiums, and the ability to maintain a habitable condition of the unit to meet insurance requirements.

Miami-Dade County is diligently working to produce a variety of units for both rental and homeownership to increase the stock of housing affordable to households below the median income. Applying evidence-based practices such as RAD conversion, subsidizing both construction and buyer/renter costs, and leveraging federal funds to increase supply are strategies currently in process to reduce the cost burden and expand the stock for the County's most vulnerable residents.

Additionally, the Community Needs Survey respondents prioritized housing overall as the priority for economic and housing stability along with housing rehabilitation as the second priority. Solutions to address unmet housing needs include housing for persons with disabilities (moderate priority) and housing for survivors of domestic violence (low priority).

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

A disproportionately greater housing need exists when the members of a racial or ethnic group within the same income level experience housing problems of at least 10 percentage points more than the income level as a whole. Housing problems include substandard housing, overcrowded housing situations with 1.01-1.5 people per room, and housing cost burden greater than 30% of income.

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%

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	71,280	22,507	93,787
White	7,285	3,220	10,505
Black / African American	13,135	4,831	17,966
Asian	1,055	916	1,971
American Indian, Alaska Native	20	25	45
Pacific Islander	15	0	15
Hispanic	49,770	13,515	63,285
0	0	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Alternate Data Source Name:
Comprehensive Housing Affordability Strategy
Data Source Comments:

*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	60,270	17,532	77,802
White	6,075	2,576	8,651
Black / African American	10,395	2,655	13,050
Asian	810	487	1,297
American Indian, Alaska Native	105	84	189
Pacific Islander	35	0	35
Hispanic	42,850	11,730	54,580
0	0	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Alternate Data Source Name:

Comprehensive Housing Affordability Strategy

Data Source Comments:

*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	60,671	39,887	100,558
White	7,395	4,670	12,065
Black / African American	7,520	7,310	14,830
Asian	901	811	1,712
American Indian, Alaska Native	95	31	126
Pacific Islander	0	30	30
Hispanic	44,760	27,035	71,795
0	0	0	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Alternate Data Source Name:

Comprehensive Housing Affordability Strategy

Data Source Comments:

*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	18,931	35,667	54,598
White	2,776	4,911	7,687
Black / African American	1,815	4,781	6,596
Asian	135	355	490
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	14,205	25,620	39,825
0	0	0	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Alternate Data Source Name:

Comprehensive Housing Affordability Strategy

Data Source Comments:

*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

Of households with incomes below 50% AMI, just over 75% have one or more of the four housing problems. The most severely impacted households are Hispanic households (79% impacted) and Black or African American households (76% impacted).

For households with incomes between 50-100% AMI, 52% of Hispanic households and 52% of White households are impacted compared to the jurisdiction as a whole at 51%.

60% of households with 50-80% AMI experience housing problems. Meanwhile, 35% of households with 80-100% AMI experience housing problems. In both cases, the incidence is higher for Hispanic or Latino and White households than for the jurisdiction overall.

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

A disproportionately greater number of severe housing problems means that members of a racial or ethnic group in an income range are experiencing housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Severe housing problems include substandard housing, overcrowded households with more than 1.5 persons per room, and households with cost burdens of more than 50% of income.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	61,679	32,096	93,775
White	6,230	4,285	10,515
Black / African American	11,440	6,510	17,950
Asian	1,000	976	1,976
American Indian, Alaska Native	4	35	39
Pacific Islander	15	0	15
Hispanic	42,990	20,290	63,280
0	0	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:
Comprehensive Housing Affordability Strategy
Data Source Comments:

*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	40,120	37,697	77,817
White	4,115	4,550	8,665
Black / African American	5,930	7,115	13,045
Asian	575	722	1,297
American Indian, Alaska Native	40	155	195
Pacific Islander	35	0	35
Hispanic	29,425	25,155	54,580
Other	0	0	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Alternate Data Source Name:

Comprehensive Housing Affordability Strategy

Data Source Comments:

*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	21,320	79,247	100,567
White	2,840	9,230	12,070
Black / African American	2,275	12,570	14,845
Asian	380	1,331	1,711
American Indian, Alaska Native	20	101	121
Pacific Islander	0	30	30
Hispanic	15,805	55,985	71,790
Other	0	0	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Alternate Data Source Name:

Comprehensive Housing Affordability Strategy

Data Source Comments:

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,101	49,491	54,592
White	916	6,755	7,671
Black / African American	755	5,841	6,596
Asian	55	435	490
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	3,375	36,460	39,835
Other	0	0	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Alternate Data Source Name:

Comprehensive Housing Affordability Strategy

Data Source Comments:

*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

Of households with incomes below 30% AMI, 66% have at least one severe housing problems. However, 68% of Hispanic or Latino households have severe housing problems.

At 30-50% of AMI, 52% of all households and 54% of Hispanic or Latino households experience at least one severe housing problem.

For households with incomes between 50-80%, both Asian and Hispanic or Latino households experience an incidence rate of 22% while White households experience an incidence rate of 24%. The overall rate for residents in the jurisdiction between 50-80% AMI is 21%.

For households with incomes between 80-100% AMI, the overall jurisdiction rate of severe housing problems is 9%. White households display the highest rate at 12% followed by Black or African American and Asian households, both at 11%.

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:

Cost burden is a measure of housing affordability. A cost-burdened household spends more than 30% of its total gross income on housing costs, and a severely cost-burdened household spends more than 50% of its total gross income on housing costs. In the jurisdiction, 42% of all households are cost-burdened and over half of the cost-burdened households are severely cost-burdened.

A disproportionately greater number of cost-burdened households exists when the members of a racial or ethnic group at a given income level experience housing cost burdens 10% or more than the jurisdiction as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	297,602	107,457	115,510	11,402
White	54,525	14,300	14,075	2,180
Black / African American	32,600	14,450	17,050	2,436
Asian	6,771	1,400	1,625	486
American Indian, Alaska Native	366	150	59	25
Pacific Islander	30	0	50	0
Hispanic	199,940	75,790	81,410	6,185
Other (including multiple races, non-hispanic)	3,370	1,367	1,241	90

Table 21 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name:
Comprehensive Housing Affordability Strategy
Data Source Comments:

Discussion:

Overall, 43% of the households in the jurisdiction are cost burdened, with 22% of that 43% being severely cost burdened. Black and African America households have the highest incidence of all the major racial/ethnic groups with 49% of households cost burdened of which 27% are severely cost

burdened. Hispanic households match closely with the overall shares while white households have a cost burdened incidence of 34 percent with half of those being severely cost burdened.

DRAFT

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?

Even though none of the major population groups within the county differ from the overall rates by more than 10%, there are still discrepancies among them. In general, Hispanic or Latino households are slightly worse off than the jurisdiction as a whole, although never too far given the large share of the overall representation.

Black or African American households appear to be overrepresented in the presence of housing problems, including cost burden, when analyzing households at or below 50% AMI. Conversely, households between 50-100% AMI display lower levels of housing problems than the jurisdiction as a whole.

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

There are no unidentified housing needs. Through the citizen participation process, the County has identified top housing priorities that includes downpayment assistance, housing rehabilitation, housing for homeless families, insurance assistance, and housing for elderly persons. Housing affordability remains an issue in the jurisdiction. The needs identified by residents and stakeholders are a reflection of the needs identified above.

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

The Black or African American population is somewhat concentrated in both the north central and southwestern portions of the jurisdiction, while the Hispanic or Latino population is widely distributed given the high percentage of the overall population it represents, with a slightly lower representation in the north central section of the jurisdiction.

NA-35 Public Housing – 91.205(b)

Introduction

There is a significant need for public and assisted housing in Miami-Dade County. HCD continues to expand housing resources to address long waiting lists through various strategies, including the implementation of the RAD program leverages public and private resources to modernize public housing communities and increase the number of units. To achieve the goal of expanding the affordable housing supply, HCD is continuing to explore opportunities for acquisition, redevelopment, and new construction. To increase access to assisted units, HCD advertises available housing on its website, and in accordance with a County Resolution, Landlords are required to advertise their assisted housing availability.

The current public housing stock requires investment to improve the quality of the existing assistance housing units. HCD's Public Housing Division is dedicated to delivering quality maintenance services to residents, planning to address needs timely to prevent deferred maintenance, rehabilitate and modernize public housing communities, and work toward high performance for NSPIRE scoring. Under the objective of improving the quality of life for residents and opportunities for economic advancement. HCD's Resident Services Unit engages residents, supports resident councils, provides training, coordinates elections, encourages leadership, and empowers residents to uplift their communities.

By educating public housing residents about Section 8 business, engaging them with employment training, and continuing to provide job-advancement resources, HCD and the County aim to improve the economic mobility through employability of residents across the jurisdiction. HCD, through competitive solicitations, seeks to expand relationships with public and private entities that improve social and economic outcomes through service delivery to the residents. It is through the targeted engagement of Resident Services and Public Housing staff that HCD seeks to increase resident participation in these initiatives. The unique needs of elderly individuals and people with disabilities is addressed by collaboration with community based service agencies that provides support for independent, and integrated living.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	1,967	15,404	18,832	2,740	16,092	224	25	711

Table 22 - Public Housing by Program Type

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

Alternate Data Source Name:

PIH Information Center (PIC) data (table 22-25)

Data Source Comments: Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	13,668	17,644	19,046	14,089	19,790	18,699	18,923
Average length of stay	0	10	12	11	3	12	0	0
Average Household size	0	0	2	0	0	0	0	0
# Homeless at admission	0	3	3	136	3	133	224	0
# of Elderly Program Participants (>62)	0	1,097	2,513	10,469	2,670	7,734	134	0
# of Disabled Families	0	0	867	2,462	8,422	1,912	6,456	126

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Families requesting accessibility features	0	0	2,055	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

Alternate Data Source Name:

PIH Information Center (PIC) data (table 22-25)

Data Source Comments:

Race of Residents

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

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 *
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

Alternate Data Source Name:

PIH Information Center (PIC) data (table 22-25)

Data Source Comments: Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

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

Alternate Data Source Name:

PIH Information Center (PIC) data (table 22-25)

Data Source Comments: Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

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

Section 504 of the Rehabilitation Act of 1973, prohibits discrimination on the basis of disability in programs receiving HUD funding, including public housing and the operation of a HCV program. In regard to accessibility, Section 504 requires that there be sufficient accessibility so that persons with disabilities have an equal opportunity to participate in and benefit from the program without causing an undue financial or administrative burden on the recipient of the federal financial assistance, the public housing authority.

Currently, HCD opened both the HCV and Public Housing waitlist in 2024. There were 1,008 HCV applicants and 2,049 Public Housing waitlist applicants who identified themselves as a disabled household. It can be assumed that a number of the disabled households who applied for subsidized housing will require an accessible unit.

Accessible features most needed by public housing tenants and applicants on the waiting list include home modifications to bathrooms such as grab bars that allow for access to toilets, bathtubs, and showers, ramps for individuals who use mobility aids, and specialized emergency notification systems for residents who are hearing or visually impaired. Other modifications include zero step entrances, ADA compliant hardware, location of switches and electrical outlets, and removal of cabinets to accommodate a wheelchair.

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

Some of the immediate needs of public housing and housing choice voucher holders include the redevelopment of public housing units and overall neighborhood revitalization including commercial corridors to improve living conditions and access to key community elements. There is also a need to increase the supply of affordable rental housing as demonstrated by the number of applicants on the waiting lists. There is a need for financial assistance and services to support public housing residents' transition to either unassisted rental housing or homeownership.

Public housing residents and voucher holders are also in need of supportive services to advance opportunity for economic mobility. These needs include:

- Resources to help low-income, low skilled individuals find and retain jobs;
- Access to adult education and GED classes;
- Access to quality, family-based primary and preventative health care services;
- Support to residents and applicants with mental health and drug addiction problems necessary to establish and maintain their tenancy;
- Parenting classes; and

- Special narcotics and gang teams to purge public housing of drug and gang activity in the surrounding communities, restore order, and educate citizens in tenant responsibility, crime and drug prevention, and basic security measures.

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

The housing needs examined as part of the Needs Assessment in this Consolidated Plan are cost burden, substandard housing, and overcrowding. As mentioned above, the housing needs of public housing and housing choice voucher holders include the need for housing improvements and the need for more affordable housing – comparable to the needs of the population at large. The imbalance of housing supply and demand impacting the population at large exacerbates the cost burden crisis for households at or below 80% AMI. Because of the extremely low-income levels of public housing residents, among other factors, the needs of public housing residents and voucher holders surpass the needs of tenants with similar characteristics in the county as a whole.

Discussion

In terms of public housing tenants and applicants on the waiting list for accessible units, there is a need for increasing affordable housing supply, improving housing conditions, and offering further supportive services like job training, healthcare, and addiction recovery programs. The estimated deficit of 150,000 of affordable housing units in the jurisdiction creates barriers for subsidy recipients because it limits the households ability to move out of an assisted unit and into the private market. Special attention is needed for residents facing extreme financial hardship, with services that extend beyond housing, addressing issues such as mental health, drug activity and community revitalization. Compared to the general population, these residents face more acute challenges, requiring focused interventions and resources to promote self-sufficiency and economic opportunity.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Miami-Dade County Homeless Trust (the Trust), the lead agency for Miami-Dade County's Homeless Continuum of Care (CoC), is responsible for the oversight, planning, and operations of the housing crisis response system within the jurisdiction's geographic area. As such, Miami-Dade County and the CoC consulted with the following agencies/entities in the preparation of the Consolidated Plan:

1. **Homeless Services:** Citrus Health Network and Camillus House
2. **Social Services:** Miami Homes For All, Community Action and Human Services Department, City of Miami (HOPWA), United Way, Children's Trust, and Alliance for the Aging
3. **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
4. **Economic Development:** Beacon Council, South Florida Workforce Investment Board (Career Source South Florida), Community Development Financial Institutions
5. **Health Services:** Public Health Trust

Additionally, as articulated in section PR-15, HCD explicitly engaged a variety of County stakeholders to effectively and inclusively determine the needs of the community as they relate to homelessness, housing, and other priority areas. The stakeholders engaged as part of the citizen participation process (CPP) include residents, community-based organizations, private sector entities, public entities, and others across Miami-Dade County. Additionally, to ensure that the County adequately understood the needs of the community and that residents across the County had adequate opportunities to participate in the planning process, the County created a landing page with an explanation of the Consolidated Plan and Annual Action Plan, the public meeting schedule that included eight meetings, and the link to HCD's Community Needs Survey. HCD outreached Commissioner Offices to coordinate messaging and community outreach to residents. A countywide public outreach meeting was held in the Miami-Dade County Commission Chambers on Monday, June 10, 2025. At this meeting, several verbal comments and written comments were received. The public comments are provided as an Attachment.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	1,219	0	0	0	0
Persons in Households with Only Children	0	2	0	0	0	0
Persons in Households with Only Adults	1,058	1,378	0	0	0	0
Chronically Homeless Individuals	409	472	0	0	0	0
Chronically Homeless Families	0	58	0	0	0	0
Veterans	18	93	0	0	0	0
Unaccompanied Child	33	81	0	0	0	0
Persons with HIV	28	72	0	0	0	0

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:

Point-in-Time (PIT) Census (section NA-40, NA-4)

Data Source Comments:

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):

The FY 2022 Performance Measurement Module for the Miami-Dade County CoC reports that the average length of time (LOT) a person experiences homelessness was 145 bed nights while the median LOT was 82 nights. The data is not separated into demographic subcategories.

The PIT Count describes conditions for certain homeless subpopulations including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. A discussion of each category is included in the question below regarding the nature and extent of sheltered and unsheltered homelessness.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	1,078	589
Black or African American	1,456	417
Asian	8	5
American Indian or Alaska Native	6	7
Pacific Islander	2	3
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	1,092	484
Not Hispanic	1,507	574

Alternate Data Source Name:

Point-in-Time (PIT) Census (section NA-40, NA-4)

Data Source**Comments:** Multiple Races: 49 Sheltered/37 Unsheltered**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

The Point-in-time census counted a total of 381 family households, with 24% or 93 being veteran households. A sub-category of Parenting Youth Households (18–24-year-old) stood at 53, representing 14%, while Unaccompanied Youth Households (18–24-year-old) made up 116 or 30%.

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

Black or African American individuals represent the largest group of homeless individuals at 1,873 (51% of the total), of which 22% (417) were unsheltered. White individuals accounted for 1,667 individuals (46% of the total), of which 35% (589) were unsheltered. The number of Asian and American Indian or Alaska Native individuals counted were both 13 with 5 of the former and 7 of the latter being unsheltered. Eighty-six (86) individuals reported being of multiple races during the PIT Count, with 43% (37) of these being unsheltered.

Individuals identifying as Hispanic account for almost 76% (1,576), while 2,081 identify as non-Hispanic individuals.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The CoC prioritizes highly vulnerable households for housing, which includes families with children and elderly households. This is illustrated by the majority of individuals experiencing sheltered homelessness. Fifty-nine percent (59%) of people experiencing homelessness are sheltered and those

remaining unsheltered are more likely to be part of only adult households and/or individuals on the edge of chronic homelessness, as demonstrated by almost 50% of all subpopulations being adult households with only adults. Individuals who are Black/African American are disproportionality experiencing higher rates of homelessness, accounting for 51% all individuals experiencing homelessness. Individuals who are White account for 46% of all persons experiencing sheltered and unsheltered homelessness. Non-Hispanic individuals represent more than half of individuals experiencing homelessness. Although individuals who are Pacific Islander and American Indian or Alaska Native represent 0.40% and 0.14%, respectively, these demographics have more unsheltered individuals than those residing in shelter.

Discussion:

The data demonstrates that the coordinated entry system in practice, and that the funding dedicated to emergency shelter beds and programs for people experiencing homelessness, is effective to curb the occurrence of unsheltered homelessness. Despite the ability to provide emergency shelter, the CoC's exit strategy relies on a housing market with units available and affordable to absorb households that lack housing. The geographic area identifies households comprised of only adults as the most represented population experiencing both sheltered and unsheltered homelessness. This data suggests that, to effectively end their episode of homelessness, these individuals would need access to zero or one bedroom units, as opposed to a larger unit size to accommodate dependents. Housing for homeless families is a top priority among respondents that completed the Community Needs Survey.

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

Introduction:

This section reviews the latest data from the ACS and other data sources, to ensure an accurate representation of the extent of non-homeless special needs in the area.

Describe the characteristics of special needs populations in your community:

Elderly

For the purposes of this report, persons 65 years of age and older are considered elderly. According to the 2022 ACS 5-year estimates, the jurisdiction has a total of 281,371 persons at or above the age of 65 – representing almost 17% of the population. This represents approximately 17% of the jurisdiction's population. Of the total elderly population, there are 80,534 individuals who also have a disability and there are 35,926 households with at least one person who is 65 years or older receiving Food Stamps/SNAP benefits. Those 65 years and over who are living below the poverty level total 13.4%, or 222,444 individuals. There are 109,381 households occupied by persons 65 years and older in owner-occupied housing units and 34,887 of 65 years and older households living in renter-occupied units.

Persons with Disabilities

According to the ACS 2022 5-Year Estimate, the jurisdiction had a total of 155,560 persons with disabilities, or 9.3%.

The ACS provides details on the type of disability for the population.

- 2.0% of total population has a hearing difficulty
- 1.9% with a vision difficulty
- 3.8% with a cognitive difficulty
- 5.0% with an ambulatory difficulty
- 2.3% with a self-care difficulty
- 3.7% with an independent living difficulty

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

Elderly

Elderly individuals benefit from adult day care, social activities, emergency or short-term assistance with housing-related costs (homeowners insurance, rent/mortgage costs, utility bills), food assistance

(nutrition support and Meals on Wheels), in-home care giving and medical services, senior activities and volunteer programs, and medical equipment. Seniors can age in place when home modifications and live-in services are provided. Home modifications can include ramps, grab bars, handrails, high toilets, emergency response systems, ramps/chair lifts, and adding a bedroom or bathroom on the first floor. Zero-step entry units allow for ease of mobility aids. Due to fixed income, elderly households need housing options that are affordable. Community Needs survey identified that housing for seniors is a top priority across the jurisdiction.

Persons with Disabilities

Individuals who have a disabling condition require a broad scope of services, based upon their specific disability. When provided, services related to supporting activities of daily living, life skills development, therapy, in-home care services, nursing, medical and dental services, clinical services, medically necessary supplies and equipment, support planning, and transportation are necessary and beneficial for this population. Most importantly, access to community based services that support the integration of disabled individuals who are capable of living independently into a community setting and out of institutional care is the best practice and in accordance with ADA Olmstead.

Substance Abuse

The Substance Abuse and Mental Health Services Administration (SAMHSA) applies a recovery-oriented system of care through application of support services that assist consumers with manage their substance use disorder to the best of their ability. Respondents from the survey identify substance treatment as an important factor in housing stability.

Substance use prevention is an important tool. Best practices and substance use treatment services include: recovery-oriented services, detoxification, residential and inpatient treatment, assessment, case management, supportive housing, crisis support, skill building, peer support, and counseling. Evidence based practices include motivational Interviewing, Brief Intervention, and Referral to Treatment (SBIRT), Non-Violent Crisis Intervention Training, and Trauma-Informed Care services.

Victims of Domestic Violence

Federally designated, the Florida Coalition Against Domestic Violence is a resource and support organization that assists those affected by domestic violence, connecting survivors with members who provide direct support and services. Victims of domestic violence benefit from survivor focused safety plans, counseling and advocacy, information and referrals for persons seeking assistance, child and youth-specific activities, youth-targeted education, education and training for adults.

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

Miami-Dade County faces a substantial HIV/AIDS epidemic, ranking among the highest in both new diagnoses and prevalence within Florida.

HIV/AIDS Prevalence: Miami-Dade County has one of the highest rates of HIV infection in the state, with a concentration of cases in underserved areas like Liberty City, Little Haiti, Homestead, and parts of South Miami. The Florida Department of Health reports that in 2023, there were approximately 29,000 people living with HIV in Miami-Dade County, representing a significant portion of the state's overall cases.

