

AP-38 Project Summary

Project Summary Information

1	Project Name	Public Services
	Target Area	North Beach, South Beach, North Beach CRA
	Goals Supported	Public Service-General Services Programs
	Needs Addressed	Increase Capacity of Public Services
	Funding	CDBG: \$133,499
	Description	Delivery of vital public services for low- to moderate-income households throughout the City of Miami Beach.
	Target Date	10/1/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 921 children, youth, elderly and families will benefit from the proposed activities.
	Location Description	Public services will be provided throughout the city.
2	Planned Activities	<p>Delivery of vital public services for low- to moderate-income households throughout the City of Miami Beach. The following activities have been identified for the 2024 Program Year</p> <p>UNIDAD of Miami Beach - ProjectLink - CDBG funds will be used to offset administrative costs by providing salary support for staff who provide referral services to elderly residents.</p> <p>AYUDA, Inc.-Here for You Program - CDBG funds will be used to offset administrative costs by providing salary support for staff who provide in home services for elderly residents.</p> <p>Boys & Girls Clubs of Miami-Dade-Project Learn - CDBG funds will be used to offset administrative costs by providing salary support for staff who provide afterschool and summer camp programming.</p> <p>UNIDAD of Miami Beach-Senior Recreation and Language Services - CDBG funds will be used to offset administrative costs by providing salary support for staff who provide recreation and language services for seniors in the North Beach Senior Center.</p> <p>Friendship Circle -Sunday Circle Program - CDBG funds will be used to offset administrative costs by providing salary support for staff who provide social interaction and respite services.</p> <p>Office of Community Services-Grocery Program - CDBG funds will be used to provide monthly grocery deliveries to elderly residents.</p> <p>Buddy System MIA - The program provides monthly walk-up North Beach food distribution.</p>
	Project Name	Tenant-Based Rental Assistance
	Target Area	North Beach, South Beach, North Beach CRA
	Goals Supported	Housing Affordability - TBRA
	Needs Addressed	Housing Affordability

	Funding	HOME: \$381,182
	Description	
	Target Date	9/23/2025
	Estimate the number and type of families that will benefit from the proposed activities	21
	Location Description	The assistance will be available citywide.
	Planned Activities	HOME Tenant-Based Rental Assistance (TBRA) funds will be used for monthly rental assistance. The amount of rental assistance is determined using a rental calculation after determining the client's income.
3	Project Name	Economic Development - Small Business Assistance
	Target Area	North Beach, South Beach, North Beach CRA
	Goals Supported	Economic Development-Job Training
	Needs Addressed	Economic Development
	Funding	CDBG: \$74,000
	Description	Small business assistance will be provided to Miami Beach Businesses.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Prospera -- The project will provide technical assistance to small businesses throughout the City of Miami Beach. Upwards' Boost Program -- Offers personalized business support and essential technical assistance to in-home daycare providers, helping them serve children from birth to age five and provide before and after school care up to age thirteen.
4	Project Name	Multifamily Housing
	Target Area	North Beach, South Beach, North Beach CRA
	Goals Supported	Housing Affordability - Acquisition & Rental Rehab
	Needs Addressed	Housing Affordability
	Funding	CDBG: \$504,500
	Description	Expand access and improve quality of multifamily rental housing for low- to moderate-income residents through multifamily housing acquisition, rehabilitation and new construction projects.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately four households will benefit from the activities.
	Location Description	

	Planned Activities	CDBG funds will be used for costs associated with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) and to acquire and/or rehabilitate a property for rental use.
5	Project Name	General Program Planning and Administration
	Target Area	North Beach, South Beach, North Beach CRA
	Goals Supported	Planning & Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$177,999 HOME: \$50,284
	Description	General Program Administration and Planning for the CDBG and HOME program including fair housing services.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	1
	Location Description	1701 Meridian Ave. Suite 400, Miami Beach, FL 33139
	Planned Activities	General Program Planning and Administration for the CDBG and HOME program.
6	Project Name	Community Housing Development Organization Set-Aside
	Target Area	North Beach, South Beach, North Beach CRA
	Goals Supported	Housing Affordability - Acquisition & Rental Rehab
	Needs Addressed	Housing Affordability
	Funding	HOME: \$76,236
	Description	Community Housing Development Organization (CHDO) Set-Aside for housing rehabilitation, new construction, or acquisition.
	Target Date	10/1/2025
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates 1 project.
	Location Description	North Beach, South Beach, North Beach CRA
	Planned Activities	Community Housing Development Organization Set-Aside for housing rehabilitation, new construction, or acquisition.