Disparities: People who are Black are disproportionately affected by HIV/AIDS. Black residents account for over 35% of HIV/AIDS cases in Miami-Dade, despite making up only 17% of the population. Black individuals are also 5 times more likely than white individuals to be diagnosed with HIV.

New Diagnoses: In 2023, 1,048 new cases of HIV were reported in Miami-Dade County, with men who have sex with men (MSM) accounting for 62% of new diagnoses. Adults aged 20-39 represent the 28 percent of new infections, almost double the rate observed statewide.

Impact of Homelessness: Homeless individuals with HIV/AIDS represent a vulnerable subgroup. The bi-annual point-in-time census of homelessness provides a count of the number of persons and families experiencing homelessness in Miami-Dade County during the night of January 26th, 2023, during this count, 100 people with HIV were identified, 72 were sheltered and 28 unsheltered.

HIV/AIDS-Related Deaths: The death rate from HIV/AIDS in Miami-Dade has decreased to just over 100 in 2023, two thirds of which were male.

Efforts to reduce HIV/AIDS include expanding access to preventive screenings, particularly in high-risk communities, and bolstering educational outreach. Community health fairs and mobile clinics serve the community by providing testing and connecting individuals to long-term care.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

Not Applicable.

Discussion:

To ensure that people with disabilities can live in a community of their choosing, it is essential that they have access to providers that offer evidence-based practices in a setting of the consumer's

choice. There is a need for housing and services funding for people with special needs. There is importance of pairing supportive services with people who receive housing supports to ensure housing stability and retention. Resources aimed at prevention of communicable diseases such as HIV/AIDS and education to prevent substance use disorders can help curb the prevalence of these diseases, reducing the impact and support needs as the rate decreases. Persons with special needs often times overlap between multiple systems, as they may present with co-occurring disorders that then require interdisciplinary coordination to address the complex needs of that resident.

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

Describe the jurisdiction's need for Public Facilities:

Being part of a large metropolitan area, the jurisdiction has a significant need for public facilities to support its growing population and ensure quality of life. Key areas include:

- **Public Safety:** Facilities for police, fire rescue, emergency management, and corrections are vital to maintain a safe community and manage disasters.
- **Infrastructure:** Clean water services, waste management, and community sanitation facilities are essential to protect health and maintain attractive neighborhoods.
- **Transportation:** Public transit and road infrastructure need continued development to ensure mobility and reduce emissions.
- **Health & Social Services:** Facilities for healthcare, social services, and affordable housing are crucial to meet the needs of vulnerable residents.
- **Recreation & Culture:** Parks, libraries, and cultural venues are needed to provide accessible recreational and educational opportunities.

These facilities are critical to supporting the jurisdiction's safety, infrastructure, mobility, health, and recreational goals.

How were these needs determined?

Being part of a large metropolitan area, the jurisdiction has a substantial need for public improvements across various sectors to support its growing population, enhance infrastructure, and ensure long-term resilience. Key areas of need for public improvements include:

- **Infrastructure Upgrades:** The jurisdiction requires improvements in water and sewer systems, solid waste management, and flood mitigation infrastructure to maintain efficient services and protect against environmental hazards. Aging systems and increased demand from population growth highlight the need for these upgrades. Water/sewer infrastructure is identified as a moderate priority by survey respondents.
- **Transportation Enhancements:** The jurisdiction needs improvements to its transportation infrastructure, including roads, public transit systems, and other mobility-related assets. The jurisdiction seeks to develop a more modern, resilient transportation network that supports efficient mobility, reduces traffic congestion, and lowers carbon emissions. Survey respondents identified transportation improvements as the priority infrastructure/public facility need.
- **Environmental Resilience:** Improvements are needed to protect and restore natural resources such as Biscayne Bay, beaches, and other critical ecosystems. Public improvement projects include shoreline restoration, septic-to-sewer conversions, and upgrades to water management systems to mitigate flood risks and improve water quality.

- **Affordable Housing and Social Services:** The jurisdiction faces a need for public improvements in affordable housing and social service facilities. With rising housing costs, the county aims to invest in new housing units, upgrade existing public housing, and enhance services for vulnerable populations. Community centers rank as a high-moderate priority by survey respondents.
- **Parks and Recreation:** Public improvements in parks, recreational areas, and cultural facilities are necessary to enhance community spaces, provide more recreational opportunities, and support the quality of life for residents. Survey respondents identify Parks/Recreation as the second most important priority infrastructure/public facility need.

These public improvements are critical for the jurisdiction to ensure efficient infrastructure, enhance environmental sustainability, and support the well-being of its growing population.

Describe the jurisdiction's need for Public Improvements:

Being part of a large metropolitan area, the jurisdiction has a substantial need for public improvements across various sectors to support its growing population, enhance infrastructure, and ensure long-term resilience. Key areas of need for public improvements include:

- **Infrastructure Upgrades:** The jurisdiction requires improvements in water and sewer systems, solid waste management, and flood mitigation infrastructure to maintain efficient services and protect against environmental hazards. Aging systems and increased demand from population growth highlight the need for these upgrades. Water/sewer infrastructure is identified as a moderate priority by survey respondents.
- **Transportation Enhancements:** The jurisdiction needs improvements to its transportation infrastructure, including roads, public transit systems, and other mobility-related assets. The jurisdiction seeks to develop a more modern, resilient transportation network that supports efficient mobility, reduces traffic congestion, and lowers carbon emissions. Survey respondents identified transportation improvements as the priority infrastructure/public facility need.
- **Environmental Resilience:** Improvements are needed to protect and restore natural resources such as Biscayne Bay, beaches, and other critical ecosystems. Public improvement projects include shoreline restoration, septic-to-sewer conversions, and upgrades to water management systems to mitigate flood risks and improve water quality.
- **Affordable Housing and Social Services:** The jurisdiction faces a need for public improvements in affordable housing and social service facilities. With rising housing costs, the county aims to invest in new housing units, upgrade existing public housing, and enhance services for vulnerable populations. Community centers rank as a high-moderate priority by survey respondents.
- **Parks and Recreation:** Public improvements in parks, recreational areas, and cultural facilities are necessary to enhance community spaces, provide more recreational opportunities, and

support the quality of life for residents. Survey respondents identify Parks/Recreation as the second most important priority infrastructure/public facility need.

These public improvements are critical for the jurisdiction to ensure efficient infrastructure, enhance environmental sustainability, and support the well-being of its growing population.

How were these needs determined?

The needs for public improvements in the jurisdiction were determined through a structured combination of strategic planning, community input, environmental assessments, and data analysis. Here's how the county, in which the jurisdiction falls, identified these needs:

- **Strategic Planning and Budget Alignment:** The county's strategic plan, which includes the mayor's 4Es framework (Economy, Environment, Engagement, and Equity), identifies long-term priorities for public improvements. This plan is directly aligned with the county's multi-year capital plan, ensuring that key areas like infrastructure, transportation, and environmental resilience are continuously assessed and improved.
- **Community Feedback (Thrive305 Initiative & Citizen Participation Plan):** The Thrive305 community engagement initiative played a major role in determining the county's public improvement needs. Residents provided feedback on essential issues such as housing affordability, transportation, environmental protection, and recreational spaces. This input helped shape the focus of the county's improvement projects. Citizen Participation conducted through public meetings and a Community Needs Survey and stakeholder consultations identified that the top improvements as transportation improvements, road repairs, community centers, and sidewalk improvements.
- **Environmental and Resilience Assessments:** Environmental studies and resilience assessments, particularly focused on climate change impacts like flooding and sea-level rise, informed the need for public improvements in water management, flood mitigation, and coastal protection. The county's commitment to protecting natural resources, such as Biscayne Bay, and addressing climate-related risks highlighted these critical needs.
- **Infrastructure Age and Capacity Analysis:** An ongoing assessment of the county's aging infrastructure, coupled with population growth projections, indicated the need for upgrades in water, sewer, transportation, and other public systems. This analysis helps ensure that infrastructure can meet current and future demands.
- **Economic Development Goals:** The need for public improvements was also shaped by the jurisdiction's focus on economic development. Enhancements to transportation, affordable housing, and public facilities are aimed at supporting a thriving and inclusive economy.

These combined approaches ensure that the jurisdiction's public improvement projects address both current challenges and future needs.

Describe the jurisdiction's need for Public Services:

The jurisdiction has a significant need for public services to support its diverse and growing population. The jurisdiction's key areas of public service needs include:

- **Public Safety Services:** The jurisdiction allocates a significant portion of its budget to public safety services, including police, fire rescue, corrections, and emergency management. These services are essential to maintaining a safe and secure environment, preventing crime, and responding to emergencies and disasters.
- **Health and Social Services:** There is a pressing need for health and social services to support vulnerable populations. Services such as healthcare, affordable housing, and assistance programs for the homeless and low-income families are critical for improving the quality of life and promoting independence. Survey respondents identified housing, senior services, and mental health services as the top three public service priorities.
- **Transportation Services:** The jurisdiction requires improvements in transportation services to ensure mobility and reduce traffic congestion. Enhancing public transit options and creating a more efficient transportation system are vital to connecting communities and supporting economic growth.
- **Recreational and Cultural Services:** Public services related to recreation and culture are necessary to provide accessible and engaging opportunities for residents and visitors. Parks, libraries, cultural programs, and recreational facilities play a key role in enriching community life.
- **Environmental and Infrastructure Services:** Services related to water management, waste disposal, and environmental protection are essential to maintaining a clean, sustainable environment. The jurisdiction emphasizes the need for continued services to manage water resources, protect natural areas, and ensure community sanitation.

These public services are crucial for addressing the jurisdiction's safety, health, mobility, environmental sustainability, and recreational needs.

How were these needs determined?

The public service needs of the jurisdiction were determined through a combination of strategic planning, community feedback, and ongoing assessments of population growth and environmental challenges.

- **Strategic Planning:** The county's, in which the jurisdiction is located, long term strategic plan, aligned with the mayor's 4Es framework (Economy, Environment, Engagement, Equity) highlights public service priorities such as safety, health, and infrastructure.
- **Community Engagement:** The Thrive305 initiative gathered feedback from residents, helping to identify needs in areas like health care, housing, transportation, and public safety. The Citizen Participation and consultation activities solicited feedback from residents and stakeholders to

understand what public services are most needed in the jurisdiction. Residents expressed that they not only want education, but it should be specifically leading to opportunities for economic mobility for underserved residents.

- Population and Economic Analysis: Raising population numbers and economic development goals led to the need for enhanced public services in health, safety and mobility.
- Environmental and Resilience Studies: Environmental assessments, particularly focused on climate resilience and sustainability the need for improved infrastructure and environmental protection services.

These combined methods ensured that the jurisdiction's public services are tailored to meet both current and future needs.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The document provides a comprehensive analysis of the housing market in the entitlement area of Miami-Dade County, detailing the number and types of housing units, costs, and various programs supporting housing needs.

- **Number of Housing Units:** In 2022, Miami-Dade County had 952,680 housing units, with sixty percent (60%) located in the entitlement area, including various types of housing with fifty percent (50%) single-family detached structures and thirty-three percent (33%) in structures with 5 or more units.
- **Unit Size by Tenure:** Examines unit sizes by tenure, showing that seventy-five percent (75%) of owner-occupied units have 3 or more bedrooms, while forty-one percent (41%) of renters occupy 2-bedroom units and an additional thirty percent (30%) occupy 3-bedroom units.
- **Federal, State, and Local Housing Programs:** Miami-Dade County supports various housing programs for low-income families, the elderly, and individuals with disabilities, including public housing and Section 8 vouchers, affordable housing developments and other special programs.
- **Projected Losses in Affordable Housing:** Approximately 3,000-5,000 units may transition to market-rate housing by 2030 due to expiring contracts and rising property values.
- **Cost of Housing:** The median home value increased by twenty percent (20%) from 2010 to 2022 adjusted for inflation, from \$322,777 to \$387,000. Median contract rent increased by seven percent (7%) during the same period from \$1,359 per month to \$1,458 per month.
- **Housing Affordability:** There is insufficient housing for households at all income levels, particularly for those earning less than one-hundred percent (100%) of the Area Median Income (AMI). Higher down-payment requirements, higher interest rates, limited inventory, and high rates of migration into the county are primary driving factors.
- **Condition of Housing Units:** Most owner-occupied units do not have any of the selected housing conditions, with sixty-five percent (65%) reporting none. Fifty-five percent (55%) of renter-occupied units have at least one selected housing condition.
- **Public Housing Developments:** Miami-Dade County has made significant investments in public housing, doubling its funding and adding thousands of new units, primarily for low-income households and Section 8 and public housing waitlists.

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

Introduction

The housing supply analysis provides an estimate of the current supply of housing in the Miami-Dade County entitlement area. In this section the existing housing inventory is examined, including the type and size by tenure (owners/renters).

According to the ACS, Miami-Dade County is comprised of 952,680 total housing units in 2022 and sixty percent (60%) of them, 569,386 units, are in the entitlement area. The owner-occupied housing unit account for sixty-point-five percent (60.5%) in the entitlement area. The type of housing is varied and includes single family residents, multifamily, townhouses, and mobile homes.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	283,035	50%
1-unit, attached structure	63,712	11%
2-4 units	23,732	4%
5-19 units	55,373	10%
20 or more units	133,323	23%
Mobile Home, boat, RV, van, etc	10,211	2%
Total	569,386	100%

Table 27 – Residential Properties by Unit Number

Alternate Data Source Name:
American Community Survey 5-year Estimates (Table)
Data Source Comments: 2018-2022 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	3,837	1%	10,418	5%
1 bedroom	13,416	4%	55,030	24%
2 bedrooms	68,083	20%	91,318	41%
3 or more bedrooms	259,147	75%	68,137	30%
Total	344,483	100%	224,903	100%

Table 28 – Unit Size by Tenure

Alternate Data Source Name:
American Community Survey 5-year Estimates (Table)
Data Source Comments: 2018-2022 ACS

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

The County supports a range of housing programs through federal, state, and local initiatives, targeting various income levels and family types:

1. **Public Housing:** Managed by the County's HCD, over 9,000 public housing units serve low-income families, the elderly, and individuals with disabilities. These units provide stable housing for low-income households with rent based on income.
2. **Section 8 Housing Choice Voucher (HCV) Program:** This federal program assists extremely low, very low-, and low-income households, elderly residents, and people with disabilities. Voucher recipients find housing in the private market and receive a rent subsidy to support the total rent. The County administers this program with funding from HUD.
3. **Affordable Housing Developments:** Recent efforts have added over 5,000 affordable units and plan for 8,000 more. Most of these units cater to very low- and low-income households, with incomes between 30% and 80% of the area median income (AMI). Funding sources include local investments, such as the Miami-Dade HOMES programs. The Documentary Surtax Program provides gap funding for both homeownership and multifamily rental projects. Activities funded through the U.S. HUD Home Investment Partnership Program (HOME) and the State Housing Initiatives Partnership (SHIP) program help to develop new housing units along with preserving existing affordable housing through rehabilitation, foreclosure prevention, and emergency repair.
4. **Special Programs:** The County deploys state and local funding resources using specialized initiatives to best address the needs of vulnerable subpopulations in the jurisdiction. Initiatives like HUD-ESG (Emergency Solutions Grant), HUD-VASH (Veterans Affairs Supportive Housing), and Mainstream Vouchers target specific groups, including veterans, individuals with disabilities, and homeless persons.

These efforts reflect the County's focus on addressing the housing crisis by serving a spectrum of vulnerable populations while fostering development through federal and local collaborations.

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

This federally funded housing rental program provides assistance to very low-income individuals and families in privately-owned, rehabilitated, and multifamily buildings. There are approximately 2,097 units in 48 locations in the Section 8 Moderate Rehabilitation Program. Assistance is tied to the unit, not to the tenant.

Miami-Dade County has thousands of units supported by Section 8 contracts and the Low-Income Housing Tax Credit (LIHTC) program. Many contracts and covenants are set to expire within the next 5-10 years.

- **Projected Losses:**

- Approximately 3,000-5,000 units may transition to market-rate housing due to subsidy expiration by 2030 if agreements are not renewed. High-demand neighborhoods such as Downtown Miami, Brickell, and Wynwood are at elevated risk for conversion due to market pressures.
- Risk Factors include:
- Property owners opting out of affordability agreements.
- Rising property values incentivizing conversion to market-rate housing.

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

In general, the availability of housing units does meet the needs of the population to the extent that resources are available. However, the supply does not meet the demand, as is demonstrated by the elevated listing and rental prices, the number of people experiencing homelessness, households experiencing overcrowding, and the number of people registering for public housing and HCVs during the open lottery.

Describe the need for specific types of housing:

Due to the regional economic structure, housing affordable to households earning less than 80% of AMI remains a critical need. One- and zero-bedroom dwellings, for both tenures, are the least represented unit types, which causes people to live in a shared living setting as opposed to living alone. Small scale multifamily development of 2-4 units, which can be an alternative to single family homes, only account for 4% of the overall stock.

Discussion

The recent developments of single-family type housing have been priced well above the affordable and workforce housing income levels. The most recent data from Miami Realtors indicates the median sales price was \$675,000, 77% higher than the purchase price limit for a 4-person workforce household. The regulatory issues facing the condominium market likewise result in available and affordable units being greatly restricted following the Surfside tower collapse. Homeowners in Miami-Dade County also face high and rising insurance premiums. As of March 2024, the average premiums charged for homeowners' and condominium unit owners' insurance in Miami-Dade County were \$6,021 and \$2,987 annually, which are the 4th highest among all counties in Florida. The 2022-2024 average annual increases in premiums are 3% and 8% respectively after adjusted for inflation.

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

Introduction

The following tables show the cost of both owner and renter housing in the jurisdiction. These tables have been updated with the latest 2022 American Community Survey (ACS) 5-Year estimates data to reflect the current market condition.

Cost of Housing

	Base Year: 2017	Most Recent Year: 2022	% Change
Median Home Value	303,185	387,000	28%
Median Contract Rent	1,324	1,458	10%

Table 29 – Cost of Housing

Alternate Data Source Name:

American Community Survey 5-year Estimates (Table)

Data Source Comments: Data source: 2013-2017 ACS 5Y estimates (Base Year) and 2018-2022 ACS 5Y estimates

Rent Paid	Number	%
Less than \$500	9,208	9.2%
\$500-999	14,548	17.1%
\$1,000-1,499	54,036	40.5%
\$1,500-1,999	70,604	22.4%
\$2,000 or more	69,163	10.8%
Total	217,559	100.0%

Table 30 - Rent Paid

Alternate Data Source Name:

American Community Survey 5-year Estimates (Table)

Data Source Comments:

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	19,198	No Data
50% HAMFI	16,151	33,620
80% HAMFI	90,980	69,868
100% HAMFI	No Data	61,229
Total	126,329	164,717

Table 31 – Housing Affordability

Alternate Data Source Name:

Comprehensive Housing Affordability Strategy

Data Source Comments:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,683	1,884	2,324	3,027	3,589
High HOME Rent	1,273	1,364	1,639	1,885	2,084
Low HOME Rent	993	1,064	1,276	1,475	1,646

Table 32 – Monthly Rent

Alternate Data Source Name:

Regulatory and Economic Resources Department

Data Source Comments:

Is there sufficient housing for households at all income levels?

There is insufficient housing for households at all low-income levels. This housing shortage is applicable to both renters and owners. The income levels most impacted are the <30% AMI, >30-50% AMI, >50-80% AMI, and >80 - 100% AMI (owner only). As the data above indicates, there is very limited housing for people at lower incomes.

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

Rising Home Values

- **Impact on Affordability:** Affordability will continue to decrease for renters and owners.
- **Increased Down Payment Requirements:** As home prices rise, buyers face higher upfront costs, which may push ownership out of reach for lower-income households.
- **Higher Monthly Mortgage Payments:** Rising prices lead to higher mortgage payments, especially when paired with higher interest rates and increased insurance premiums.
- **Limited Housing Supply:** As demand outpaces supply, competition drives up home values, making housing less affordable.
- **Miami-Dade Context:** South Florida, including Miami-Dade County, has experienced substantial increases in property values due to population growth increasing demand, migration trends, and limited land for new housing development in some areas.

Rising Rents

- **Impact on Affordability:** Affordability will continue to decrease for renters and owners.
- **Increased Rent Burden:** With rents rising faster than incomes in many areas, more households may spend over 30% of their income on rent, classifying them as "rent burdened."

- **Evictions and Housing Instability:** Higher rents can lead to displacement or homelessness if tenants are unable to meet rising costs.
- **Shift to Suburban Areas:** Higher urban rents due to infill redevelopment targeting the luxury market may force low- and moderate-income families to move to more remote areas of the county.
- **Miami-Dade Context:** The County has some of the highest rent increases in the U.S., exacerbated by an influx of out-of-state residents which led to an imbalance between supply and demand and a high proportion of renters compared to homeowners.

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

Key Metrics:

- **HOME Rents:** These are capped rents established by HUD based on household income thresholds, generally lower than Fair Market Rents (FMR).
- **Fair Market Rents (FMR):** HUD determines FMR annually based on the cost of modestly priced rental units in the market.
- **Area Median Rent (AMR):** Represents the market-driven median rent in Miami-Dade, which typically reflects a broader range of units, including luxury and newly built housing.
- **Observations for Miami-Dade County:**
- **HOME Rents vs. FMR:** HOME rents are consistently lower than FMR to ensure affordability for very low- and low-income households (below 80% AMI). For instance, the FMR for a two-bedroom unit in Miami-Dade County is \$2,324, the corresponding HOME rent range from \$1,276 to \$1,639.
- **AMR vs. FMR:** According to **Zillow Observed Rent Index (ZORI)** data, the AMR in Miami-Dade is \$2,910 as of 11/30/2024. AMR often exceeds FMR by 20-30%, driven by high demand, luxury developments, and limited supply. For example, the AMR for a two-bedroom unit could be \$2,500+, which is at least 8% higher than FMR and HOME rent thresholds for a two-bedroom unit.

Impacts on Strategy for Affordable Housing

Challenges:

- **Gap Between AMR and Subsidized Rents:**
- Developing or preserving units at HOME or FMR levels is less attractive to developers due to the high potential revenue from market-rate rents and strict compliance requirements.
- Property owners of subsidized housing may be incentivized to convert units to market-rate after affordability agreements expire.
- **Insufficient Coverage for Moderate-Income Families:**

- FMR and HOME rent levels fail to address housing needs for households earning between 80-100% AMI (the Moderate-Income Households)).
- **Cost Burdens for Developers:**
- Rising land and construction costs in Miami-Dade make it challenging to deliver units within HOME or FMR rent limits without substantial subsidies.

Discussion

The unsubsidized market has been unable to adequately address the needs of moderate-income households. Attention needs to be given to policies to incentivize the development of more units for this market without undermining the great need for affordable housing. Due to the reliance on subsidy programs needed to develop housing affordable to households at or below 30% AMI and 50% AMI, developers are left to compete for limited critical resources that are essential to the viability of a project that aims to house the lowest income households.

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. According to 2018-2022 5Y ACS estimates in the entitlement area, for owner-occupied units, most of the units 223,728 (65%) do not have a housing condition. For renter-occupied units, most of the units 124,743 (55%) have one selected housing condition.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

The following section outlines “selected” housing conditions as defined by the Census. These conditions are generally considered identifiers of substandard housing, although the last two conditions on the list relate to the household, not the housing unit.

The Census defines a “selected” condition as:

- Lacking complete plumbing facilities.
- Lacking complete kitchen facilities.
- More than one person per room.
- Housing costs greater than 30% of household income.

Housing Market:

The market supply and demand for single-family or multi-family properties within a particular county 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	116,566	34%	124,743	55%
With two selected Conditions	3,974	1%	12,338	5%
With three selected Conditions	215	0%	440	0%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With four selected Conditions	0	0%	0	0%
No selected Conditions	223,728	65%	87,382	39%
Total	344,483	100%	224,903	99%

Table 33 - Condition of Units

Alternate Data Source Name:

American Community Survey 5-year Estimates (Table)

Data Source Comments:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	59,272	17%	50,572	22%
1980-1999	116,848	34%	76,080	34%
1950-1979	151,949	44%	89,543	40%
Before 1950	16,414	5%	8,708	4%
Total	344,483	100%	224,903	100%

Table 34 – Year Unit Built

Alternate Data Source Name:

American Community Survey 5-year Estimates (Table)

Data Source Comments:

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	168,363	49%	98,251	44%
Housing Units build before 1980 with children present	19,570	6%	16,317	7%

Table 35 – Risk of Lead-Based Paint

Alternate Data Source Name:

Comprehensive Housing Affordability Strategy

Data Source Comments:

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	14,199	18,191	32,390
Abandoned Vacant Units	0	0	0
REO Properties	653	697	1,350
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Alternate Data Source Name:

Regulatory and Economic Resources Department

Data Source Comments: 2023 1-Year ACS (vacant units) and Attom Data 2019-2023 average (REO properties)

Describe the Need for Owner and Rental Rehabilitation Based on the Condition of the Jurisdiction's Housing.

The entitlement area's housing stock is aged, with 49% of owner-occupied housing and 51% of renter-occupied housing being built prior to 1980, lacking regulations from the updated building code adopted after Hurricane Andrew (1992). Further demonstrating the need for rehabilitation, 19% of owner-occupied housing and 16% of renter-occupied housing units were built prior to 1960. In addition, 35% of owner-occupied units and 60% of renter-occupied units reported having at least one sub-standard housing condition indicator, as defined above.

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

Any housing units build before 1980 have potential risk of Lead-Based Paint Hazard (LBP). Of all the housing units build before 1980 in the entitlement area, 6%, or 19,570, are owner-occupied units and 7%, or 16,317, are renter-occupied units with children under 6 years old.

Discussion

To improve the condition of housing within the jurisdiction, factors such as age and affordability should be considered. Regardless of tenure, roughly half of the existing housing stock was built prior to the updated code that requires methods intended to withstand probable hazards. The County's developable land is limited, constricting opportunities to develop low-density, single-family homes. Given the high and escalating price of vacant single-family land, it is very unlikely that adequate affordable single-family units can be developed in greenfield areas. Therefore, it will be essential to engage opportunities to renovate naturally occurring affordable units in older developed areas of the County.

Similarly, with aging affordable rental housing, redevelopment and preservation is critical to maintain an adequate supply of rental units. However, given new state and local regulations subsequent to the Surfside tower collapse, deferred maintenance and structural integrity must be addressed to find a way to avoid replacement, which can result in loss of the affordable housing stock. Policy must enable renovations to be completed in a way that preserves affordability.

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

Introduction

Public housing was established to provide decent and safe rental housing for eligible low- and moderate-income families, the elderly, and persons with disabilities. Public housing agencies play an important role in the provision of affordable housing by operating housing developments and/or managing housing choice vouchers. This section of the Plan describes the number and physical condition of public housing and vouchers managed by HCD.

Totals Number of Units

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	1,390	15,404	20,217	3,261	16,976	232	22	725
# of accessible units			222						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Alternate Data Source Name:

PIH Information Center (PIC) data (table 22-25)

Data Source Comments:

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

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:

The amount of money invested in affordable housing projects doubled from \$128 million in early 2021 to \$260 million in 2023.

HCD has 87 public housing developments and 12 LIHTC public housing developments.

- More than 40 new developments with direct County funding have been completed totaling more than 5,000 units with 8,000 more units in the pipeline. Of the new units coming online, most are designated for very low- and low-income households, whose area median incomes (AMIs) fall between 30% and 80%.
- Opened in 2024, the Public Housing lottery received over 87,000 applications submitted, of which 7,500 will be selected for placement on the waitlist.
- The Section 8/Housing Choice Voucher lottery in 2024 resulted in over 132,000 applications, of which 5,000 applicants were placed on the waitlist using a randomized selection methodology.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

Project Name - # of Units	Address and Contact Information
Abe Arronovitz - elderly/disabled development, 55 units	2701 NW 18 Avenue, Miami, FL 33142, phone 305-638-6088
Allapattah Homes - family development, 50 units (scattered site)	2099 NW 23 Street, Miami, FL 33142, phone 305-638-2755
Annie Coleman 14 - family development, 245 units (scattered site)	5125 NW 22 Avenue, Miami, FL 33142, phone 305-638-6256
Annie Coleman 15 - family development, 144 units (scattered site)	2200 NW 57 Street, Miami, FL 33142, phone 305-638-6256
Annie Coleman 16 - family development, 210 units (scattered site)	NW 62 Street & 20 Avenue, Miami, FL 33142, phone 305-638-6256
Arthur Mays Villas - family development, 173 units	11341 SW 216 Street, Miami, FL 33170, phone 305-298-8785
Biscayne Plaza - elderly only development, 52 units	15201 SW 288 Street, Homestead, FL 33033, phone 305-242-7995
Buena Vista Homes - family development, 24 units (scattered site)	Buena Vista neighborhood, Miami, FL 33127, phone 305-576-9699
Claude Pepper Tower - elderly development, 166 units	750 NW 18 Terrace, Miami, FL 33136, phone 305-547-3227
Collins Park - elderly development, 124 units	3625 NW 20 Avenue, Miami, FL 33142, phone 305-635-1888
Culmer Gardens - family development, 75 units	NW 5 Street & 5 Avenue, Miami, FL 33136, phone 305-358-7414
Culmer Place - family development, 151 units	610 NW 10 Street, Miami, FL 33136, phone 305-358-7414
Dante Fascell Preservation - elderly development, 151 units	2929 NW 18 Avenue, Miami, FL 33142, phone 305-381-0438
Donn Gardens - elderly development, 64 units	1861 NW 28 Street, Miami, FL 33142, phone 305-638-6088
Edison Courts - family development, 345 units	325 NW 62 Street, Miami, FL 33150, phone 305-751-9985
Edison Park - family development, 32 units (scattered site)	200 NW 55 Street, Miami, FL 33127, phone 305-757-6636
Edison Plaza - elderly only development, 80 units	200 NW 55 Street, Miami, FL 33127, phone 305-757-6636
Emmer Turnkey - elderly development, 42 units	7820 N. Miami Avenue, Miami, FL 33150, phone 305-754-1195
Elizabeth Virrick 1 - demolished/vacant	1613 NW 25 Avenue, Miami, FL 33125
Elizabeth Virrick 2 - demolished/vacant	2828 NW 23 Avenue, Miami, FL 33142
Falk Turnkey - elderly development, 48 units	445-465 SW 16 Avenue, Miami, FL 33135, phone 305-541-1220

Public Housing Developments 1

FHA Scattered - family development, 5 units (scattered site)	Miami Gardens, FL 33056, phone 305-795-7535
Florida City Family - family development, 5 units	NW 6 Avenue & NW 6 Terrace, Homestead, FL 33034, phone 305-245-7480
Florida City Gardens - elderly only development, 50 units	900 NW 6 Avenue, Homestead, FL 33030, phone 305-245-7480
Goulds Plaza - elderly only development, 50 units	S. Dixie Highway & SW 213 Street, Miami, FL 33189, phone 305-232-2423
Green Turnkey - elderly development, 22 units	1501 NW 7 Street, Miami, FL 33136, phone 786-534-4326
Grove Homes - family development, 24 units (scattered site)	Coconut Grove, Miami, FL 33133, phone 305-444-8946
Gwen Cherry 6 - family development, 8 units	NW 1 Court & 71 Street, Miami, FL 33150, phone 305-757-2093
Gwen Cherry 7 - family development, 32 units	NE 2 Avenue & 67 Street, Miami FL 33138
Gwen Cherry 8 - family development, 21 units (scattered site)	NW 11 Avenue & 23 Street, Miami, FL 33127, phone 305-638-2755
Gwen Cherry 12 - family development, 6 units	NW 10 Avenue & 29 Street, Miami, FL 33127, phone 305-638-2755
Gwen Cherry 13 - family development, 31 units	NW 12 Avenue & 24 Street, Miami, FL 33142, phone 305-638-2755
Gwen Cherry 14 - family development, 78 units	2099 NW 23 Street, Miami, FL 33142, phone 305-638-2755
Gwen Cherry 15 - family development, 28 units	NW 23 Avenue & 23 Street, Miami, FL 33142, phone 305-638-2755
Gwen Cherry 16 - family development, 70 units	NW 20 Avenue & 18 Terrace, Miami, FL 33125, phone 305-638-2755
Gwen Cherry 20 - elderly development, 23 units	76 NW 77 Street, Miami, FL 33150, phone 305-757-2093
Gwen Cherry 22 - elderly development, 20 units	7101 NE Miami Court, Miami, FL 33138, phone 305-757-2093
Gwen Cherry 23 - family development, 30 units	NW 20 Street & 4 Court, Miami, FL 33127, phone 305-571-7700
Haley Sofge Towers - elderly only development, 475 units	750 & 800 NW 13 Avenue, Miami, FL 33125, phone 305-643-8568
Harry Cain Tower - elderly development, 154 units	490 NE 2 Avenue, Miami, FL 33132, phone 305-579-4856
Helen Sawyer Plaza ALF - elderly only, 104 units	1150 NW 11 Street Road, Miami, FL 33136, phone 786-469-4365
Heritage Village 1 - family development, 26 units	SW 268 Street & SW 142 Avenue, Miami, FL 33032, phone 305-242-7995

Public Housing Developments 2

Heritage Village 2 - family development, 26 units	SW 270 Street & SW 142 Avenue, Miami, FL 33032, phone 305-242-7995
Homeownership - family site, 2 units (scattered site)	15280 SW 307 Road; 40705 SW 155 Court, Miami FL 33033, phone 305-245-7480
Homestead East - elderly development, 30 units	1350 NE 13 Street, Homestead, FL 33033, phone 305-245-7480
Homestead Gardens - family development, 50 units	1542 SW 4 Street, Homestead, FL 33030, phone 305-245-7480
Homestead Village - family development, 11 units	SW 5 Street & SW 5 Avenue, Homestead, FL 33034, phone 305-245-7480
In Cities – Wynwood - family development, 45 units (scattered site)	Wynwood neighborhood, Miami, FL 33127, phone 305-576-9699
Jack Orr Plaza Preservation – Phase 1 - elderly development, 200 units	550 NW 5 Street, Miami, FL 33128, phone 305-374-5754
Joe Moretti - elderly development, 96 units (scattered site)	240 SW 9 Street, Miami, FL 33130, phone 305-545-2239
Joe Moretti – Phase 1 - elderly only development, 116 units (scattered site)	Little Havana area, Miami, FL 33130, phone 786-502-2822
Joe Moretti – Phase 2 - elderly only development, 96 units (scattered site)	Little Havana area, Miami, FL 33180, phone 786-502-2822
Jollivette - elderly development, 66 units (scattered site)	2400 NW 63 Street, Miami, FL 33147, phone 305-795-1527
Jose Marti Plaza - elderly development, 55 units	154 SW 17 Avenue, Miami, FL 33135
Kline Nunn - elderly development, 38 units	8300 N. Miami Avenue, Miami, FL 33150, phone 305-754-1294
Lemon City - elderly development, 100 units	150 NE 69 Street, Miami, FL 33138, phone 305-757-2093
Liberty Homes - family development, 44 units (scattered site)	NW 11 Avenue & 58 Street, Miami FL 33142, phone 305-691-0181
Liberty Square - family development, 709 units (Under redevelopment)	1415 NW 63 Street, Miami, FL 33147, phone 305-691-0180
Lincoln Gardens - demolished/vacant	4751 NW 24 Court, Miami, FL 33142
Little Havana Homes - family development, 28 units (scattered site)	1255 SW 1 Street, Miami, FL 33135, phone 305-541-1220
Little River Plaza - elderly development, 86 units	8255 NW Miami Court, Miami, FL 33150, phone 305-795-1543
Little River Terrace - family development, 108 units (scattered site)	8351 NW 5 Place, Miami, FL 33150, phone 305-795-1543
Manor Park - family development, 32 units (scattered site)	NW 51 Street & 15 Court, Miami, FL 33142, phone 305-638-6892

Public Housing Developments 3

Martin Fine Villas - elderly only & disabled development, 50 PH units (total 104)	780 NW 13 Court, Miami, FL 33125, phone 786-264-6625
Medvin Apartments - demolished/vacant	945 SW 3 Avenue, Miami, FL 33130
Model Cities C - family development, 38 units	7641 NW 17 Avenue, Miami, FL 33147, phone 305-795-1527
Modello Apartments - family development, 20 Public Housing (80 PBV)	15314 SW 284 Street, Homestead, FL 33033, phone 786-565-3890
Moody Gardens - elderly development, 34 units	SW 135 Avenue & SW 268 Street, Miami, FL 33032, phone 305-257-0970
Moody Village - family development, 64 units	13500 SW 268 Street, Homestead, FL 33032, phone 305-257-0970
Naranja - family development, 116 units	26201 SW 139 Court, Homestead, FL 33032, phone 305-257-0970
New Haven Gardens - family development, 82 units	7200 NE 2 Avenue, Miami, FL 33138, phone 305-758-4853
Newberg - elderly development, 60 units	7101 NE Miami Court, Miami, FL 33138, phone 305-758-4853
Northpark at Scott-Carver – 2A & B - family, 110 PH units (total 287) (scattered site)	2181 NW 74 Street, Miami, FL 331457, phone 305-826-9160
Northpark at Scott-Carver – 2C - family development, 67 PH units (scattered site)	2181 NW 74 Street, Miami, FL 331457, phone 305-826-9160
Opa-Locka Elderly - elderly development, 50 units	2329 NW 136 Street, Opa Locka, FL 33054, phone 305-620-7535
Orchard Villas Homes - family development, 12 units (scattered site)	NW 55 Street & 55 Terrace, Miami, FL 33127, phone 305-638-6256
Palm Court - elderly only development, 88 units	930 NW 95 Street, Miami, FL 33150, phone 305-836-4252
Palm Tower - elderly only development, 103 units	950 NW 95 Street, Miami, FL 33150, phone 305-836-4252
Palmetto Gardens - elderly only development, 40 units	16850 NW 55 Avenue, Miami Gardens, FL 33055, 305-620-7535
Parkside 1 & 2 - elderly development, 56 units	333/357 NW 3 Street, Miami, FL 33128, phone 305-545-2239
Perrine Gardens - elderly & family development, 158 units	10161 Circle Plaza West, Miami, FL 33157, 305-251-4161
Perrine Villas - elderly development, 20 units	10000 W. Jessamine Street, Miami, FL 33157, phone 305-251-4161
Peters Plaza - elderly development, 102 units	191 NE 75 Street, Miami, FL 33138, phone 305-754-1195
Phyllis Wheatley - elderly development, 40 units	1701 NW 2 Court, Miami, FL 33136, phone 305-547-3227

Public Housing Developments 4

Pine Island 1 - family development, 80 units	SW 126 Avenue & 272 Street, Homestead, FL 33032
Pine Island 2 - family development, 50 units	Moody Drive & SW 127 Avenue, Homestead, FL 33032
Rainbow Village - family development, 100 units	2140 NW 3 Avenue, Miami, FL 33127, phone 305-576-9699
Richmond Homes - family development, 32 units	SW 168 Street & SW 104 Avenue, Miami, FL 33157, phone 305-251-4164
Robert King High Towers - elderly only development, 315 units	1405 NW 7 Street, Miami, FL 33125, phone 305-643-8568
Santa Clara Homes - family development, 13 units (scattered site)	10 Avenue & 25 Street, Miami, FL 33127, phone 305-638-2755
Scattered Site 9-D - elderly development, 16 units	NW 21 Avenue & 32 Street, Miami, FL 33142, phone 305-638-6088
Scattered Site - A - family development, 24 units	NW 25 Avenue & 61 Street, Miami, FL 33142, phone 305-638-6892
Scattered Site 11-D - elderly development, 40 units	1919 NW 29 Street, Miami, FL 33142, phone 305-638-6088
Smathers Plaza – Phase 1 - elderly only development, 100 PH units (182 total)	935 SW 30 Avenue, Miami, FL 33135, phone 786-536-6891
Smathers Plaza – Phase 2 - elderly only development, 82 PH units (133 total)	1025 SW 38 Avenue, Miami, FL 33135, phone 786-536-6891
South Miami Gardens - family development, 58 units	SW 68 Street & 59 Place, Miami, FL 33143, phone 305-444-8946
South Miami Plaza Preservation - elderly only development, 97 units	6701 SW 62 Avenue, South Miami, FL 33143, phone 305-661-5980
Southridge 1 - family development, 76 units	SW 112 Avenue & 192 Street, S. Miami Heights, FL 33157, phone 305-232-1465
Southridge 2 - family development, 30 units	SW 113 Avenue & 192 Street, S. Miami Height, FL 33157, phone 305-232-1465
Stirrup Plaza Family - family development, 24 units	3801 Percival Avenue, Miami, FL 33133, phone 305-444-8946
Stirrup Plaza Phase 2 - elderly development, 7 Public Housing (68 total)	3170 Mundy Street, Miami, FL 33133, phone 786-452-0302
Stirrup Plaza Preservation - elderly development, 100 units	3150 Mundy Street, Miami, FL 33133, phone 786-452-0302
Three Round Towers – Tower A - elderly only development, 128 units	2870 NW 18 Avenue, Miami, FL 33142, phone 305-381-0438
Three Round Towers – Tower B - elderly only development, 135 units	2920 NW 18 Avenue, Miami, FL 33142, phone 305-638-6088
Three Round Towers – Tower C - elderly only development, 128 units	2940 NW 18 Avenue, Miami, FL 33142, phone 305-638-6088

Public Housing Developments 5

Town Park - family development, 38 units	NW 5 Avenue & NW 19 Street Miami, FL 33125, phone 305-576-9699
Twin Lakes - elderly development, 76 units	1205 NW 95 Street, Miami, FL 33147, phone 305-836-4252
Venetian Gardens - family development, 52 units (scattered site)	16100 NW 37 Avenue, Miami Gardens, FL 33054, phone 305-620-7535
Victory Homes - family development, 148 units (scattered site)	520 NW 75 Street, Miami, FL 33150, phone 305-795-1527
Vista Verde family development, 26 units (scattered site)	Miami Gardens, FL 33054, phone 305-620-7535
Ward Tower 1 - elderly only development, 200 units	2200 NW 54 Street, Miami, FL 33142, phone 305-638-6892
Ward Tower 2 - elderly only development, 100 units	5301 NW 23 Avenue, Miami, FL 33142, phone 305-638-6892
Wayside - family development, 30 units	Old Dixie Hwy & SW 290 Street, Leisure City, FL 33033, phone 305-242-7995
West Homestead Gardens - elderly development, 12 units	SW 4 Court & SW 4 Avenue, Homestead, FL 33080, phone 305-242-7995
Wynwood Elderly - elderly only development, 72 units	3000 NW 3 Avenue, Miami, FL 33127, phone 305-571-7700
Wynwood Homes - C - family development, 39 units (scattered site)	NW 26 Street to NW 33 Street, Miami, FL 33127, phone 305-571-7700

Public Housing Developments 6

Public Housing Condition

Public Housing Development	Average Inspection Score	Date
Donn Gardens/Abe Arronovitz	94	08.07.24
Ward Towers II	90	07.10.24
Parkside I and II	88	07.09.24
Claude Pepper/Phyllis Wheatley	87	09.10.24
Gwen Cherries 6/7/20/22, Lemon City, Newberg, New Haven Gardens	86	10.20.24
Palmetto Gardens/Venetian Gardens	84	06.26.24
Arthur Mays/Goulds/Southridge	80	08.10.24
Biscayne Plaza	78	09.25.24
Gwen Cherries	77	09.09.24
Liberty Square Phase 2	75	07.11.24
Homestead Gardens	75	09.26.24
Green Turnkey	74	06.13.24
Liberty Square Phase I	71	03.28.24
Edison Courts/Edison Plaza	70	09.10.24
Naranja, Moody Village, Moody Gardens Pine Island I and II	68	04.10.24
Little River Terrace/Little River Plaza	65	08.05.24
Helen Sawyer ALF	63	06.12.24
Little Havana Homes	59	06.13.24
Perrine Gardens	59	09.11.24
Ward Towers I	56	09.09.24
Rainbow/Wynwood	55	09.10.24
Grove Homes/Stirrup Plaza	53	08.06.24
Annie Colemans 014/016	53	09.11.24
Victory Homes/Jollivette	51	03.06.24
Culmer Gardens	45	09.10.24
North Park Scott Carver (Phase 2A & 2B)	37	02.29.24
North Park Scott Carver (Phase 2C)	17	02.27.24
Liberty Square	Pending Reschedule	
Total	67	

Table 1 - Public Housing Condition

Public Housing Condition

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

Miami-Dade County HCD periodically inspects its public housing units using the National Standards for the Physical Inspection of Real Estate (NSPIRE) score system adopted by HUD to assess the quality of properties in public housing. NSPIRE provides a way for HUD and local housing authorities to measure the quality of public housing and ensure compliance with health and safety standards. The goal is to create a suitable living environment for low-income families while improving the overall condition of public housing. The inspection assesses the following indicators:

- Interior Conditions: Inspecting the unit for issues like leaks, mold, and broken fixtures.
- Safety: Assessing whether there are safety hazards such as exposed wiring, faulty smoke detectors, or unsafe staircases.
- External Conditions: Inspecting the exterior of the property, including the condition of the roof, siding, and grounds.