AP-50 Geographic Distribution – 91.220(f)

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

The City of Miami Beach receives entitlement program funds directly from HUD and assistance will be provided in low-income census tracts throughout the City and directly to low and moderate-income residents through its public service programs.

Geographic Distribution

Target Area	Percentage of Funds
NORTH BEACH AREA	50
SOUTH BEACH	50
North Beach CRA	

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Miami Beach covers just over 15 square miles, and the highest areas of poverty are concentrated in the North and South Beach area. The City relies on widely accepted data such as American Community Survey, HUD's low- and moderate-income summary data, and Federal Financial Institutions Examinations Council's (FFIEC) data to determine areas throughout the community with concentrations of low and moderate-income communities. Program resources are allocated citywide based on low-mod areas which often coincide with areas of minority concentration.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

During the next Action Plan period, the City will address the needs of homeless, non-homeless, and special-needs households. The City will acquire and/or rehabilitate a property to be used for affordable housing units. The city will continue to leverage grant funds for the homeowner rehabilitation program and the first-time homebuyer's program. The City will provide TBRA and continue to partner with local organizations to provide emergency rental assistance to income-eligible applicants at risk of homelessness.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	21
Special-Needs	0
Total	21

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	21
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	21

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

The City will continue to support the efforts of the Housing Authority of the City of Miami Beach (HACMB) to address the needs of public housing residents by offering down-payment assistance programs to eligible public housing residents. The HACMB operates as a U.S. HUD-designated High Performer and currently administers 3,642 vouchers from the Section 8 Housing Choice Voucher and the HUD-VASH Programs and manages 200 public housing units. The HUD-VASH program operated by the HACMB has emerged as the most prominent and largest in South Florida. As part of this growing effort to serve veterans in the community, the HACMB has implemented a HUD-VASH program under an agreement with the Key West/Monroe County Housing Authority. The HACMB also operates a Family Self Sufficiency (FSS) Program, including the Section 8 Homeownership component through which FSS participants have become first-time homeowners.

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

The HACMB's 2023 PH Action Plan notes that they conduct a Capital Fund Program for the Rebecca Towers South complex for facility improvements and operations.

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

HACMB provides multiple outlets for public housing residents to be involved. Public housing residents (each adult family member) must contribute eight hours per month of community service and participate in an economic self-sufficiency program. With the economic self-sufficiency program in place, MHA encourages its residents to participate in activities promoting economic stability that could lead to homeownership.

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

According to HUD's Public Housing Agency Score (PHAS), the HACMB scored a 94 and is designated a high performer and is not considered by HUD to be troubled or poorly performing.

Discussion

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

Introduction

This section describes the one-year goals and activities for the City of Miami Beach in assessing and serving the needs for homeless persons and special needs populations. The City's homeless strategy collaboratively addresses the essential needs for homeless and other special needs populations. The goal is to invest in activities that lead people experiencing homelessness to permanent housing as quickly as possible while offering a variety of intervention options that provide options to address the different needs. Such interventions include rapid rehousing, permanent supportive housing, immediate access to low-barrier emergency shelter; intensive service-focused recovery housing programs; transitional housing options for special needs populations (especially households fleeing domestic violence, youth and youth adults, and people with substance use issues); diversion programs. The City of Miami Beach collaborates with the Miami-Dade County Homeless Trust and its Continuum of Care providers to strengthen the homeless governance structure and ensure services are provided to these populations.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

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

The City's Homeless Outreach Services Team (HOST) continually engages persons experiencing homelessness where they are sleeping, resting, and panhandling. The team is trained to engage people from an assessment-driven approach that is sensitive to mental illness and addiction issues. The outreach team conducts missions during daytime hours as well as responding to online service requests via the city's eGov application. During the next year, the City will continue to embark on unified outreach missions in collaboration with other City departments (including Police, Fire, Parks & Recreation, Facilities Management, Environment and Sustainability, Code Compliance, Public Works, and Sanitation) to ensure persons experiencing homelessness or may need assistance are provided essential resources.

The city's municipal walk-in center is located at 771 17 Street. It is a fixed place where people wanting help can access professional, courteous support to leave the street behind. HOST services include:

- Emergency shelter (men, women, and children) with Care Coordination services tailored to each client's individual strengths and needs. The city contracts with 4 shelter providers to ensure that the most appropriate placement is made for each person.
- Care Coordination services.
- Application assistance for all entitlements including disability and SNAP benefits.
- Identification documentation replacement (including birth certificates, government-issued ID, work permits and driver's license).
- Job placement and on-site temporary employment.
- Family reunification/relocation services (providing relocation to any location in the contiguous

- U.S. where someone is willing and able to provide shelter and support).
- Mental health screening and services.
- Coordination of voluntary treatment services for mental health and co-occurring disorders.
- Rapid re-housing services including rental assistance and security deposit.
- Referrals to legal service agencies
- Homeless Veteran services
- Transportation to day treatment services including showers and hot meals

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will continue to support organizations that address the emergency shelter and transitional housing needs of persons experiencing homelessness to establish a more robust social service system. The Miami-Dade County Homeless Trust serves as the lead agency for Miami-Dade County's Homeless Continuum of Care (CoC), responsible for the oversight, planning and operations of the entire CoC. Since emergency shelters in the community do not take walk-ins, the Miami-Dade County Homeless County CoC operates a Homeless Helpline to identify persons experiencing homelessness. Persons seeking emergency shelter, treatment services, and transitional housing needs in the City are served by the following organizations:

Camillus House for Single Males and Single Females

- Miami Rescue Mission for Single Males
- The Salvation Army for Single Males, Single Females, Families w/Children
 - The Sundari Foundation, dba Lotus House for Single Females and Children
 - New Hope C.O.R.P.S., treatment services for Single Males

Homeless Trust also houses homeless or formerly homeless persons and in 2023 was selected to receive a \$21 million HUD CoC grant to help reduce that number through significantly enhanced street outreach and get chronically homeless individuals housed. Shelter and homeless services include food assistance, shower services and mail services for unsheltered homeless persons.

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

The City will continue to support the Miami-Dade County Homeless Trust in reducing the amount of time that individuals and families (chronically homeless, families with children, veterans and their families, and unaccompanied youth) experience homelessness. The Miami-Dade Homeless Continuum of Care implements a Housing First model that works to connect people as quickly as possible to permanent housing and the care and support they need to stabilize and improve their quality of life. The primary goals are to help people obtain permanent housing as quickly as possible, increase their self-sufficiency,

and remain stably housed.

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

The main need is to link people with available housing opportunities as quickly as possible and support them in accessing subsidies and increasing their income to help them sustain their housing long-term. The City's Outreach teams coordinate with hospitals, courts, and other institutions to coordinate and plan the discharge of persons experiencing homelessness. Additionally, the Miami Date Homeless Trust also collaborates closely with a number of organizations which offer primary care, behavioral health, career, and other services for persons experiencing homelessness, which includes the Jackson Health Systems, Camillus Health Concern, Community Health of South Florida, and Veterans Affairs Administration.

During the next year, the City will continue to:

- Improve coordination between mental health, physical health, and criminal justice systems to identify people at risk of homelessness and link them with supports to prevent them from becoming literally homeless after discharge.
- Work with the local and state Department of Children Services and support them in their effort to expand services for youth existing foster care.
- Assist in the identification of available prevention programs and development of a gaps analysis that allows us to create a homeless prevention plan in the coming years.

Discussion

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

Introduction:

Market data and stakeholder input both suggest a tight housing market in the City, with low vacancy rates and increasing housing costs. While the market depends largely on the private sector to provide housing, there are roles the City and others can play through policy and regulation that may encourage greater private investment in new housing development in the City.

Several aspects of the City's zoning code could potentially have a negative effect on housing development. For example, the City may want to consider adopting means to allow more flexibility in density and affordable housing development by carving out additional residential zoning districts or subdistricts that allow for a greater mix of housing types, lower minimum lot sizes, and higher multifamily density, and other alternatives such as relaxing the infill residential development standards, providing for cluster developments, density blending, and transfer of development rights in appropriate locations. Permitting or incentivizing conversion of single-family dwellings in high opportunity intown neighborhoods to two-family, 3-family, or multifamily dwellings on large lots also is a strategic way to address the need for more density and infill development in established neighborhoods.

Moreover, the City's land use regulations could go beyond just meeting the minimum FHA standards and affirmatively further and incentivize the development of affordable housing with inclusionary zoning policies. These zoning tools could potentially allow for more supply of housing, which helps put downward pressure on rental and sale prices, so that moderate and low-income families have access to those neighborhoods and all the congruent benefits that come with higher opportunity areas such as access to jobs, better schools, access to transportation, and access to cultural amenities and public accommodations.