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

HCD relies on public private partnerships to redevelop existing, aged public housing stock. Through these partnerships, HCD can implement RAD redevelopment activities, 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.

In the 2025 PHA Annual Plan, over 5,000 public housing units were identified for RAD redevelopment to take place. Between 2020 and January 2025, HCD closed on 27 RAD redevelopment projects totaling 4,842 units. The current pipeline includes 11 public housing sites totaling 1,364 units.

Discussion:

The rehabilitation and redevelopment needs of Miami-Dade County's public housing stock requires a significant undertaking from both internal and external partners and resources. To address the deteriorating condition of aging public housing communities, the County's redevelopment strategy prioritizes RAD redevelopment, shifting reliance from limited federal funding to expanded resources secured and managed by a private developer. The County has formalized a pipeline of public housing redevelopment projects that will bring new units online, beyond the one-for-one replacement. However, to complete all projected redevelopment, the County and private developers rely on sources that are often competitively solicited through local and state housing finance agencies. Although Miami-Dade County is the only jurisdiction with its own competitive RFA through Florida Housing Finance Corporation, the competition results in most applicants re-applying in multiple annual cycles before being selected for an award. Private developers rely on tax credits, gap financing, bonds, and other public resources when financing these redevelopment projects. Unique to Florida, the Sadowski Affordable Housing Trust Fund created the State Apartment Incentive Loan (SAIL) and the State Housing

Initiatives Partnership (SHIP) programs that inject low-interest capital into affordable projects. Through set asides for specialized demographic populations, these programs improve the viability of these development projects that house the County's most vulnerable and low-income households. Redeveloping these parcels to achieve their highest and best use also includes incorporating amenities and key community elements, along with opportunities for economic development and improving overall conditions for the residents.

HCD staff are involved with public housing residents to provide education, solicit feedback, and assist the residents to navigate through the process as the County prepares for the redevelopment of these sites.

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

Introduction

The Miami-Dade County Continuum of Care (CoC), under the direction of the lead agency, the Miami-Dade County Homeless Trust (the Trust), provides a full spectrum of housing and services to people at risk of and experiencing homelessness. Implementing evidence-based practices, the direct service providers within the Continuum administer programs in alignment with the rules and regulations. The County provides homelessness prevention services in the form of financial assistance with rents, mortgages, security deposits or utility payments, to help families and individuals at risk of becoming homeless resolve a housing crisis and diversion services to keep the resident(s) housed and away from experiencing literal homelessness.

The housing crisis response system in Miami-Dade County is comprised of the following housing interventions, according to the 2024 HUD Housing Inventory Count, which provide a variety of services:

- Eight Emergency Shelter projects provide basic needs, housing-focused services, assistance with benefits, access to childcare, 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.
- One Safe Haven in the geographic area is operating to provide shelter and services to people who are living in a place not meant for human habitation who also have a severe mental illness. With the support of housing-focused and clinical providers, the goal is for the consumer to exit the haven to a permanent housing situation.
- Transitional Housing is provided to eligible persons through eight (8) facilities, offering time-limited housing paired with skill building, treatment, intensive case management, employment, and/or job training with the goal of transitioning into stable, permanent housing.
- There are fourteen (14) Rapid Re-Housing (RRH) projects operated across the CoC to provide time-limited housing subsidies and housing stabilization support services intended to quickly identify and transition eligible households into permanent housing through services such as housing navigation services, move-in expenses, and limited rental assistance.
- The sixty-five (65) Permanent Supportive Housing (PSH) programs provide permanent housing subsidies in conjunction with supportive services to help people that are homeless who have a disability, with a priority for chronically homeless persons, to live independently. There are 5 Other Permanent Housing programs operated through the CoC.

- The CoC is Housing First oriented, which means it aims to provide housing without preconditions or service participation requirements. The CoC's Housing First approach includes: Prioritizing people with the highest needs Moving people into permanent housing as quickly as possible Providing social services to help tenants maintain their housing

The Miami-Dade County Homeless Trust coordinates access to CoC programs through its Coordinated Entry System (CES). The Homeless Trust also has standards, policies, and procedures that guide the CoC's and direct service provider operations. HCD consulted with the Homeless Trust and health agencies responsible for deploying mainstream services when developing this plan.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	1,160	0	0	801	0
Households with Only Adults	1,245	110	220	332	312
Chronically Homeless Households	0	0	0	3,612	138
Veterans	35	0	110	1,246	0
Unaccompanied Youth	50	0	12	158	276

Table 39 - Facilities and Housing Targeted to Homeless Households

Alternate Data Source Name:

Regulatory and Economic Resources Department

Data Source Comments: Miami-Dade County Homeless Trust Housing Inventory Count (HIC)*Year Round Beds (Current and New) - Unaccompanied Youth includes 18 Parenting Youth

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.

Homeless individuals in the County can access essential mainstream services which complement targeted services and integrate with broader community systems.

Health Dept. provides infectious disease updates and on-site vaccinations for COVID, Hep A, and Monkeypox. Substance Abuse & Mental Health (SAMH) funds support HIV testing, treatment beds, and detox services. CoC grants HMIS access to managed care organizations for long-term care and most providers assist with insurance enrollment.

Providers that do not bill insurance collaborate with Federally Qualified Health Centers (FQHCs) and Substance Abuse (SA) providers for enrollment support. ES providers partner with public hospitals or FQHCs to establish on-site medical offices for healthcare access and insurance enrollment. Two FQHCs and SA providers conduct SO and assist unsheltered individuals with enrollment. CoC collaborates with the Alliance for Aging to connect aging homeless individuals to beneficial programs. Healthcare navigators at ACCESS sites educate CoC participants about Medicaid, Medicare, and disability work incentives. CoC Assistant Executive Director is SOAR-trained, and subs are required to complete SOAR training. An MOU with DCF allows CoC subs to serve as ACCESS providers for online Medicaid, SNAPs, and other entitlements.

Health Services

- Health Dept: primary care, immunizations, and infectious disease management. FQHCs like Jesse Trice, Camillus Health, and Citrus Health Network offer sliding-scale care for low-income individuals, including the homeless.
- Jackson Health System: emergency care, specialty services, and hospital-based programs for underserved populations.

Behavioral Health Services

- Thriving Mind (TM) South Florida oversees behavioral health services for indigent, uninsured, or underinsured individuals. Community-based providers offer evidence-based services, including aftercare, assessments, crisis stabilization, MAT, outpatient and inpatient treatment, case management, psychiatric care, supported housing, detoxification, prevention, recovery support.
- TM has developed care models and programs focused on promoting resiliency and supporting recovery for adults with MH disorders.
- Comprehensive Community Service Team (CCST) helps individuals identify goals and make choices, restoring their function and community participation. It focuses on strengths, resources, and recovery readiness, assisting individuals in reconnecting with society and rebuilding skills in their environment.

- Forensic Assertive Community Treatment (FACT) Team supports adults with SMI, often with co-occurring SA disorders. Multidisciplinary staff provide comprehensive MH services at home or in the community, including psychiatric care, therapy, crisis intervention, SA treatment, vocational support, daily living assistance, and case management. The program also helps secure affordable housing, assistance with deposits, utilities, and rent.
- Projects for Assistance in Transition from Homelessness (PATH) provides services and resources for individuals with SMI, often paired with SA disorders, who are homeless or at risk of homelessness. Trust collaborates with TM to ensure coordinated service delivery across systems.
- TM implements SMI mental illness who are homeless apply for SSI or SSDI benefits through an expedited process.

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

The Trust focuses on housing individuals directly from the street and expanding permanent housing through PHA partnerships, move-up strategies, and \$43M+ in commitments for property acquisition and renovation, including hotel-to-housing conversions to create 500+ units. The CoC CE engages non-traditional partners like libraries, parks, and transit to identify unsheltered individuals and holds weekly stakeholder meetings to review cases, increase housing inventory, reallocate underperforming projects, enhance housing navigation, and develop job pathways.

The 2024 HUD HIC reports 94 Veteran beds and 61 youth beds in Emergency Shelter/Transitional Housing/Safe Haven categories. Permanent Housing includes 1,341 Veteran beds and 3,694 PSH beds for those experiencing chronic homelessness. Citrus Health Network offers 11 transitional housing beds and 57 Rapid Rehousing beds for youth, while Camillus House operates 20 emergency shelter programs, 12 youth beds, and specialized beds for mental health and substance use disorders. Chapman Partnership provides Family Units in collaboration with Miami and Hialeah. Safespace offers emergency shelter for DV survivors. PSH programs serve varied subpopulations exiting homelessness, with two GPD Other Permanent housing programs for veterans totaling 112 beds.

The CoC operates ES on school board property via a long-term lease through an MOU with MDCPS. It offers Head Start and tutoring programs and collaborates with District Homeless Liaisons (DHLs) to ensure children are enrolled in school and aware of educational services eligibility. DHLs also work with case managers, refer families to the Trust, and join youth by-name list meetings.

In 2022, the Trust received \$21.2M through the Unsheltered and Rural Homeless Assistance Award, administered by 9 providers, to reduce unsheltered homelessness and enhance services, health outcomes, and housing stability. Mia Casa, acquired by the Trust, serves as a safety net for 120 homeless adults aged 65+ to transition into permanent housing.

Coalition Lift, operated by Carrfour, was a pilot project with support from FHFC to house high utilizers of public systems, reducing the cost through PSH. This program has demonstrated that with wrap around supports and housing, the hardest to house individuals can stabilize and reduce use of costly deep-end crisis services.

The CoC partners with CAHSD and local victim service providers to offer shelter, housing, legal services, and safety planning for survivors of domestic violence and human/sex trafficking. Services are provided through the Coordinated Victims Assistance Center, a walk-in center with comprehensive, co-located support for crime victims.

The CoC Housing Coordinator facilitates referrals to homeless preferences, including tax credit ELI, Multifamily Homeless Preference units, and OPH. Developers funded by Florida Housing Finance Corporation provide 206 ELI units through the LINK program. With Miami-Dade's PHA, the CoC offers standalone support services paired with HCVs for veterans and chronically homeless individuals and secures local funding to rehabilitate Public Housing units in exchange for referral rights.

The Miami-Dade Homeless CoC 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

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

Introduction

Supportive housing and services are critical for vulnerable populations, including the elderly, frail elderly, persons with disabilities, and individuals with substance use disorders. The City of Miami administers HOPWA funding and is the entity responsible for addressing resident needs county-wide. 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

The Alliance for Aging, Inc., is designated by the State of Florida as the Area Agency on Aging for the County. Services such as meals, adult day care, personal care, legal help and transportation are provided to older people through a network of local agencies in the community. Any person aged 60 or older is eligible for services from the Alliance. Some of the services have additional requirements for eligibility, such as income, dementia, or frailty. Caregivers of any age who are caring for an older person may also be eligible for services. Needs of the Elderly and Frail Elderly include affordable senior housing options (independent living, assisted living, and nursing care), home modifications (ramps, elevators, grab bars, and wheelchair-accessible units), in-home care services to delay or prevent the need for institutionalization, public transportation access near housing to maintain independence, and emergency response systems in housing for frail elderly individuals.

The Agency for Persons with Disabilities (APD), Southern Region Office is the agency responsible for the system of care for individuals with unique abilities and their families in living, learning and working within their communities by creating multiple pathways to possibilities. APD identifies the service needs of people with developmental disabilities, and those individuals may receive social, medical, behavioral, residential, and/or therapeutic services. Services include transitions into APD licensed homes, case management, accessible and adaptable units with widened doorways, elevators, and modified bathrooms, in-home supportive services (case management, counseling, employment support), group homes or supervised living arrangements for those needing 24/7 care, and supported housing resources such as the Medicaid Waiver program that promotes independent living.

Thriving Mind South Florida oversees the system of care for people with mental health (MH) and substance abuse (SA) disorders. Thriving Mind oversees 30 in-patient residential treatment facilities, and 11 Room & Board with Supervision programs, and 3 short-term residential treatment programs for both adults and children. MH and SA crisis stabilization is provided across 22 crisis stabilization programs. Other services included for this population are assessment, care coordination, case management,

community action teams, day treatment, specialized services, in-home/on-site services, intervention, medical services, Medication Assisted Treatment, supported employment, outpatient, outreach, prevention, recovery support, and supported housing/living.

The City of Miami's HOPWA program provides residents have access to Tenant Based Rental Assistance, HOPWA project-based housing, as well as Short-Term Rental, Mortgage, and Utility (STRMU) assistance. Needs of this population include stable, affordable housing to ensure medication adherence and continuity of care, integrated health services, short-and long-term rental assistance, and case management/supportive services.

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

The County offers several programs and initiatives to provide supportive housing for individuals returning from mental health and physical health institutions. These programs aim to ensure continuity of care, stability, and access to resources for reintegration into the community.

1. Housing Assistance Programs

- Homeless Trust: Miami-Dade County's Homeless Trust provides housing assistance and supportive services for individuals transitioning from institutional care. They operate permanent supportive housing programs that combine affordable housing with case management and mental health services.

2. Continuum of Care (CoC) Services

- CoC-funded programs offer transitional and permanent supportive housing for people exiting institutions. These programs often cater to individuals with mental health challenges, chronic illnesses, or disabilities.
- Agencies within the CoC, such as Camillus House, provide targeted support, including case management, substance use counseling, and employment training.

3. Statewide Initiatives in Partnership

- Florida Assertive Community Treatment (FACT): Provides intensive, community-based services for individuals with severe mental illness. FACT teams assist with housing stabilization as part of a holistic approach to care.
- Transition to Independence Process (TIP): Focuses on youth and young adults, helping them access education, employment, and housing after institutional care.

4. Specialized Housing Programs

- Housing First Initiatives: Prioritize stable housing as the first step, followed by supportive services for recovery and independence.
- Special Needs Housing Program (SNHP): Focuses on creating housing units for individuals with mental health and physical disabilities.

5. Reentry Programs

- Criminal Justice and Behavioral Health Partnership: Addresses the needs of individuals with mental health or substance use disorders reentering the community from correctional facilities. The program collaborates with housing providers to reduce homelessness and recidivism.
- Miami-Dade Forensic Alternative Center (MD-FAC): Offers housing support for individuals transitioning from state mental health facilities involved in the criminal justice system.

6. Community-Based Support and Nonprofits

- Local organizations like Chapman Partnership and Citrus Health Network provide supportive housing, mental health counseling, and assistance with reintegration.
- Peer support services are often offered through community health organizations to help individuals navigate housing applications and maintain stability.

7. Public Housing and Rental Assistance

- Miami-Dade County Housing and Community Development (HCD) offers rental assistance through Section 8 vouchers and public housing units tailored to individuals with disabilities or health needs.

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)

HCD continues to participate in the Commission on Disability Issues (CODI) board meetings and solicit feedback concerning housing and service needs to ensure that people with disabilities have equitable access to resources that meet individualized accommodations and general accessibility needs. The jurisdiction is evaluating an increased set-aside of housing subsidies through HOME Tenant Based Rental Assistance for persons with disabilities and for persons experiencing homelessness. Through state Documentary Surtax funding, the County dedicates funds available for small-scale housing projects and novice mission-based developers. State SHIP funds administered by HCD are used for homeowner rehabilitation, which includes home modifications for elderly and disabled households that allow people to age-in-place as opposed to relinquishing independence in exchange for an institutional setting. Through the competitive RFA process, the County continues to encourage participation from community partners who provide public services to special needs populations. HCD housing dollars dedicated as gap

funding used to supplement the state's HFA financing are further leveraged by funding supportive services that help residents achieve housing stability and economic mobility.

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))

The County invited the leading agencies responsible for coordinating a network of services for behavioral health, child welfare, elderly welfare, and for people with disabilities to consult with HCD on the current housing and services availability for each subpopulation. The consulted agencies identified independent housing that is not shared as a priority, along with transportation, set asides for people with disabilities, and use of funds for rental rehabilitation to preserve affordability of existing units. Thriving Mind expressed the importance of housing stabilization and retention support through intensive service. The Alliance for Aging highlighted the need for transportation services and services and home modifications that allow older adults to remain at home instead of institutionalized care, support services to remain at home. Additionally, the Agency for Persons with Disabilities advocated that ID/DD should be separated from the population of people with disabilities, and that housing programs should reflect this accordingly.

The County will prioritize tenant-based rental assistance using HOME for specialized subpopulations. Directing funds to small, mission-based nonprofits for smaller scale development is intended to help the vulnerable subpopulations that are often excluded from programs that prioritize other homeless-specific populations. Utilizing the flexibility of the Documentary Surtax Program can improve access to accessible and affordable housing for persons with disabilities. This category of funding has consistently been available for this population.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Many competing priorities impact the ability of the private sector to provide affordable housing. In addition, home and condo prices are affected by many different variables. Public policies and regulations are only one piece of the equation. Following the collapse of the Surfside tower, the state enacted new regulations that set a mandate for structural integrity reserves that ensure long term maintenance of condominium buildings to protect residents of older multifamily condominium and rental buildings. Local municipalities have followed suit with implementing policies to enhance recertifications and requirements that, of necessity, have required considerable investment in many of the oldest properties throughout the county, jeopardizing affordability due to extreme assessment fees to address deferred maintenance and insufficient reserves.

Advanced development regulations and the need for hazard-resistant materials increase the cost to produce housing, resulting in increased development costs which are then passed to the buyer or renter. Compounding factors are policies that elevate costs associated with insurance, both for homeowners and rental housing, property taxes, impact fees to support increased usage levels, and infrastructure expenses. Redevelopment to maximize density also requires infrastructure capacity to be addressed, which creates barriers due to policy and cost. Policies requiring water/sewer infrastructure for existing affordable housing and new projects to connect into the system can be prohibitive to small scale projects.

Affordability in the single-family market has been impacted by land use policies which serve important and essential, but competing, priorities. The Urban Development Boundary (UDB) prioritizes environmental protection and the preservation of agriculture, as well as encourages more compact and economically efficient development patterns. Municipalities within Miami-Dade County are apprehensive to reconsider maximizing density as opposed to protecting low density zoning, which further limits construction of small-scale, missing middle housing types in established neighborhoods for households who are excluded from the existing single-family home market due to high costs and limited supply.

Low-income residents often rely on public transit to access employment, services, and education. However, as the jurisdiction becomes built out and development patterns extend into ex-urban areas, extended transit demands are increased along with costs for the consumer. Increasing density in the urban core through infill development and redevelopment of functionally obsolescent sites will also organically address the need for proximity to public transportation and other key community elements. However, with the refusal to realign zoning to meet the development needs by including middle and high-density zoning in established neighborhoods and promoting inclusionary zoning policies, the jurisdiction will need to extend transit, and it will be costly to developers and the tenant or homebuyer. Incorporating policies that promote development near fast rail stations is evidenced to also produce higher rents and reduce market leakage, keeping revenue in these areas.

The State Legislature's adopted the Live Local Act that preempts local governments from enforcing requirements regarding zoning, density, and height for multifamily and mixed-use residential. The LLA allows for affordable housing development on commercial and industrial sites without rezoning or a Comprehensive Plan amendment. This applies to projects when at least 40% of the units in the proposed residential rental development are affordable at less than 120% AMI for at least 30 years.

DRAFT

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

Introduction

The labor market and business activities in Miami-Dade County reflect its role as a dynamic hub for trade, tourism, and growth-oriented industries.

Miami-Dade supports a diverse business ecosystem with incentives such as:

- Targeted Jobs Incentive Fund: Attracts businesses to invest and create jobs.
- Urban Jobs Tax Credit Program: Encourages economic activity in underdeveloped areas.
- Trade and Logistics Hub: Miami serves as a gateway for international trade, particularly with Latin America, leveraging its strong port and airport facilities.

In addition, the County promotes small business growth through grants, technical assistance, and special tax credits, contributing to its robust entrepreneurial climate. Miami-Dade County government supports economic development and job creation activities through the Office of Innovation & Economic Development, HCD, and the Community Action & Human Services Department. The private sector coordinating agencies such as the Beacon Council and Greater Miami Chamber of Commerce are actively involved in expanding the labor market.

According to the U.S Bureau of Labor Statistics, the unemployment rate as of December 2024 is 2.5% in Miami-Dade County, demonstrating a strong labor market.

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	6,563	8,865	1	1	0
Arts, Entertainment, Accommodations	68,754	58,146	10	9	-1
Construction	35,520	40,412	5	6	1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Education and Health Care Services	157,366	123,240	23	18	-5
Finance, Insurance, and Real Estate	50,401	52,534	7	8	1
Information	12,747	13,654	2	2	0
Manufacturing	23,023	28,410	3	4	1
Other Services	22,113	21,398	3	3	0
Professional, Scientific, Management Services	109,732	118,669	16	18	2
Public Administration	30,324	7,071	4	1	-3
Retail Trade	84,344	90,035	12	13	1
Transportation and Warehousing	40,792	58,822	6	9	3
Wholesale Trade	39,150	52,870	6	8	2
Total	680,829	674,126	--	--	--

Table 40 - Business Activity

Alternate Data Source Name:

Regulatory and Economic Resources Department

Data Source Comments: 2022 Longitudinal Employer-Household Dynamics (Jobs and Workers)

Labor Force

Total Population in the Civilian Labor Force	872,418
Civilian Employed Population 16 years and over	833,322
Unemployment Rate	4.30
Unemployment Rate for Ages 16-24	10.20
Unemployment Rate for Ages 25-65	3.60

Table 41 - Labor Force

Alternate Data Source Name:

American Community Survey 5-year Estimates (Table)

Data Source Comments: 2018-2022 ACS

Occupations by Sector	Number of People
Management, business and financial	148,735
Farming, fisheries and forestry occupations	2,842
Service	146,469
Sales and office	201,245
Construction, extraction, maintenance and repair	72,336
Production, transportation and material moving	90,470

Table 42 – Occupations by Sector

Alternate Data Source Name:

American Community Survey 5-year Estimates (Table)

Data Source Comments: 2018-2022 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	323,987	44%
30-59 Minutes	312,666	42%
60 or More Minutes	99,670	14%
Total	736,323	100%

Table 43 - Travel Time

Alternate Data Source Name:

American Community Survey 5-year Estimates (Table)

Data Source Comments: 2018-2022 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	68,642	3,203	32,487
High school graduate (includes equivalency)	168,460	7,786	53,305
Some college or Associate's degree	185,204	7,317	43,317
Bachelor's degree or higher	280,074	8,300	43,582

Table 44 - Educational Attainment by Employment Status

Alternate Data Source Name:

American Community Survey 5-year Estimates (Table)

Data Source Comments: 2018-2022 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	2,430	5,159	7,395	22,266	41,682
9th to 12th grade, no diploma	15,894	12,769	15,702	41,041	32,301
High school graduate, GED, or alternative	43,211	51,361	55,756	122,475	73,037
Some college, no degree	54,203	33,570	30,454	70,972	38,195
Associate's degree	16,525	27,691	24,863	48,782	19,676
Bachelor's degree	16,058	54,054	55,440	101,165	43,471
Graduate or professional degree	1,985	24,498	36,170	61,108	33,009

Table 45 - Educational Attainment by Age

Alternate Data Source Name:

American Community Survey 5-year Estimates (Table)

Data Source Comments: 2018-2022 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,932
High school graduate (includes equivalency)	31,625
Some college or Associate's degree	38,952
Bachelor's degree	51,266
Graduate or professional degree	71,942

Table 46 – Median Earnings in the Past 12 Months

Alternate Data Source Name:

American Community Survey 5-year Estimates (Table)

Data Source Comments: 2018-2022 ACS**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

In the County's entitlement area, Education and health care services were the main sectors in 2022, accounting for 18.3% of the job market. It was followed by Professional, scientific, and management Services (17.6%), and the Retail trade sector (13.4%).

As of late 2024, Miami-Dade has shown steady employment growth in key sectors:

- **Education and Health Services:** This sector saw the largest gains, with over 12,600 jobs added year-over-year by October 2024, driven by expanded healthcare infrastructure and educational initiatives.
- **Construction:** Employment in construction surged by 10,300 jobs, particularly in the Miami-Miami Beach-Kendall area, which accounted for more than half of these gains. This reflects ongoing urban development and housing projects.
- **Other Services and Hospitality:** The leisure, hospitality, and personal services industries also experienced notable growth, supporting Miami-Dade's tourism-driven economy.

Despite these gains, some sectors faced challenges:

- **Retail Trade:** Lost about 5,000 jobs due to shifting consumer patterns.
- **Manufacturing and Financial Activities:** These sectors saw slight declines, reflecting broader economic trends.

Describe the workforce and infrastructure needs of the business community:

The workforce and infrastructure needs of the business community in Miami-Dade County are shaped by its dynamic economy, diverse population, and strategic location as a gateway to Latin America and the Caribbean.

Workforce Needs**1. Skilled Labor:**

- **Technology and Innovation:** With Miami-Dade emerging as a tech hub, businesses require workers skilled in software development, cybersecurity, data analytics, and emerging technologies like blockchain.

- **Healthcare:** Demand for healthcare professionals, including nurses, technicians, and specialists, remains high due to population growth and an aging demographic.
- **Finance and Fintech:** The financial services sector, including fintech startups, seeks talent with expertise in finance, compliance, and digital payment systems.
- **Trade and Logistics:** Skilled workers in supply chain management, international trade, and port operations are vital to support Miami's status as a global trade center.
- **Training Programs:** Businesses need partnerships with local educational institutions to create programs focused on high-demand skills.
- **Bilingual Talent:** The multicultural nature of Miami requires workers proficient in Spanish, Portuguese, and English to serve local and international markets.
- The cost of living in Miami-Dade impacts the ability to attract and retain talent. Affordable housing solutions are critical to maintaining a stable workforce.

1. **Workforce Development:**

1. **Affordable Housing and Living Costs:**

Infrastructure Needs

1. **Transportation:**

- **Public Transit:** Expansion and modernization of public transit systems, including the Metrorail, Metromover, and bus networks, are crucial for reducing congestion and improving access to workplaces.
- **Road Infrastructure:** Upgrades to roads and bridges are needed to support growing commuter and freight traffic.
- **Port and Airport Facilities:** Investments in PortMiami and Miami International Airport are essential to sustain Miami's leadership in international trade and tourism.
- **Broadband Access:** High-speed internet connectivity is a must for supporting remote work, e-commerce, and tech startups.
- **Smart City Solutions:** Enhanced use of technology and data analytics in city planning can improve operational efficiency and quality of life.
- **Renewable Energy Sources:** Businesses are increasingly seeking sustainable energy solutions to align with global sustainability goals.
- **Climate Resilience:** Investments in infrastructure to combat sea level rise, flooding, and extreme weather events are vital to protect business operations and attract investments.
- **Real Estate Development:** There is a demand for modern office spaces, innovation hubs, and flexible workspaces.

1. **Digital Infrastructure:**

1. **Energy and Resilience:**

1. Commercial and Industrial Spaces:

1. **Industrial Zones:** Expansion of industrial parks and logistics centers to accommodate growth in e-commerce and manufacturing.

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.

The County has seen significant changes in recent years that could have considerable economic impacts. These include large-scale investments, public and private initiatives, and evolving workforce and infrastructure demands. Below are the key highlights:

1. Major Investments and Initiatives

a. Infrastructure and Transit Projects

- The **SMART (Strategic Miami Area Rapid Transit) Plan** aims to expand the transit network across the county, reducing congestion and connecting underserved areas. Projects like the Metrorail expansion and Bus Rapid Transit corridors could boost construction jobs and long-term mobility for workers.
- The **PortMiami Deep Dredge Project** and cruise terminal expansions have made the port one of the most competitive in the U.S., facilitating increased trade and tourism activities.

b. Real Estate and Urban Development

- Miami is experiencing a real estate boom, driven by both local demand and an influx of investors. Developments such as Miami Worldcenter (a \$4 billion mixed-use project) and high-rise residential projects are reshaping the skyline and generating construction and service-sector jobs.

c. Tech and Innovation Sector Growth

- Miami has branded itself as a hub for startups and tech companies, bolstered by venture capital investments and initiatives like **eMerge Americas**. The arrival of tech giants and fintech firms has created a demand for a highly skilled workforce.

d. Tourism and Hospitality Recovery Post-COVID

- Miami-Dade's hospitality sector is rebounding, with heavy investments in luxury hotels, entertainment venues, and marketing campaigns to attract tourists. This sector continues to be a significant driver of jobs.

2. Economic Opportunities and Workforce Impacts

a. Job Growth Opportunities

- Construction, transportation, technology, hospitality, and trade are poised for growth.
- Increasing demand for skilled workers in emerging sectors like clean energy, AI, and software development.

b. Workforce Development Needs

- **Skilled Labor Training:** A shortage of skilled construction workers and tech professionals highlights the need for vocational training and partnerships with local educational institutions.
- **Upskilling Existing Workers:** Rapid technological changes require reskilling programs for existing employees to stay competitive.

c. Business Support Needs

- **Small Business Support:** Many small businesses need access to capital and digital tools to thrive in the evolving economy.
- **Incentives for Startups:** Expanding tax incentives and incubators can help attract and retain innovative firms.

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

The skills and education of the current workforce in Miami-Dade County show a mixed alignment with existing and emerging employment opportunities. While certain industries have a well-prepared talent pool, others face significant skill gaps that hinder economic growth and limit jobseekers' access to higher-paying opportunities. Respondents to the Community Needs Survey informed HCD that education and skill building for advanced jobs to promote economic mobility are a priority within the jurisdiction.

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.

Beacon Council Economic development partner for diversifying the local market, promotes business investment/development.

CareerSource South Florida Workforce Investment Board delivers a broad range of employment and training services.

On-the-Job Training (OJT) Subsidizes employers for hiring and training new employees.

Industry-Specific Training Programs High-demand fields - healthcare, construction, information technology, logistics.

Youth Programs Career counseling, internships, apprenticeships reducing barriers for individuals aged 16–24.

Reemployment Assistance Career transitions, retraining programs.

University & Community College

Miami Dade College (MDC) Workforce development, regional employment-tailored programs.

School of Continuing Education & Professional Development Short-term certificate programs, technical training - IT, cybersecurity, healthcare, business management.

The Idea Center Hub for entrepreneurship and innovation offering courses and startup mentoring.

Apprenticeship Programs Industry collaboration providing hands-on training in trades - plumbing, electrical work, HVAC.

Fast-Track Credentials Accelerated programs for skills in high-demand sectors - certifications and medical assistant training.

Florida International University (FIU) key programs:

Tech Hire Grant Program IT career preparation through accelerated learning pathways.

StartUP FIU Business development resources, mentorship for aspiring entrepreneurs.

Professional Education Programs Certifications, executive courses - supply chain management, data analytics.

Trade and Industry-Specific Initiatives

Construction & Skilled Trades

Associated Builders and Contractors (ABC) Florida East Coast Chapter Construction apprenticeships, skilled labor, craft training programs.

Healthcare

Health Foundation of South Florida Partners to train nurses, medical technicians, home health aides.

Technology

Ironhack Miami Coding bootcamp, intensive courses in web development, UX/UI design, data analytics.

General Assembly Miami Digital marketing, coding, and data science training for career changers, upskillers.

Tourism and Hospitality

Greater Miami Convention & Visitors Bureau (GMCVB) Trains hospitality workers to improve customer service skills, cultural competency.

Nonprofit

Sant La Haitian Neighborhood Center Workforce training, job placement services.

United Way Miami Financial literacy programming, career coaching to help individuals enter and thrive in the workforce.

OIC of South Florida (Opportunities Industrialization Centers) Workforce readiness programs, certifications - warehousing, logistics, IT support.

Key Clubhouse of South Florida Assists individuals living with serious mental illnesses (SMI) - prepare/obtain competitive employment in the community, develop partnerships in the community for transitional, supported, independent employment.

Sector-Specific Partnerships

Miami Tech Works Connects residents to tech training programs, job opportunities.

Green Collar Workforce Initiatives Renewable energy and energy efficiency job training.

Tech Equity Miami Removes entry barriers into the tech industry, creates opportunities for underrepresented groups.

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

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.

Yes, the CEDS is coordinated through the South Florida Regional Planning Council (SFRPC) and encompasses Monroe, Miami-Dade, and Broward Counties.

The SFRPC and the Miami-Dade Transportation Planning Organization (TPO) partnered to study the nexus between affordable housing and transit hubs.

The study will examine the following:

- Existing policies on the nexus between affordable housing and transportation;
- Existing and projected affordable housing demand and supply in proximity to SMART Program hubs and corridors.
- Two station areas case studies to analyze projected affordable housing availability in the future (to include proposed developments).
- A fact sheet comparing Miami-Dade County's affordable housing policies with other areas locally and nationally.
- A Resource Library for special issues that affect the nexus, such as climate.

The study will provide several benefits, including a more comprehensive approach to planning for transportation and affordable housing and improved coordination between transportation and affordable housing agencies.

To advance competitive advantage Florida Statutes Chapter 125.045 directs county economic development powers, directing them to “expend public funds to attract and retain business enterprises, and the use of public funds toward the achievement of such economic development goals constitutes a public purpose.” 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 County recognizes the importance of non-housing community development activities throughout the jurisdiction, and this continues to be a priority. Employing the state-directed powers that allows the County to take action through funding private entities to improve market conditions, direct public dollars toward job creation initiatives, lease and convey real property with the goal of economic development and promoting Miami-Dade County as the epicenter of investment to encourage job creation.

MA-50 Needs and Market Analysis Discussion

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

- Yes, areas with one or more of the housing problems are concentrated in:
 - North Central Dade
 - Northwest Dade
 - Pockets of areas in Central Dade, specifically in South Miami
 - and areas in South Dade around Homestead Airbase
- These areas where there are households with multiple housing problems are especially concentrated around areas with greater racial minorities
 - Black minorities in North Central and Central Dade
 - Hispanic areas in Northwest and South Dade

Concentration is defined as the percentage of households with one or more of the housing problems being at least 10% higher than for the county as a whole.

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

- Yes, areas where the lowest income families are concentrated are: North Central Dade where more than 50% of the minorities are either Non-Hispanic Black or Hispanic. Pockets of Central Dade along SW 8th Street with predominantly Hispanic concentration. Areas in South Dade around Homestead Airbase.

Overall, areas with multiple housing problems are concentrated in areas with families with very low-income and often include less racial diversity and more concentrations of minorities, especially with Black minorities. The same cannot be said for Hispanic concentrations because the Hispanic population amounts to 68.8% of the total population in Miami-Dade County and is distributed widely across the County, while the Black population amounts to approximately 14.9% and is more concentrated in fewer areas. Nevertheless, we do see concentration of housing problems in areas where very low-income families reside which include racial (or ethnic) minorities.

Ethnic and racial and low-income concentrations are defined as areas where the share is 10 % higher than the group's share countywide.

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

The County is predominantly Hispanic (68.8%), followed by Black (14.9%) and White (13.0%). The unemployment rate (4.6%) is close to the national average. 15.3% of the population lives in poverty, and 23.5% of households receive SNAP benefits. The median household income is \$64,387, and per capita income is \$33,331. 63.1% of renters and 35.2% of homeowners spend more than 30% of their income on

housing, indicating affordability challenges. The median home value is \$387,029, and the median rent is \$1,626 per month.

Compared with Miami-Dade County, the characteristics of the above-mentioned **low-income areas/neighborhoods with more concentrations of minorities, especially with Black minorities that have multiple housing problems**, are:

1. **Demographics & Economic Disparities:**
 2. This group represents a **younger** population (median age 35.8). **Higher poverty rate** (22.0%) and **greater reliance on SNAP benefits** (34.7%). **Lower household income** (\$43,021 vs. county-wide \$64,387) and **lower per capita income** (\$20,463 vs. \$33,331). Household income and per capita income in these areas are 33.2% and 38.6% lower than the county average, indicating families and individuals in these areas have much less financial stability.
 3. **Housing Burden:**
 4. **Homeownership rates are significantly lower** in the low-income, Black-concentrated areas (**31.5% vs. 51.9% county-wide**). **Renting is much more common** in these communities (**68.5% vs. 48.1% county-wide**), which indicates economic barriers to homeownership, including income limitations and difficulty accessing mortgages. **Home values in the low-income areas (\$280,229) are about 27.6% lower than the county-wide median (\$387,029)**. However, this does not necessarily make homeownership more accessible, as mortgage approval requires higher credit scores, downpayment, and stable income. **Rent is lower in these communities (\$1,367 vs. \$1,626 county-wide)**. Rent in these areas is 15.9% lower, which is not as significant as the gap in home values. This suggests that while rent is more affordable, it may still be relatively high for local residents due to lower income levels. **Higher cost burden among renters (70.2% vs. county-wide 63.1%) and homeowners (41.4% vs. county-wide 35.2%)**. 70.2% of renters in low-income areas are cost-burdened, meaning they spend more than 30% of their income on rent, compared to 63.1% county-wide. 41.4% of homeowners in these areas are cost-burdened, compared to 35.2% county-wide, meaning even homeownership is not necessarily a path to affordability.
-
1. **Education & Workforce:**
 2. Higher percentage of individuals without a high school diploma (21% vs. 17.3% county-wide). **Lower employment rate** (59.0% vs. county-wide 60.8%) and **higher unemployment** (4.9% vs. 4.6%).

Key Takeaways:

- **Income and housing affordability are major challenges** in these low-income and Black-concentrated areas. Lower household income and higher rent burden suggest that residents may struggle to afford basic needs.

- **Lower home values** (27.6% lower than the county average), suggesting that property values are significantly lower in these areas. This may reflect issues related to neighborhood investment, demand, and historical disparities in housing equity.
- **Education disparities persist**, which could impact long-term economic mobility.
- **Targeted economic policies**, such as affordable housing initiatives, workforce development, and education programs, could help bridge these economic gaps.

Are there any community assets in these areas/neighborhoods?

- **Income and housing affordability are major challenges** in these low-income and Black-concentrated areas. Lower household income and higher rent burden suggest that residents may struggle to afford basic needs.
- **Lower home values** (27.6% lower than the county average), suggesting that property values are significantly lower in these areas. This may reflect issues related to neighborhood investment, demand, and historical disparities in housing equity.
- **Education disparities persist**, which could impact long-term economic mobility.
- **Targeted economic policies**, such as affordable housing initiatives, workforce development, and education programs, could help bridge these economic gaps.

Are there other strategic opportunities in any of these areas?

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.

The Model City Community Advisory Committee (MCCAC), a direct contributor to assessing the needs in one of the jurisdiction's most underserved areas, recognizes 18th Avenue, Martin Luther King Blvd., Poinciana, and 46th Street as the areas that should be most prioritized for economic development and community revitalization projects and activities.

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.

1. **Targeted Urban Areas (TUAs):** Miami-Dade County has identified 23 underserved communities, many of which are predominantly Black, as Targeted Urban Areas. These areas receive focused efforts for economic improvement and community development.
2. **Miami-Dade Economic Advocacy Trust (MDEAT):** MDEAT's mission is to support Miami-Dade's small business community by driving economic growth and creating opportunities for entrepreneurs to thrive. Their initiatives aim to empower local businesses and contribute to the overall economic development of areas including these low-income black communities.

3. **Business Incentives:** Miami-Dade County offers various tax incentive programs to encourage businesses to relocate or expand within designated economic development areas. Companies establishing operations in these priority zones can qualify for incentives such as tax credits and grants, fostering job creation and economic growth.

DRAFT

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.

In Miami-Dade County, a variety of broadband internet service providers are available, offering different technologies and speed options. Some of the prominent providers include:

1. Xfinity: Offers cable internet with speeds up to 2 Gbps and fiber options reaching 10 Gbps in limited areas. Its cable network covers around 92% of the county.
2. AT&T: Provides DSL and fiber internet. Their fiber plans offer speeds up to 5 Gbps, with about 61% coverage in the area.
3. T-Mobile 5G Home Internet: Available to approximately 54% of residents, with speeds up to 245 Mbps.
4. Verizon: Provides 5G home internet with speeds up to 1 Gbps, covering about 41% of the area.
5. EarthLink: Offers DSL, fiber, and 5G services with speeds up to 5 Gbps in select areas.
6. Satellite Options: Providers like HughesNet, Viasat, and Starlink offer coverage across 100% of Miami-Dade for remote areas, though speeds are generally lower compared to fiber and cable.

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

There are already several broadband internet service providers competing in the jurisdiction's market.

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

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

The jurisdiction's natural hazards exacerbated by climate change include hurricanes, flooding, extreme heat, and sea-level rise. Because the County sits just a few feet above the ocean and the groundwater, small changes in sea levels ripple through the entire water system, which is much more visible during events such as King Tides, hurricanes, and heavy rains. Sea level rise amplifies existing flooding risks, and flooding becomes deeper and more extensive, while also lasting longer than it did in the past. Climate change and sea level rise are long term stressors that will amplify other issues in Miami-Dade from intensifying weather events to impacting human health and social vulnerability.

Unlike other types of flooding, long-term sea level rise will not recede. This is not a phenomenon that experienced before and therefore it requires new ways of thinking and can draw on a long history of managing water in South Florida.

Resilience is the ability to cope with adverse shocks and stresses, and to adapt and learn to live with changes and uncertainty. With its ongoing Sea Level Rise Strategy project, Miami-Dade County is identifying and developing financially feasible mitigation and adaptation strategies to prepare for sea level rise and coastal storms. This includes analyzing multiple "adaptation pathways" and quantifying the economic cost of inaction.

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

Low- and moderate-income (LMI) households in Miami-Dade County face **heightened vulnerability** to natural hazards exacerbated by climate change, including hurricanes, flooding, extreme heat, and sea-level rise. These risks disproportionately impact LMI communities due to **geographic location, lower-quality housing, financial constraints, and limited access to resources for disaster recovery**.

1. Hurricanes & Storm Surge

Findings & Data

- Miami-Dade County is highly hurricane-prone, with severe storm surge risks in coastal and low-lying areas.
- LMI communities are often concentrated in flood-prone areas, including Liberty City, Little Haiti, and Opa-Locka, where housing stock is older and less resistant to hurricane winds.

- Public housing and affordable rental units are more likely to suffer structural damage due to weaker building codes at the time of construction.

Vulnerabilities

- Structural damage risks: LMI households lack resources for hurricane-resistant upgrades (e.g., impact windows, reinforced roofs).
- Evacuation challenges: Many LMI residents lack personal vehicles or funds for temporary relocation.
- Insurance barriers: High home insurance costs make coverage unaffordable, leading to higher rates of uninsured households.
- Recovery disparities: After Hurricane Irma (2017), wealthier areas recovered faster due to private insurance and FEMA assistance gaps affecting LMI communities.

2. Flooding & Sea-Level Rise

Findings & Data

- Sea levels in Miami-Dade have risen around 6 inches since 1950 and could rise 2-6 feet by 2100 (NOAA projections).
- LMI communities, especially in low-lying inland areas, are at risk of increased chronic flooding (e.g., Little River, Goulds, Overtown).
- Affordable housing is often located in high-flood-risk areas, making it prone to water damage, mold, and repeated repairs.

Vulnerabilities

- Limited flood-proofing investments: LMI households struggle to afford flood barriers, drainage improvements, or home elevations.
- Rising flood insurance premiums: Flood-prone affordable housing developments face higher costs, threatening long-term affordability.
- Displacement risk: As wealthier residents move inland to escape sea-level rise, gentrification displaces low-income renters.
- Health impacts: Increased mold and water damage lead to higher rates of respiratory illnesses in LMI populations.

3. Extreme Heat & Housing Insecurity

Findings & Data

- Miami's average summer temperatures have risen by around 3°F since 1970, increasing heatwave frequency.
- LMI households have limited access to air conditioning due to high electricity costs.
- Older housing stock in low-income areas has poor insulation, leading to dangerously high indoor temperatures.

Vulnerabilities

- Health risks: Elderly and disabled LMI residents face higher risks of heatstroke and dehydration.
- Energy burden: Households spending >10% of income on energy bills may struggle to keep cooling systems running.
- Limited tree cover: LMI areas have fewer shaded green spaces, increasing urban heat effects.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This strategic plan is for the five-year period from 2025 to 2029. The strategic plan was developed through the County's engagement with citizens, a needs and market assessment, and consultation with various community stakeholder groups. Based on this research, the County has developed a strategic framework consisting of goals, activities, target areas, and performance measures to align funding from the Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, and Emergency Solutions Grants (ESG) Program with the County's affordable housing and community development priorities.

Goals

The County has identified the following four (4) overarching strategic goals:

1. Increase access to decent and affordable housing.
2. Expand economic opportunities, particularly through employment training and job creation.
3. Improve public facilities and infrastructure, particularly community centers, park and recreational facilities, roadway and sidewalk improvements, transportation facilities, and water/sewer infrastructure.
4. Increase access to public services, particularly senior services, mental health services, transportation services, and employment training.

Activities

To achieve the goals of the strategic plan, the County will undertake the following activities:

- Owner-Occupied Home Rehabilitation
- Rental Housing Rehabilitation
- New Construction of Rental Housing
- Tenant-Based Rental Assistance
- Emergency Shelter
- Homeless Prevention and Rapid Re-Housing
- Technical Assistance to Small Businesses
- Micro Enterprise and SPED Lending
- Business Incubator Assistance
- Special Economic Development
- Senior Services
- Mental Health and Medical Services
- Transportation Facilities and Services
- Job Readiness and Employment Training

- Community Facilities
- Public Infrastructure
- Youth Services
- Other Public Services (e.g. case management, financial literacy, and other supportive services for low-mod and special needs individuals)

Target Areas

This strategic plan continues the regional approach first implemented in the 2020 program year to direct assistance to low- and moderate-income areas, households, and individuals. The regional approach divides the jurisdiction into North, Central, and South strategy areas and focuses assistance to Block Groups consisting of (1) a majority of low- and moderate-income persons, and (2) residential land use greater than 50.0% that are not located in entitlement cities. In addition, the County utilizes a vulnerability index to identify and further focus assistance to Block Groups that are the most vulnerable to economic or financial crises compared to the rest of the County's jurisdiction. The vulnerability index is determined using composite scores that are based on multiple variables, including poverty rate, educational attainment, and employment.

Performance Measures

The County estimates that the implementation of the strategic plan will serve, at a minimum, the following unduplicated individuals, households, and small businesses:

- 34,545 Low-Mod Income (LMI) individuals
- 2,100 individuals with special needs or experiencing homelessness.
- 750 senior citizens
- 800 LMI youth under the age of 18
- 800 LMI households
- 1,100 small businesses

In addition, the strategic plan will create an estimated 430 full-time equivalent (FTE), permanent jobs.

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

Geographic Area

Table 47 - Geographic Priority Areas

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

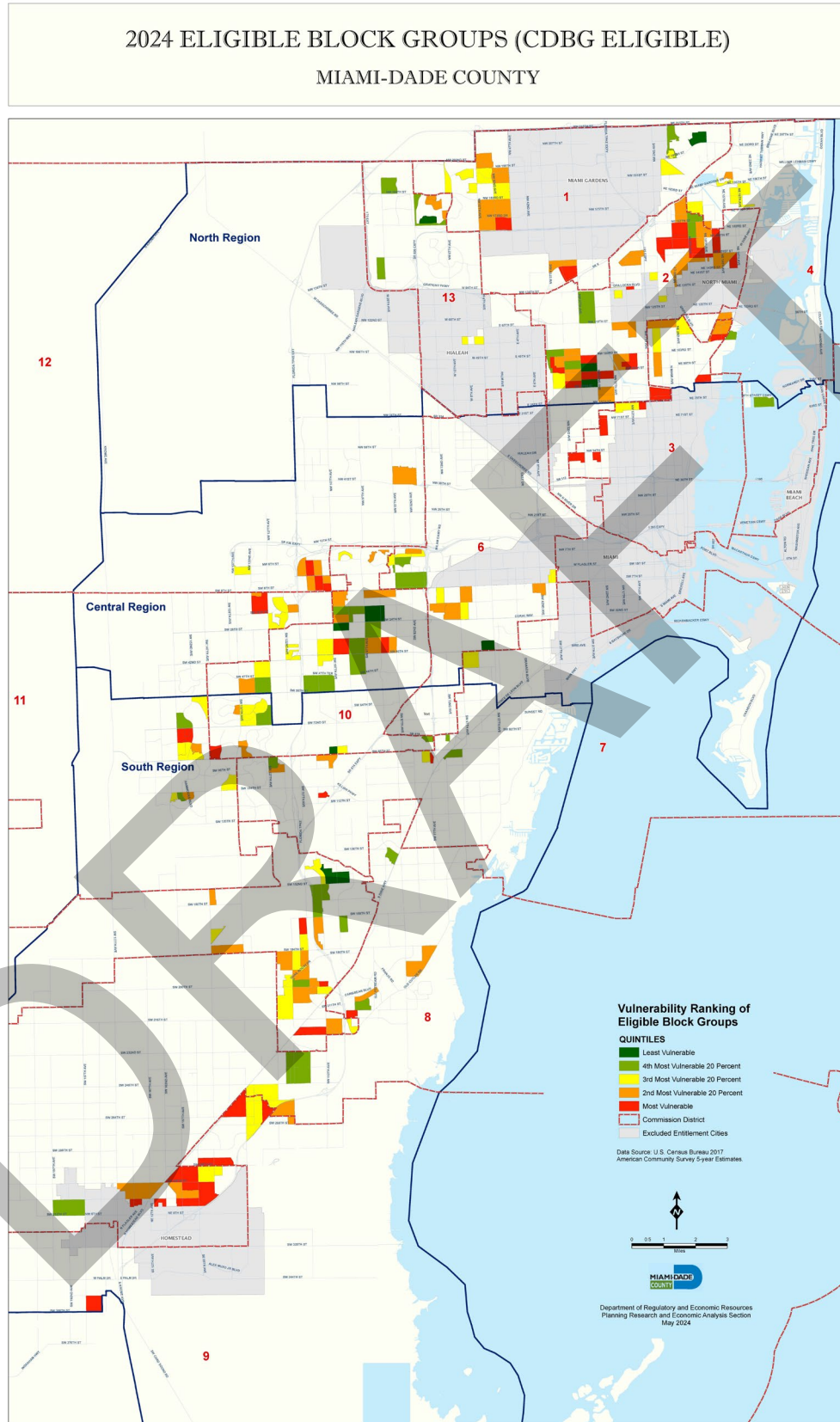
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	Area Name:	Countywide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

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

This plan continues the regional approach implemented in the 2020 program year to direct assistance to low- and moderate-income areas, households, and families. This approach divides the jurisdiction into North, Central, and South strategy areas. The North region consists of the areas north of Miami City limits, north of NE 79 street to the east of I-95, and north of NW 79 street and NW 74 street between I-95 and the Florida Turnpike, excluding Hialeah, Miami Gardens City, and North Miami. The Central region consists of the areas north of SW 56 street and south of Miami City limits, south of NE 79 street to the east of I-95, and south of NW 79 street and NW 74 street between I-95 and the Florida Turnpike, excluding Miami City and City of Miami Beach. The South region consists of the area south of SW 56th street, excluding City of Homestead.

Assistance is focused to Eligible Block Groups (EBGs) consisting of (1) a majority of low- and moderate-income persons, and (2) residential land use greater than 50.0% that are not located in entitlement cities. There is a total of 224 EBGs, including 81 in the North, 63 in the Central, and 80 in the South.

The County also utilizes a vulnerability index to identify and further focus assistance to EBGs that are the most vulnerable to economic or financial crises compared to the rest of the County's jurisdiction. The vulnerability index is determined using composite scores that are based on multiple variables, including poverty rate, educational attainment, and employment. The attached map illustrates the geographic distribution of the 224 EBGs and their level of vulnerability across the county.



EBGs
Vulnerability Map

2012-2022 Profile for North Region					
	2022		2017		2012
Population	481,300	(100%)	472,449	(100%)	449,927 (100%)
Female	246,345	(51.2%)	247,511	(52.4%)	238,539 (53.0%)
Male	234,955	(48.8%)	224,938	(47.6%)	211,388 (47.0%)
In Households	476,603	(99.0%)	468,851	(99.2%)	443,918 (98.7%)
In Group Quarters	4,697	(1.0%)	3,598	(0.8%)	6,009 (1.3%)
Population by Age					
Under 5 Years	28,393	(5.9%)	27,608	(5.8%)	28,314 (6.3%)
5 to 17	74,447	(15.5%)	72,796	(15.4%)	75,976 (16.9%)
18 to 24 Years	40,715	(8.5%)	40,527	(8.6%)	41,954 (9.3%)
25 to 44 Years	124,615	(25.9%)	128,855	(27.3%)	125,452 (27.9%)
45 to 64 Years	131,400	(27.3%)	127,146	(26.9%)	114,478 (25.4%)
65 or More Years	81,730	(17.0%)	75,517	(16.0%)	63,753 (14.2%)
Median Age	41.0		40.0		37.9
Population by Ethnicity					
Hispanic	261,691	(54.4%)	241,572	(51.1%)	220,462 (49.0%)
White - Not Hispanic	77,624	(16.1%)	87,260	(18.5%)	89,680 (19.9%)
Black - Not Hispanic	124,973	(26.0%)	131,514	(27.8%)	128,653 (28.6%)
Other -Not Hispanic	17,012	(3.5%)	12,103	(2.6%)	11,132 (4.9%)
Labor Force					
Civilian Labor Force (% of Population 16 Years and Over)	247,153	(63.4%)	237,823	(62.0%)	225,456 (63.0%)
Employed (% of Population 16 Years and Over)	234,484	(60.2%)	218,819	(57.0%)	199,364 (55.7%)
Unemployment Rate		5.1%		8.0%	11.6%
Poverty					
Persons Living in Poverty		69,062		83,351	79,366
Poverty Rate (% of Population for whom Poverty is Determined)		14.5%		17.8%	17.9%
Households receiving Food Stamps/SNAP		35,992		32,450	23,726
Households receiving Food Stamps/SNAP Rate		21.1%		20.7%	15.7%
School Enrollment Percentages by Age Group					
Under 5 years - Nursery Sch. Pre-K		31.9%		28.5%	26.5%
5-14 Year Olds in K to 8 Grade		91.0%		88.1%	90.1%
15 to 19 Year Olds in High School		83.2%		88.5%	83.2%
18 to 29 Year Olds- College/Grad School		47.6%		53.9%	48.3%
Highest Degree -% of Population 25 yrs and above with					
Without High School Diploma		14.3%		16.7%	14.9%
High School Diploma/GED		43.6%		46.3%	47.6%
Associate's Degree		10.5%		9.8%	8.5%
Bachelor's Degree		19.4%		17.3%	16.3%
Graduate/Professional Degree		12.2%		10.0%	9.5%
Households	170,876	(100%)	156,479	(100%)	151,125 (100%)
with Children under 18 Years	54,874	(32.1%)	50,533	(32.3%)	53,337 (35.3%)
no Children under 18 Years	116,002	(67.9%)	105,946	(67.7%)	97,788 (64.7%)
1-Person Household	43,802	(25.6%)	45,159	(28.9%)	41,180 (27.2%)
2-Person Household	51,332	(30.0%)	45,953	(29.4%)	44,902 (29.7%)
3-Person Household	33,343	(19.5%)	27,684	(17.7%)	25,969 (17.2%)
4-or-More-Person Household	42,399	(24.8%)	37,683	(24.1%)	39,074 (25.9%)
Housing Units	208,012		200,011		195,469
Vacant Units (% of Total)	37,136	(17.9%)	43,532	(21.8%)	44,344 (22.7%)
Vacant Units, excl. Seasonal, Recreational, or Occasional Use (% of Total)	12,224	(5.9%)	14,141	(7.1%)	18,082 (9.3%)
Tenure of Households	170,876	(100%)	156,479	(100%)	151,125 (100%)
Owner-Occupied Units	97,289	(56.9%)	90,215	(57.7%)	94,973 (62.8%)
Renter Occupied Units	73,587	(43.1%)	66,264	(42.3%)	56,152 (37.2%)

2012-2022 Profile for North Region						
	2022		2017		2012	
Units in Structure						
Total Housing Units	208,012	(100%)	200,011	(100%)	195,469	(100%)
1, Detached or Attached	85,079	(40.9%)	82,458	(41.2%)	81,637	(41.8%)
2 to 9 Units	17,491	(8.4%)	17,086	(8.5%)	16,761	(8.6%)
10 or More Units	101,170	(48.6%)	97,289	(48.6%)	93,734	(48.0%)
Mobile Home and All Other Types of Units	4,272	(2.1%)	3,178	(1.6%)	3,337	(1.7%)
Cost-Burdened Units (Housing Costs >30% of Income)						
Renter-Occupied Housing Units	44,529	(64.5%)	39,888	(65.9%)	32,194	(62.1%)
Owner-Occupied Housing Units	35,749	(37.3%)	35,070	(39.8%)	46,799	(50.0%)
Owner-Occupied (with Mortgage)	25,862	(47.5%)	25,871	(48.9%)	37,966	(58.8%)
Owner-Occupied (without a Mortgage)	9,887	(23.8%)	9,199	(26.1%)	8,833	(30.5%)
Income, Home or Rent Expenses						
Per Capita Income ('22 \$)	\$32,047		\$31,315		\$29,214	
Median Household Income ('22 \$)	\$62,662		\$56,613		\$60,261	
Median Home Value ('22 \$)	\$351,649		\$266,160		\$274,512	
Median Gross Rent ('22 \$)	\$1,620		\$1,551		\$1,640	
Vehicles Available (per Occupation Housing Unit)						
No Vehicle Available	13,516	(7.9%)	13,422	(8.6%)	13,923	(9.2%)
1 Vehicle Available	68,141	(39.9%)	66,098	(42.2%)	64,609	(42.8%)
2 Vehicles Available	62,043	(36.3%)	55,121	(35.2%)	54,059	(35.8%)
3 or more Vehicles Available	27,176	(15.9%)	21,838	(14.0%)	18,534	(12.3%)
Travel Time to Work (Minutes) for All Workers over 16 years of Age						
0 to 14	26,382	(12.6%)	26,231	(12.8%)	29,095	(15.4%)
15 to 29	65,153	(31.2%)	68,569	(33.6%)	66,530	(35.3%)
30 to 44	66,097	(31.7%)	62,858	(30.8%)	60,695	(32.2%)
45 to 59	27,238	(13.0%)	26,545	(13.0%)	18,889	(10.0%)
60 or More	23,923	(11.5%)	20,006	(9.8%)	13,264	(7.0%)
Median Travel Time (Minutes)	31.5		30.9		29.4	
Means of Transportation to Work (Workers)						
Car, Truck or Van	194,032	(83.9%)	187,449	(87.3%)	173,756	(88.8%)
Public Transit	7,197	(3.1%)	10,677	(5.0%)	10,114	(5.2%)
Bicycle	595	(.3%)	680	(.3%)	476	(.2%)
Walked	2,317	(1.0%)	2,931	(1.4%)	2,234	(1.1%)
Other	4,652	(2.0%)	2,472	(1.2%)	1,893	(1.0%)
Work at Home	22,353	(9.7%)	10,470	(4.9%)	7,256	(3.7%)
Median Time Leaving Home:						
Earlier than 7 a.m.	51,281	(24.6%)	51,076	(25.0%)	44,001	(23.3%)
7 a.m. to 7:59 a.m.	55,373	(26.5%)	52,050	(25.5%)	47,339	(25.1%)
8 a.m. to 8:59 a.m.	46,694	(22.4%)	42,257	(20.7%)	44,419	(23.6%)
9 a.m. to 9:59 a.m.	19,942	(9.6%)	19,899	(9.7%)	18,243	(9.7%)
10 a.m. or Later	35,503	(17.0%)	38,927	(19.1%)	34,471	(18.3%)
Employment by Industry*						
Agriculture	599	(0.3%)	588	(0.3%)	499	(0.3%)
Goods Producing	30,411	(13.0%)	24,243	(11.1%)	24,685	(12.4%)
Wholesale and Retail Trade	33,211	(14.2%)	36,943	(16.9%)	32,600	(16.4%)
Transportation, Warehousing, and Utilities	22,064	(9.4%)	16,299	(7.4%)	14,022	(7.0%)
Information	3,493	(1.5%)	4,802	(2.2%)	4,219	(2.1%)
Finance, Insurance, and Real Estate	18,491	(7.9%)	15,748	(7.2%)	16,698	(8.4%)
Professional and Business Services	30,425	(13.0%)	28,694	(13.1%)	24,971	(12.5%)
Education and Health Services	49,030	(20.9%)	44,497	(20.3%)	40,641	(20.4%)
Arts, Entertainment and Tourism	24,388	(10.4%)	25,229	(11.5%)	21,460	(10.8%)
Other Services	13,811	(5.9%)	9,943	(4.5%)	9,053	(4.5%)
Public Administration	8,561	(3.7%)	8,304	(3.8%)	7,841	(3.9%)

Data Source: US Census Bureau 2022, 2017, and 2012 ACS 5-year Estimates, Dept. of Regulatory and Economic Resources Planning Research and Economic Analysis Section.

* The employment data represents the industry of employment of the residents in the area wherever they may work, and not the industry of workers employed in the area.

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2012-2022 Profile for North Region Pg 2

2012-2022 Profile for Central Region						
	2022		2017		2012	
Population	508,430	(100%)	515,942	(100%)	471,538	(100%)
Female	262,602	(51.6%)	267,836	(51.9%)	244,666	(51.9%)
Male	245,828	(48.4%)	248,106	(48.1%)	226,872	(48.1%)
In Households	491,442	(96.7%)	498,112	(96.5%)	456,685	(96.9%)
In Group Quarters	16,988	(3.3%)	17,830	(3.5%)	14,853	(3.1%)
Population by Age						
Under 5 Years	25,312	(5.0%)	26,231	(5.1%)	26,351	(5.6%)
5 to 17	68,369	(13.4%)	70,638	(13.7%)	68,215	(14.5%)
18 to 24 Years	50,473	(9.9%)	50,243	(9.7%)	49,763	(10.6%)
25 to 44 Years	129,390	(25.4%)	142,650	(27.6%)	130,149	(27.6%)
45 to 64 Years	145,830	(28.7%)	141,668	(27.5%)	124,080	(26.3%)
65 or More Years	89,056	(17.5%)	84,512	(16.4%)	72,980	(15.5%)
Median Age	42.2		40.9		39.6	
Population by Ethnicity						
Hispanic	414,944	(81.6%)	423,174	(82.0%)	381,776	(81.0%)
White - Not Hispanic	55,591	(10.9%)	54,078	(10.5%)	57,156	(12.1%)
Black - Not Hispanic	24,008	(4.7%)	27,703	(5.4%)	22,704	(4.8%)
Other -Not Hispanic	13,887	(2.7%)	10,987	(2.1%)	9,902	(11.0%)
Labor Force						
Civilian Labor Force (% of Population 16 Years and Over)	268,366	(62.9%)	263,726	(61.3%)	241,628	(62.3%)
Employed (% of Population 16 Years and Over)	258,551	(60.6%)	248,848	(57.8%)	217,977	(56.2%)
Unemployment Rate		3.7%		5.6%		9.8%
Poverty						
Persons Living in Poverty	60,307		74,733		62,438	
Poverty Rate (% of Population for whom Poverty is Determined)	12.2%		15.0%		13.7%	
Households receiving Food Stamps/SNAP	33,617		32,140		24,409	
Households receiving Food Stamps/SNAP Rate	19.5%		21.0%		16.7%	
School Enrollment Percentages by Age Group						
Under 5 years - Nursery Sch. Pre-K						
5-14 Year Olds in K to 8 Grade		29.9%		31.7%		28.8%
15 to 19 Year Olds in High School		90.1%		91.0%		90.0%
18 to 29 Year Olds- College/Grad School		66.6%		72.9%		70.2%
		58.9%		55.9%		55.5%
Highest Degree -% of Population 25 yrs and above with						
Without High School Diploma		17.4%		16.6%		15.9%
High School Diploma/GED		35.9%		40.6%		38.9%
Associate's Degree		8.9%		10.1%		9.5%
Bachelor's Degree		23.1%		21.1%		19.3%
Graduate/Professional Degree		14.8%		11.5%		11.7%
Households	171,998	(100%)	153,319	(100%)	146,245	(100%)
with Children under 18 Years	54,542	(31.7%)	53,499	(34.9%)	53,320	(36.5%)
no Children under 18 Years	117,456	(68.3%)	99,820	(65.1%)	92,925	(63.5%)
1-Person Household	35,700	(20.8%)	30,565	(19.9%)	28,768	(19.7%)
2-Person Household	52,808	(30.7%)	46,819	(30.5%)	43,948	(30.1%)
3-Person Household	35,084	(20.4%)	32,304	(21.1%)	30,576	(20.9%)
4-or-More-Person Household	48,406	(28.1%)	43,631	(28.5%)	42,953	(29.4%)
Housing Units	187,497		174,130		165,784	
Vacant Units (% of Total)	15,499	(8.3%)	20,811	(12.0%)	19,539	(11.8%)
Vacant Units, excl. Seasonal, Recreational, or Occasional Use (% of Total)	10,860	(5.8%)	13,329	(7.7%)	12,109	(7.3%)
Tenure of Households	171,998	(100%)	153,319	(100%)	146,245	(100%)
Owner-Occupied Units	100,987	(58.7%)	92,693	(60.5%)	94,957	(64.9%)
Renter Occupied Units	71,011	(41.3%)	60,626	(39.5%)	51,288	(35.1%)

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2012-2022 Profile for Central Region						
	2022		2017		2012	
Units in Structure						
Total Housing Units	187,497	(100%)	174,130	(100%)	165,784	(100%)
1, Detached or Attached	110,050	(58.7%)	105,916	(60.8%)	104,984	(63.3%)
2 to 9 Units	14,242	(7.6%)	13,874	(8.0%)	12,640	(7.6%)
10 or More Units	59,148	(31.5%)	50,727	(29.1%)	44,238	(26.7%)
Mobile Home and All Other Types of Units	4,057	(2.2%)	3,613	(2.1%)	3,922	(2.4%)
Cost-Burdened Units (Housing Costs >30% of Income)						
Renter-Occupied Housing Units	41,646	(62.5%)	36,546	(65.1%)	31,417	(65.2%)
Owner-Occupied Housing Units	32,898	(32.9%)	33,362	(36.5%)	44,000	(46.9%)
Owner-Occupied (with Mortgage)	24,167	(41.5%)	26,224	(45.6%)	36,591	(57.8%)
Owner-Occupied (without a Mortgage)	8,731	(20.9%)	7,138	(21.1%)	7,409	(24.4%)
Income, Home or Rent Expenses						
Per Capita Income ('22 \$)	\$37,567		\$32,622		\$30,042	
Median Household Income ('22 \$)	\$74,201		\$67,096		\$68,021	
Median Home Value ('22 \$)	\$437,116		\$357,868		\$371,922	
Median Gross Rent ('22 \$)	\$1,871		\$1,725		\$1,810	
Vehicles Available (per Occupation Housing Unit)						
No Vehicle Available	9,953	(5.8%)	9,007	(5.9%)	9,371	(6.4%)
1 Vehicle Available	58,546	(34.0%)	52,022	(33.9%)	50,027	(34.2%)
2 Vehicles Available	68,651	(39.9%)	63,405	(41.4%)	61,440	(42.0%)
3 or more Vehicles Available	34,848	(20.3%)	28,885	(18.8%)	25,407	(17.4%)
Travel Time to Work (Minutes) for All Workers over 16 years of Age						
0 to 14	33,904	(15.0%)	29,130	(12.5%)	31,338	(15.2%)
15 to 29	75,484	(33.4%)	79,600	(34.1%)	75,867	(36.7%)
30 to 44	70,202	(31.0%)	74,892	(32.1%)	63,341	(30.6%)
45 to 59	26,498	(11.7%)	27,459	(11.8%)	19,680	(9.5%)
60 or More	20,100	(8.9%)	22,422	(9.6%)	16,436	(8.0%)
Median Travel Time (Minutes)	30.4		30.8		28.8	
Means of Transportation to Work (Workers)						
Car, Truck or Van	213,293	(83.8%)	220,859	(90.0%)	195,648	(90.9%)
Public Transit	3,847	(1.5%)	5,944	(2.4%)	5,468	(2.5%)
Bicycle	709	(.3%)	684	(.3%)	478	(.2%)
Walked	3,519	(1.4%)	3,880	(1.6%)	3,393	(1.6%)
Other	4,820	(1.9%)	2,136	(.9%)	1,675	(.8%)
Work at Home	28,216	(11.1%)	11,844	(4.8%)	8,492	(3.9%)
Median Time Leaving Home:						
Earlier than 7 a.m.	47,744	(21.1%)	50,229	(21.5%)	43,849	(21.2%)
7 a.m. to 7:59 a.m.	56,429	(24.9%)	63,428	(27.2%)	57,621	(27.9%)
8 a.m. to 8:59 a.m.	63,368	(28.0%)	58,886	(25.2%)	51,531	(24.9%)
9 a.m. to 9:59 a.m.	25,010	(11.1%)	25,422	(10.9%)	20,277	(9.8%)
10 a.m. or Later	33,637	(14.9%)	35,538	(15.2%)	33,384	(16.2%)
Employment by Industry*						
Agriculture	1,098	(0.4%)	856	(0.3%)	619	(0.3%)
Goods Producing	31,181	(12.1%)	27,939	(11.2%)	23,420	(10.7%)
Wholesale and Retail Trade	38,590	(14.9%)	42,237	(17.0%)	40,974	(18.8%)
Transportation, Warehousing, and Utilities	25,608	(9.9%)	22,051	(8.9%)	17,308	(7.9%)
Information	6,068	(2.3%)	6,039	(2.4%)	5,533	(2.5%)
Finance, Insurance, and Real Estate	23,382	(9.0%)	21,878	(8.8%)	19,276	(8.8%)
Professional and Business Services	36,946	(14.3%)	32,928	(13.2%)	27,863	(12.8%)
Education and Health Services	52,162	(20.2%)	50,302	(20.2%)	43,617	(20.0%)
Arts, Entertainment and Tourism	21,883	(8.5%)	22,369	(9.0%)	18,276	(8.4%)
Other Services	13,822	(5.3%)	9,178	(3.7%)	9,134	(4.2%)
Public Administration	7,811	(3.0%)	7,904	(3.2%)	8,170	(3.7%)

Data Source: US Census Bureau 2022, 2017, and 2012 ACS 5-year Estimates, Dept. of Regulatory and Economic Resources Planning Research and Economic Analysis Section.

* The employment data represents the industry of employment of the residents in the area wherever they may work, and not the industry of workers employed in the area.

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2012-2022 Profile for Central Region Pg 2

2012-2022 Profile for South Region				
	2022		2017	2012
Population	693,053	(100%)	689,439	(100%)
Female	355,573	(51.3%)	353,668	(51.1%)
Male	337,480	(48.7%)	335,771	(48.9%)
In Households	684,986	(98.8%)	680,645	(97.4%)
In Group Quarters	8,067	(1.2%)	8,794	(2.6%)
Population by Age				
Under 5 Years	38,528	(5.6%)	41,422	(5.7%)
5 to 17	117,301	(16.9%)	116,448	(18.1%)
18 to 24 Years	58,445	(8.4%)	65,394	(10.4%)
25 to 44 Years	179,960	(26.0%)	188,361	(27.6%)
45 to 64 Years	189,706	(27.4%)	186,089	(26.6%)
65 or More Years	109,113	(15.7%)	91,725	(11.6%)
Median Age	39.9		38.0	37.2
Population by Ethnicity				
Hispanic	481,677	(69.5%)	460,594	(66.8%)
White - Not Hispanic	111,611	(16.1%)	123,324	(17.9%)
Black - Not Hispanic	68,232	(9.8%)	79,182	(11.5%)
Other -Not Hispanic	31,533	(4.5%)	26,339	(3.8%)
Labor Force				
Civilian Labor Force (% of Population 16 Years and Over)	353,760	(63.5%)	351,659	(63.9%)
Employed (% of Population 16 Years and Over)	338,493	(60.8%)	326,438	(59.3%)
Unemployment Rate		4.3%		7.2%
Poverty				
Persons Living in Poverty	91,261		98,059	90,520
Poverty Rate (% of Population for whom Poverty is Determined)	13.3%		14.4%	14.5%
Households receiving Food Stamps/SNAP	42,712		40,692	30,220
Households receiving Food Stamps/SNAP Rate	19.0%		20.5%	15.5%
School Enrollment Percentages by Age Group				
Under 5 years - Nursery Sch. Pre-K	29.8%		31.2%	31.5%
5-14 Year Olds in K to 8 Grade	90.6%		92.0%	91.0%
15 to 19 Year Olds in High School	86.6%		84.5%	80.5%
18 to 29 Year Olds- College/Grad School	49.0%		51.9%	54.5%
Highest Degree -% of Population 25 yrs and above with				
Without High School Diploma	13.8%		14.6%	13.1%
High School Diploma/GED	41.0%		43.3%	43.6%
Associate's Degree	11.1%		10.3%	9.2%
Bachelor's Degree	21.8%		20.4%	19.8%
Graduate/Professional Degree	12.5%		11.3%	11.2%
Households	225,251	(100%)	198,348	(100%)
with Children under 18 Years	83,391	(37.0%)	79,096	(39.9%)
no Children under 18 Years	141,860	(63.0%)	119,252	(60.1%)
1-Person Household	40,759	(18.1%)	34,471	(17.4%)
2-Person Household	64,961	(28.8%)	56,182	(28.3%)
3-Person Household	46,550	(20.7%)	42,874	(21.6%)
4-or-More-Person Household	72,981	(32.4%)	64,821	(32.7%)
Housing Units	236,772		215,604	216,925
Vacant Units (% of Total)	11,521	(4.9%)	17,256	22,583
Vacant Units, excl. Seasonal, Recreational, or Occasional Use (% of Total)	10,088	(4.3%)	14,950	19,495
Tenure of Households	225,251	(100%)	198,348	(100%)
Owner-Occupied Units	145,280	(64.5%)	130,623	(65.9%)
Renter Occupied Units	79,971	(35.5%)	67,725	(34.1%)

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2012-2022 Profile for South Region Pg 1

2012-2022 Profile for South Region						
	2022		2017		2012	
Units in Structure						
Total Housing Units	236,772	(100%)	215,604	(100%)	216,925	(100%)
1, Detached or Attached	166,963	(70.5%)	156,461	(72.6%)	159,062	(73.3%)
2 to 9 Units	18,063	(7.6%)	15,208	(7.1%)	14,093	(6.5%)
10 or More Units	49,043	(20.7%)	41,183	(19.1%)	41,171	(19.0%)
Mobile Home and All Other Types of Units	2,703	(1.1%)	2,752	(1.3%)	2,599	(1.2%)
Cost-Burdened Units (Housing Costs >30% of Income)						
Renter-Occupied Housing Units	46,526	(62.0%)	39,563	(62.8%)	34,574	(63.7%)
Owner-Occupied Housing Units	46,468	(32.6%)	44,661	(34.5%)	62,083	(46.2%)
Owner-Occupied (with Mortgage)	37,755	(40.0%)	37,416	(41.0%)	55,621	(54.4%)
Owner-Occupied (without a Mortgage)	8,713	(18.0%)	7,245	(19.0%)	6,462	(20.1%)
Income, Home or Rent Expenses						
Per Capita Income ('22 \$)	\$32,566		\$33,745		\$32,673	
Median Household Income ('22 \$)	\$77,728		\$73,575		\$76,776	
Median Home Value ('22 \$)	\$407,116		\$321,446		\$354,652	
Median Gross Rent ('22 \$)	\$1,709		\$1,653		\$1,731	
Vehicles Available (per Occupation Housing Unit)						
No Vehicle Available	11,346	(5.0%)	9,857	(5.0%)	11,014	(5.7%)
1 Vehicle Available	67,889	(30.1%)	61,729	(31.1%)	65,803	(33.9%)
2 Vehicles Available	91,103	(40.4%)	84,162	(42.4%)	79,825	(41.1%)
3 or more Vehicles Available	54,913	(24.4%)	42,600	(21.5%)	37,700	(19.4%)
Travel Time to Work (Minutes) for All Workers over 16 years of Age						
0 to 14	31,320	(10.4%)	32,675	(10.6%)	36,794	(13.3%)
15 to 29	91,406	(30.5%)	81,607	(26.5%)	77,930	(28.1%)
30 to 44	82,418	(27.5%)	87,216	(28.3%)	81,673	(29.5%)
45 to 59	39,491	(13.2%)	45,604	(14.8%)	39,348	(14.2%)
60 or More	55,294	(18.4%)	60,932	(19.8%)	41,569	(15.0%)
Median Travel Time (Minutes)	32.7		33.6		32.3	
Means of Transportation to Work (Workers)						
Car, Truck or Van	285,480	(86.1%)	287,904	(89.8%)	258,843	(90.0%)
Public Transit	6,983	(2.1%)	11,657	(3.6%)	10,459	(3.6%)
Bicycle	605	(.2%)	1,106	(.3%)	736	(.3%)
Walked	1,812	(0.5%)	2,580	(.8%)	2,439	(.8%)
Other	5,049	(1.5%)	4,787	(1.5%)	4,837	(1.7%)
Work at Home	31,490	(9.5%)	12,593	(3.9%)	10,434	(3.6%)
Median Time Leaving Home:						
Earlier than 7 a.m.	84,098	(28.0%)	86,213	(28.0%)	76,798	(27.7%)
7 a.m. to 7:59 a.m.	68,041	(22.7%)	76,485	(24.8%)	74,822	(27.0%)
8 a.m. to 8:59 a.m.	65,987	(22.0%)	63,062	(20.5%)	54,290	(19.6%)
9 a.m. to 9:59 a.m.	37,589	(12.5%)	31,044	(10.1%)	23,882	(8.6%)
10 a.m. or Later	44,214	(14.7%)	51,230	(16.6%)	47,522	(17.1%)
Employment by Industry*						
Agriculture	3,846	(1.1%)	3,818	(1.2%)	2,786	(1.0%)
Goods Producing	37,985	(11.2%)	34,305	(10.5%)	29,123	(10.0%)
Wholesale and Retail Trade	48,623	(14.4%)	53,257	(16.3%)	49,919	(17.1%)
Transportation, Warehousing, and Utilities	26,467	(7.8%)	21,786	(6.7%)	20,352	(7.0%)
Information	5,399	(1.6%)	6,098	(1.9%)	6,609	(2.3%)
Finance, Insurance, and Real Estate	27,123	(8.0%)	26,728	(8.2%)	23,076	(7.9%)
Professional and Business Services	48,716	(14.4%)	43,009	(13.2%)	37,489	(12.8%)
Education and Health Services	80,272	(23.7%)	75,698	(23.2%)	68,212	(23.4%)
Arts, Entertainment and Tourism	26,968	(8.0%)	31,886	(9.8%)	25,360	(8.7%)
Other Services	18,491	(5.5%)	12,371	(3.8%)	12,081	(4.1%)
Public Administration	14,603	(4.3%)	12,216	(3.7%)	12,536	(4.3%)

Data Source: US Census Bureau 2022, 2017, and 2012 ACS 5-year Estimates, Dept. of Regulatory and Economic Resources Planning Research and Economic Analysis Section.

* The employment data represents the industry of employment of the residents in the area wherever they may work, and not the industry of workers employed in the area.

Miami-Dade County
Department of Regulatory and Economic Resources
Planning Research and Economic Analysis Section



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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Victims of Domestic Violence Unaccompanied Youth Elderly Victims of Domestic Violence
	Geographic Areas Affected	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South
	Associated Goals	Owner-Occupied Home Rehabilitation Rental Housing Rehabilitation Homeless Prevention and Rapid Re-Housing Emergency Shelter New Construction of Rental Housing Tenant-Based Rental Assistance
	Description	Utilizing CDBG, HOME, ESG, and matching funds to provide decent and affordable housing. Activities include rental assistance, owner-occupied rehab, construction of new rental units, and rehabilitation of existing rental units.
	Basis for Relative Priority	
2	Priority Need Name	Economic Development

	Priority Level	High
	Population	Extremely Low Low Moderate Middle Non-housing Community Development
	Geographic Areas Affected	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South
	Associated Goals	Technical Assistance to Small Businesses Micro Enterprise and SPED Lending Business Incubator Assistance Special Economic Development
	Description	Utilize CDBG funds to expand economic opportunities, particularly through technical assistance to business, small business loans, and job creation.
	Basis for Relative Priority	
3	Priority Need Name	Public Services
	Priority Level	High

	Population	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 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
	Geographic Areas Affected	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South
	Associated Goals	Technical Assistance to Small Businesses Senior Services Mental Health and Medical Services Transportation Facilities and Services Job Readiness and Employment Training Youth Services Other Public Services
	Description	Utilize CDBG funds to increase access to public services, particularly senior services, mental health services, transportation services, technical assistance to small businesses, and employment training.

	Basis for Relative Priority	
4	Priority Need Name	Public Facilities and Capital Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	Geographic Areas Affected	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South
	Associated Goals	Transportation Facilities and Services Community Facilities Public Infrastructure
	Description	Utilize CDBG funds to improve public facilities and infrastructure, particularly community centers, park and recreational facilities, roadway and sidewalk improvements, transportation facilities, and water/sewer infrastructure.
	Basis for Relative Priority	

Narrative (Optional)

The priority needs were identified through the County's engagement with citizens, a needs and market assessment, and consultation with various community stakeholder groups. The County made significant efforts to solicit input from the community, conducting and marketing an on-line survey and (10) public meetings with citizens and community stakeholder groups.

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	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 priority needs of the community and by the ability of a project/activity/service to address the needs of the community.

Miami-Dade County uses a competitive application process to select eligible activities for each fiscal year. The funding recommendations are aligned with the priority needs of the community as stated in the Consolidated Plan. Additional preference is given to activities that are located and serving populations in an eligible block group with high poverty, overcrowding, and low to moderate income populations.

Miami-Dade County annual allocations for 2020-2024 totaled \$62,663,724.00 for CDBG funding, \$25,539,454.48 for HOME funding, and \$5,439,599 for ESG funding. For 2020-2024, the County received an average program income amount of \$1,550,504.78 for CDBG and \$4,230,219.14 for HOME, no program income was made for ESG.

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	13,151,137	200,000	0	13,351,137	66,755,685	The 2025 CDBG annual allocation is \$13,151,137. These funds will be used according to HUD eligible uses and community priority needs.

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	4,765,975	500,000	0	5,265,975	26,329,875	The 2025 HOME annual allocation is \$4,765,975. These funds will be used according to HUD eligible uses and community priority needs.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	1,097,101	0	0	1,097,101	5,485,505	The 2025 ESG annual allocation is \$1,097,101. These funds will be used according to HUD eligible uses and community priority needs.

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

Miami-Dade County complies with, and usually exceeds, all federal match requirements. Funding provided to subrecipients for CDBG program is leveraged with other private and public funding, including foundation, state, and municipal grants. For the HOME program, Miami-Dade County will utilize Documentary Stamp Surtax funding to provide the match. For the ESG program, funds from Food and Beverage Tax will be utilized to provide the match.

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

Miami-Dade County has publicly owned land and property that is utilized as public facilities (including parks, transportation hubs, resource centers, community centers, and historic sites), public housing, affordable housing, and for the development of future affordable housing. CDBG and HOME funds will be used to improve some of these public assets and develop affordable housing in accordance with goals of the plan.

Discussion

In October 2022, the Miami-Dade County Board of County Commissioners approved an allocation of \$24,000,000 in General Funds for the HOMES Plan Initiatives. This initiative provided funding to assist in leveraging for affordable housing construction projects through the Developer Inflation Assistance Fund and to provide funding assistance to property owners for the preservation of Naturally Occurring Affordable Housing (NOAH) Program.

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 Non-homeless special needs	Jurisdiction
Neighbors and Neighbors Association, Inc.	Non-profit organizations	Economic Development Non-homeless special needs	Jurisdiction
Partners for Self Employment	Non-profit organizations	Economic Development Non-homeless special needs	Jurisdiction
Miami-Dade County Parks, Recreation, and Open Spaces	Government	Non-homeless special needs Planning neighborhood improvements public facilities	Jurisdiction
FL-600 Miami-Dade County Homeless Trust	Government	Homelessness Planning	Jurisdiction
Chapman Partnership, Inc.	Non-profit organizations	Homelessness Rental public services	Jurisdiction
HISPANIC BUSINESS INITIATIVE FUND OF FLORIDA, INC. (DBA PROSPERA)	Private Industry	Economic Development	Jurisdiction
TACOLCY ECONOMIC DEVELOPMENT CORPORATION	CHDO	Rental	Jurisdiction
THELMA GIBSON HEALTH INITIATIVE, INC.	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
REBUILDING TOGETHER MIAMI-DADE, INC.	Non-profit organizations	Ownership	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Greater Miami Service Corps	Non-profit organizations	Ownership	Jurisdiction
South Florida Puerto Rican Chamber of Commerce, Inc.	Non-profit organizations	Economic Development	Jurisdiction
79TH STREET CORRIDOR NEIGHBORHOOD INITIATIVE, INC.	Non-profit organizations	Economic Development	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional 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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	

Street Outreach Services			
Law Enforcement		X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
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	
Other			
		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 Trust: Oversees grants and operations for over 100 housing and services programs in partnership with health systems, Miami-Dade Public Schools, CareerSource, legal services, and the VA. Policies focus on improving service delivery for people experiencing homelessness. Additionally, as the lead agency for the Continuum of Care (CoC), The Trust coordinates the housing crisis response system for the region. Direct service providers assist individuals experiencing homelessness through a range of scaled interventions that include diverse support services and rental assistance.

Coordinated Entry (CE) System: Streamlines access to housing and services, prioritizing those with longer homelessness durations, severe needs, or vulnerability to illness. CE utilizes a standard assessment tool to match households with housing interventions:

- **Permanent Supportive Housing (PSH):** Provides housing subsidies and supportive services.
- **Rapid Rehousing (RRH):** Offers short-term assistance with supportive services.

CE prioritizes families with minor children for motels when shelters are unavailable. The Trust employs tiered **Orders of Priority** and **Standards of Care** to ensure specific subpopulations receive appropriate housing and services.

Tier 1:

1. People with disabilities and high ongoing service and financial needs that need to bridge from Non-Congregate Shelter, RRH to PSH to maintain housing stability
2. People aged 65+
3. People with medical vulnerabilities

Tier 2:

1. Including: People experiencing chronic homelessness OR Length of time homelessness, cumulative over time is greater than 400 days OR Disabled head of household, coming from a place not meant for human habitation or Emergency Shelter and has a total length of time homeless in the past three years exceeding 180 days People with high crisis system utilization (i.e. justice system or foster care) VI-SPDAT, F-VI-SPDAT or TAY-VI-SPDAT score 4 or more People fleeing DV, human or sex trafficking People experiencing unsheltered homelessness Youth/young adults aged 18-24 Highly vulnerable families (i.e. pregnant household member, children have been removed or minor household members with a disability)

Thriving Mind South Florida: Oversees state contracts and funding for mental health and substance use services targeting indigent, uninsured, and underinsured residents. It manages a care system and funds behavioral health services for individuals engaged in street outreach, housing programs, and emergency services. People experiencing chronic homelessness often benefit from **Thriving Mind's provider network** for behavioral health services, complemented by housing subsidies through **The Trust's care system**.

Citrus Health Network: FQHC offering behavioral and primary health services to children, adults, and the foster care population.

Jesse Trice: FQHC operating 11 comprehensive primary care centers, a 40-bed Women's Residential Center for substance use, services in 2 universities, and 40 school-based health suites.

HOPWA Program: Administered by the City of Miami, this program supports housing opportunities for people living with HIV/AIDS.

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

There is significant investment in the institutional delivery system from this jurisdiction's public system, local municipalities, the state, and from for-and-nonprofit organizations. The Trust collaborates with other lead agencies of public service systems such as the primary and behavioral and primary health, hospital, school, government, and legal systems. There is a broad representation of partners to serve a wide scope of needs for people experiencing homelessness and persons who comprise the non-homeless special needs demographic.

As demonstrated by the deficit of affordable housing the growing number of people experiencing homelessness, the most significant gap is the lack of financial capacity of public and private entities to quickly address the immediate housing needs of Miami-Dade County residents, especially those who are most vulnerable and at-risk or already experiencing homelessness. The impact of this financial challenge is the reliance on large-scale developers who are in competition for limited public funding resources, which leaves small non-profit developers excluded from enter the affordable housing development market. There is a reliance on public funding from the service delivery providers which has created a dependency on federal, state, and local funding for the sustainability of their organization. Nonprofits and social service providers must diversify funding by expanding relationships with corporate and foundation sectors for operating and programmatic capital, which will further leverage the County's investment of federal funds.

The service delivery system is also in need of an increase in staff capacity and competency. Social service agencies and nonprofits are understaffed, despite performing the most difficult work. Federal and state funding requires the understanding of and ability to interpret and implement complex policies and programs that serve people with special needs and those experiencing homelessness. Navigating the systems is complicated and requires providers to be trained and skilled at performing complex tasks and execute interdisciplinary coordination to address the needs of the most vulnerable Miami-Dade residents.

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

The County continues to refine its processes to best maximize the benefit of coordinating federal, state, and local resources. The robust community outreach and engagement strategy deployed during this planning period resulted in valuable information to identify unmet needs across the jurisdiction. HCD will evaluate demographic information and feedback collected during community outreach to create strategies resolving identified gaps in the institutional structure and service delivery system. Participation from service providers and data analysis from subgrantee reports also helps to inform where services are effective and most needed.

Respondents and comments from stakeholders informed HCD of gaps and it is requested that the process of selecting and awarding grants for public services be reevaluated. The County is responsive in this request, and identifying changes to how funding is directed through a competitive solicitation process, ensuring that viable entities with capacity are selected and that areas identified as in need of services are included. Training and technical assistance to applicants and subrecipients will continue with the goal of enhancing the organizational and affordable housing development capacity of these entities. HCD is in process of developing new training opportunities to increase capacity of novice developer organizations and support their partnerships 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	Owner-Occupied Home Rehabilitation	2025	2029	Affordable Housing	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South	Housing		Homeowner Housing Rehabilitated: 150 Household Housing Unit
2	Rental Housing Rehabilitation	2025	2029	Affordable Housing Public Housing	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South	Housing		Rental units rehabilitated: 200 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	New Construction of Rental Housing	2025	2029	Affordable Housing	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South	Housing		Rental units constructed: 50 Household Housing Unit
4	Homeless Prevention and Rapid Re-Housing	2025	2029	Affordable Housing Homeless	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South	Housing		Homelessness Prevention: 500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Emergency Shelter	2025	2029	Homeless	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South	Housing		Homeless Person Overnight Shelter: 750 Persons Assisted
6	Technical Assistance to Small Businesses	2025	2029	Non-Housing Community Development	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South	Economic Development Public Services		Jobs created/retained: 100 Jobs Businesses assisted: 1100 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Micro Enterprise and SPED Lending	2025	2029	Non-Housing Community Development	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South	Economic Development		Jobs created/retained: 160 Jobs
8	Business Incubator Assistance	2025	2029	Non-Housing Community Development	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South	Economic Development		Jobs created/retained: 110 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Special Economic Development	2025	2029	Non-Housing Community Development	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South	Economic Development		Jobs created/retained: 60 Jobs
10	Senior Services	2025	2029	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	Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 750 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Mental Health and Medical Services	2025	2029	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	Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
12	Transportation Facilities and Services	2025	2029	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 Facilities and Capital Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
13	Job Readiness and Employment Training	2025	2029	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: 65 Persons Assisted
14	Community Facilities	2025	2029	Non-Housing Community Development	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South	Public Facilities and Capital Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
15	Public Infrastructure	2025	2029	Non-Housing Community Development	Countywide Regional Eligible Strategy Area - North Countywide Regional Eligible Strategy Area - Central Countywide Regional Eligible Strategy Area - South	Public Facilities and Capital Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20000 Persons Assisted
16	Youth Services	2025	2029	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: 800 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
17	Other Public Services	2025	2029	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	Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 130 Persons Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Owner-Occupied Home Rehabilitation
	Goal Description	Rehabilitation of owner-occupied housing, including septic to sewer conversion.
2	Goal Name	Rental Housing Rehabilitation
	Goal Description	Rehabilitation of rental and/or public housing.

3	Goal Name	New Construction of Rental Housing
	Goal Description	Construction of new affordable rental housing units utilizing HOME and matching funds.
4	Goal Name	Homeless Prevention and Rapid Re-Housing
	Goal Description	Provide homeless prevention and rapid rehousing services to low- and moderate-income individuals experiencing homelessness or at-risk of experiencing homelessness.
5	Goal Name	Emergency Shelter
	Goal Description	Provide a temporary, emergency shelter for individuals experiencing homelessness.
6	Goal Name	Technical Assistance to Small Businesses
	Goal Description	Provision of technical assistance to business to create jobs.
7	Goal Name	Micro Enterprise and SPED Lending
	Goal Description	Provide loans to businesses to create jobs.
8	Goal Name	Business Incubator Assistance
	Goal Description	Provide incubator space and technical assistance to small businesses to create jobs.
9	Goal Name	Special Economic Development
	Goal Description	Provide loans directly to expanding businesses to create jobs.
10	Goal Name	Senior Services
	Goal Description	Public services for senior citizens, approximately 62 years of age and older.

11	Goal Name	Mental Health and Medical Services
	Goal Description	Providing mental health and medical services for low- to moderate-income individuals.
12	Goal Name	Transportation Facilities and Services
	Goal Description	Improving transportation facilities and/or providing transportation services to low- and moderate-income individuals.
13	Goal Name	Job Readiness and Employment Training
	Goal Description	Providing job readiness and employment training for low- to moderate-income individuals.
14	Goal Name	Community Facilities
	Goal Description	Improvements to parks, community centers, and recreational facilities.
15	Goal Name	Public Infrastructure
	Goal Description	Public infrastructure improvements, including water/sewer, roadways, and sidewalks.
16	Goal Name	Youth Services
	Goal Description	Provide youth public services, including childcare, preschool, aftercare, and enrichment activities.
17	Goal Name	Other Public Services
	Goal Description	Provide access to other public services not identified in other goals, such as case management, financial literacy, and other support services for low-mod and special needs individuals.

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)

The jurisdiction will provide 50 extremely low-income, low-income, and moderate-income households with new affordable housing rental units utilizing HOME and HOME-matching funds.

DRAFT

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)**

Currently, there are 12 residents seeking a reasonable accommodation for a UFAS unit and 10 applicants on the waiting list indicating the need of wheelchair accessibility.

Activities to Increase Resident Involvements

HCD is expanding Resident Services to provide a more comprehensive range of support to households participating in the Public Housing program and across the jurisdiction. Supported by the coordination of HCD, elections for Resident Councils are held every three years. Between 2019 to 2023, HCD has assisted with the facilitation of 18 elections.

HCD Resident Services engages residents through planning and executing resource fairs, on-site activities at HCD communities, and coordinated outreach for participation in public meetings. In 2024, Resident Services conducted 850 door-to-door resident assessments across 11 sites, participated in Feeding South Florida Food Box Give Away events which engaged 2,300 residents, provided support to 500 residents in the Jacobs Shoes Give Away program, donated 2,500 books across 11 sites, and participated in two community resource fairs at Liberty Square and Lincoln Gardens-engaging 350 residents.

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

Many competing priorities impact the ability of the private sector to provide affordable housing. In addition, home and condo prices are affected by many different variables. Public policies and regulations are only one piece of the equation. Following the collapse of the Surfside tower, the state enacted new regulations that set a mandate for structural integrity reserves that ensure long term maintenance of condominium buildings to protect residents of older multifamily condominium and rental buildings. Local municipalities have followed suit with implementing policies to enhance recertifications and requirements that, of necessity, have required considerable investment in many of the oldest properties throughout the county, jeopardizing affordability due to extreme assessment fees to address deferred maintenance and insufficient reserves.

Advanced development regulations and the need for hazard-resistant materials increase the cost to produce housing, resulting in increased development costs which are then passed to the buyer or renter. Compounding factors are policies that elevate costs associated with insurance, both for homeowners and rental housing, property taxes, impact fees to support increased usage levels, and infrastructure expenses. Redevelopment to maximize density also requires infrastructure capacity to be addressed, which creates barriers due to policy and cost. Policies requiring water/sewer infrastructure for existing affordable housing and new projects to connect into the system can be prohibitive to small scale projects.

Affordability in the single-family market has been impacted by land use policies which serve important and essential, but competing, priorities. The Urban Development Boundary (UDB) prioritizes environmental protection and the preservation of agriculture, as well as encourages more compact and economically efficient development patterns. Municipalities within Miami-Dade County are apprehensive to reconsider maximizing density as opposed to protecting low density zoning, which further limits construction of small-scale, missing middle housing types in established neighborhoods for households who are excluded from the existing single-family home market due to high costs and limited supply.

Low-income residents often rely on public transit to access employment, services, and education. However, as the jurisdiction becomes built out and development patterns extend into ex-urban areas, extended transit demands are increased along with costs for the consumer. Increasing density in the urban core through infill development and redevelopment of functionally obsolescent sites will also organically address the need for proximity to public transportation and other key community elements. However, with the refusal to realign zoning to meet the development needs by including middle and high-density zoning in established neighborhoods and promoting inclusionary zoning policies, the jurisdiction will need to extend transit, and it will be costly to developers and the tenant or homebuyer. Incorporating policies that promote development near fast rail stations is evidenced to also produce higher rents and reduce market leakage, keeping revenue in these areas.

The State Legislature adopted the Live Local Act that preempts local governments from enforcing requirements regarding zoning, density, and height for multifamily and mixed-use residential. The LLA allows for affordable housing development on commercial and industrial sites without rezoning or a Comprehensive Plan amendment. This applies to projects when at least 40% of the units in the proposed residential rental development are affordable at less than 120% AMI for at least 30 years.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

It is a priority of Miami-Dade County to continue to seek creative and innovative ways to address the affordable housing crisis. It is becoming increasingly difficult to address the barriers to affordable housing as the financial resources are dwindling, particularly on the federal level. In 2007, the Board of County Commissioners (BCC) established an Affordable Housing Trust Fund (AHTF) to serve as a permanent, renewable source of revenue to fund affordable housing projects. The AHTF was funded through developer contributions and rents paid to County-owned properties. On July 6, 2023, the BCC reorganized the AHTF, and it is now administered by HCD staff and not by a Board. The AHTF thus far has committed twenty-six million dollars (\$26,000,000) in funds which has funded four projects. As of February 2025, there is six million dollars (\$6,000,000) available to commit to projects.

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 (AHAB) on a triennial basis. The state-mandated 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 of 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.

To recognize and address the limited stock of available land and resources in the jurisdiction created NOAH, the Naturally Occurring Affordable Housing (NOAH) Preservation Program, which aims to preserve and rehabilitate existing 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. Consequently, 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 near places of work, worship, transportation hubs, and, of course, because they are considerably more affordable than surrounding properties. In essence, 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

Trust coordinates with VA for HUD-VASH and SSVF programs. Provides veterans experiencing chronic homelessness and homeless veteran families with housing navigation, stabilization services, other support services, and access to resources.

Coordinated Entry System (CES): All of the County, streamlines access to CoC resources: housing assessments, prioritization, referrals for PH, and HMIS data collection.

Access Points

CoC Helpline & Outreach, Assessment, and Placement (OAP) program: 12+ walk-in centers, 5 youth-focused, and 5 domestic violence-specific access points, with targeted school based inreach.

Specialized Outreach: OAP street teams work closely with youth and domestic violence-focused access points, phone, walk-in, and outreach services.

Enhancements

Survey123 App: Unsheltered individuals with smartphones to register for shelter.

ArcGIS Portal: Improves communication between LE and SO teams by tracking engagement.

Homeless Helpline: Through YHDP, youth-focused option to the Homeless Helpline.

Operating Hours

Staffed on weekdays, some after-hours and weekend coverage.

Some CES walk-in points open on weekends and holidays.

The CoC contracts with the six OAP teams that collectively serve the entirety geographic area:

- Camillus House
- City of Miami
- City of Miami Beach
- Hermanos de la Calle
- Miami Recovery Project
- New Hope

Outreach, Assessment, and Placement (OAP) Teams

50+ staff equipped with vehicles to canvas assigned areas and assist unsheltered individuals in non-habitable spaces.

Collaborate with partners like the DMV, BH providers, and employment agencies to enhance service delivery.

Transport to appointments, shelters, and housing searches.

Conduct outreach, engagement, homeless verification, mobile HMIS data collection, and need assessments.

CoC 2024 Initiatives

Partnership with JHS: Shared data to coordinate care for high system utilizers, leveraging co-located OAP staff at the jail and floating teams at institutions discharging individuals into homelessness (e.g., hospitals, crisis units).

Expanded Outreach: OAP engages individuals at indoor feeding sites with staff fluent in English, Spanish, Creole and sign language, trained in trauma-informed care.

Accessibility: Equipped to transport individuals, including those needing wheelchair-accessible vehicles, provides shelter for persons with pets.

Navigation Centers: Crisis housing and case management services established in response to state legislation prohibiting outdoor sleeping for unsheltered persons.

The CoC collaborates with a FQHC with an emphasis on medical/BH services to service resistant unsheltered persons with SMI and SA. The OAP team engages clients, diagnoses and treats in the field, and follows into PH. CoC partners with PATH-funded OAP to enhance coverage and access to MH/SA services, including detox and treatment.

CoC Assistance Process

Assessment & Prioritization: Vulnerability Index & Service Prioritization Decision Assistance Tool (VI-SPDAT) used for assessment and entered into HMIS, prioritizing referrals of with longest homelessness history and highest vulnerability for PSH.

By Name List (BNL): Led by CoC Housing Coordinator, BNLs categorize unsheltered individuals, youth, families, veterans, chronic homeless, and those over 55 for referral to PH, based on needs.

TA in 2024: The Housing Central Command team enhanced direct placement of individuals from streets to PH through an encampment decommissioning approach.

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 either remain where they have been living or identify alternate safe and suitable housing arrangements to avoid entry into emergency shelter.
- Mediation assistance and flexible cash assistance: offered to overcome barriers to housing arrangements.
- Emergency Housing provides temporary shelter, food, showers, clothing, food, mail, telephones, and medical care in shelters as well as benefits, job training/employment and community-based resources.
- Shelters and Navigation Centers offers housing case management and housing navigation assistance supports rapid exit from homelessness into permanent housing.
- One Shelter provides services for homeless persons with pets. Families with minor children 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 child'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 the unmet needs of survivors of domestic violence and their children. YHDP adds CE, TH and RRH resources dedicated to Unaccompanied Youth that builds on the existing inventory of Shelter and Transitional Beds for homeless youth. VA funded GPD programs participate in the CoC HMIS and CoC staff sit in VA led case staffing meetings to ensure veterans who access the homeless system have access to VA ES, TH, RRH and VASH.

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 leverages new units of PH through partnerships with all 4 PHAs and is acquiring properties for PSH including hotel conversions, modular homes, and other apartment complexes. CoC works 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*** access safe and suitable housing options to avoid entry into emergency shelter, including mediation, flexible cash assistance, and/or relocation assistance.
- ***Street Level Housing Placement Coordination*** through case staffing to place homeless persons into PH/PSH, directly from the street.
- ***Emergency Shelter Rapid Re-Housing (RRH) Strategies*** quickly rehouse sheltered individuals and families by reunification, relocation assistance, RRH assistance, and coordination for PSH placement.

CoC Strategies to Increase Access to Permanent Housing:

- ***PH 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:*** facilitate expedited placement into PH designed for long-term housing stability. Services may include helping clients with obtaining documentation (verifications: homeless, disability certification, veteran status, income/benefit); benefit applications; housing search and rental applications; and accompanying individuals to 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. Includes 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 assoc. fees.
- ***Expansion of PH Options through Local Partnerships:*** CoC expanded the reach of McKinney Vento and food and beverage funds to provide PH options through: partnerships with affordable housing developers and MF property owners to set aside units for CoC referrals; PHA partnerships with 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; 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, a local 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 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 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. Assistance

includes rental assistance, including assistance with payments in arrears, rent and security deposits as well as moving and storage costs. CAHSD's 12 Community Service Centers serve as an access point for families seeking assistance with co-located services that address housing, health, social services, employment, and education.

Legal Assistance with evictions is provided by Legal Services of Greater Miami-Dade, Inc. (LSGMD) who provides housing-related legal services, Fair Housing and housing advocacy.

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

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

The Miami-Dade County Health Department's (MDCHD) Healthy Homes and Lead Poisoning Prevention Program is used by HCD as a prevention and education tool for staff and residents. Since its inception in 1999, this program has aimed to increase primary prevention activities and lead screening among children at high risk of lead poisoning. Aligning with federal guidelines, the Health Department's targeted screening of children for lead poisoning provides early detection. In coordination with federal initiatives, HCD continues to implement policies and procedures that will alleviate the potential of lead-based paint poisoning on the residents of Miami-Dade County. The Healthy Homes Production Grant funded through HCD supports home inspections and other services to mitigate the probability of lead hazards. HCD currently employs the following methods to address LBP hazards:

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

The redevelopment of aged public housing communities and new privately constructed residential communities help to mitigate the risk of lead poisoning. As structures in the County's built environment become functionally obsolete and competition for vacant land continues, it is expected that new construction will take place without the threat of lead-based paint.

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

HCD's partnership with MDCHD provides tools to inform strong policies that address the threats of lead-based paint. MDCHD provides education, monitoring, and outreach to provide LBP hazard information to residents. By adopting and adhering to local and federal requirements regarding LBP, such as requiring HQS inspections that indicate presence of lead-based paint, monitoring through site visits, and maintaining documentation, HCD anticipates a continuation of decreased LBP occurrences.

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

HCD's LBP requirements are part of the contracts of entities who receive funding from HCD must enter into with the County and are therefore enforceable. These LBP requirements are monitored by construction and project management staff through site visits and office visits that check for the proper LBP-free documentation.

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

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

According to the American Community Survey (ACS), the poverty rate in Miami-Dade County (County) is an estimated 27% higher than the United States average. In Miami-Dade County, an estimated 14.1% of the County's 2.83 million people live in poverty. In the United States, 11.1% of 340 million people live in poverty. The County recognizes that overcoming the challenge of reducing the poverty level necessitates overturning a legacy of long-term, systematic, and structural factors such as racism, discrimination, and segregation.

Miami-Dade County's goal is to reduce the number of poverty-level families. This is achieved by funding large-scale, impactful developments that include opportunities for low-income families and individuals to gain access to decent affordable housing and job opportunities. As such, the County continues to fund Public Service activities that assist low-income residents, especially youth, with educational and life skill opportunities as well as Economic Development funding that create jobs for both low-income business owners and employs low-income residents. 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, residents with disabilities, public housing residents, Section 8 Voucher recipients, formerly homeless individuals/families, and workforce housing residents
- 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.
- Public/private partnerships that leverage opportunities in housing and economic development for the community.
- Coordinating with the Miami-Dade School Board to identify housing opportunities and/or improvements to schools in low-income communities.

HCD is expanding resident services to provide a broad outreach strategy with information and opportunities to engage poverty-level families. In addition to providing resources available to low-income households, HCD collaborates with partners, such as the School Board, to leverage its provision of community development and affordable housing development activities.

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

The County's implementation of anti-poverty strategies is a cooperative effort between multiple County agencies, including Miami-Dade 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.

HCD utilizes CDBG, HOME, ESG, SHIP, and 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 needed 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 are utilized to provide construction and permanent financing for rental housing development. For rental housing developed with HOME funds, at least 20% of all units must be affordable to very low-income households. Additionally, SHIP funds are used towards first and second mortgage financing to assist very low- and low-to-moderate income families in purchasing a home

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. HCD 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

HCD monitors funded activities on an annual basis. Monitoring is conducted remotely or through an on-site/desk review. When determining the type of monitoring, the compliance history of the awardee is considered in addition to the nature of the activity in comparison to the plan. Low-risk activities warrant a desk review. On-site reviews are conducted either when an activity is considered high risk or there was more than one finding in the previous year of monitoring. Every three years, HCD completes a monitoring of all funded program activities. 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. Upon completion, a report of findings and concerns is issued and 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, HCD supports multiple agencies with CDBG funds to provide financial, operating, and technical assistance to minority-owned businesses throughout the County.