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

The City's Analysis of Impediment noted multiple factors, including governmental policies and actions to expand affordable housing options in exclusive neighborhoods by exploring inclusionary zoning strategies. Other factors also included providing fair housing training at housing related workshops, to City's governing body and to all employees. Support and fund pre- and post-purchase counseling and down payment and closing cost assistance mechanisms for residents. Support and monitor the Housing Authority of the City of Miami Beach's on-going effort to comply with Section 504 requirements to significantly increase the quality and quantity of accessible housing units throughout the jurisdiction. The City will also continue to educate residents through first-time homebuyer workshops on the identification of predatory lending practices and where to receive assistance if victimized by predatory lending practices.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

This section details the City’s actions planned to ensure safe and affordable housing for its residents, along with plans to meet underserved needs, reduce poverty, develop institutional structure, and enhance coordination between public and private sector housing and community development agencies.

Actions planned to address obstacles to meeting underserved needs

The City will work with its community partners to assist low- and moderate-income residents in meeting underserved needs consisting of employment services, childcare, health services, substance abuse counseling and treatment, education programs, services for senior citizens, services for people experiencing homelessness, and fair housing training.

Actions planned to foster and maintain affordable housing

The City will continue to foster and maintain the current affordable housing stock by utilizing CDBG, HOME and/or SHIP funds for owner-occupied rehabilitation and first-time homebuyer programs. The City will also expand its efforts to actively pursue other funding mechanism and partnerships for the development of affordable housing to leverage limited public dollars.

Actions planned to reduce lead-based paint hazards

The City will continue to implement countermeasures to minimize exposure of lead-based paint hazards found in existing housing built prior to 1978 through the City administered housing program. The City will provide all rehab clients and potential clients with the “Lead-Based Paint” pamphlet that describes hazards of lead-based paint. Pursuant to 24 CFR Part 35, all rental and homeowner dwelling units that wish to receive federal assistance and were built prior to 1978 are tested for lead-based paint. (These tests consist of visual inspections, lead screens, and full assessments. Additionally, when properties test positive for LPB hazards, interim controls are performed, and LBP clearances are provided.

Actions planned to reduce the number of poverty-level families

There are a variety of actions the City undertakes throughout the year in an effort to reduce the number of poverty-level families and increase self-sufficiency. The programs funded through CDBG and/or HOME to address this goal includes youth programs, senior assistance programs, and emergency services (i.e., rent, mortgage, and utility assistance programs). The City’s anti-poverty strategy focuses on helping all low-income households improve their economic status and remain above poverty levels.

Actions planned to develop institutional structure

City staff works throughout the year to increase institutional structure, both within the City and throughout our partner agencies. This is accomplished through providing technical assistance on federal grant management requirements, such as growing their knowledge of Davis-Bacon requirements, financial management and other grant management procedures. Staff maintains contact with partner

agencies throughout the year, offering referrals for funding and training opportunities where appropriate.

During the next Consolidated Plan period, the City's Office of Housing & Community Services will continue to assist nonprofit/social service providers, the Housing Authority of the City of Miami Beach, and various other community-based organizations to provide training and technical assistance to subrecipients. The City will also work to streamline the procurement process and ensure HOME funds are set aside for development of affordable housing.

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

The City is heavily invested in collaborations throughout the community and has successfully paired with multiple service providers to achieve its goals of providing affordable, safe, and decent housing. This collaboration has allowed the City, public agencies, and service providers of the Miami Beach Service Partnership to better serve the needs of underserved residents. The City will also continue to further its initiative to leverage funding to increase opportunities for low- and moderate- income residents to receive necessary services and have access to affordable housing options.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following chart identifies program income that is available for use that is included in projects to be carried out. The City does not have any program income.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City will not utilize other forms of investment beyond those identified in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Miami Beach, as the PJ, will ensure that all funded capital projects and homeownership projects are compliant with federal, state, and local guidelines. HOME funds can be utilized for:

- Acquisition
- Acquisition/rehabilitation
- New Construction

All homebuyer activities must meet the HOME sales price/value limits and will be subject to the program terms of agreement. All beneficiaries must meet income guidelines, and all other applicable regulations. All multi-family housing projects will also be subject to all program terms, as delineated in the program agreement. The City will secure the funding for homeownership activities via:

- Mortgage Agreement
- Restrictive Covenant
- Promissory Note
- Warranty Deed (for Multi-family housing projects)

These documents will stipulate program compliance requirements for the duration of the affordability period unless otherwise noted. The City will monitor compliance with all applicable regulations annually. Any violations of the stipulated terms of agreement will result in a default of the agreement.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Resale

The resale provision is enforced through the use of a Restrictive Covenant, which specifies the following:

- The length of the affordability period (of 15 years, unless otherwise noted)
- That the home remains in the Buyer's principal residence throughout the affordability period; and
- The conditions and obligations of the owner if there is a resale prior to the end of the affordability period.

The City will administer its resale provisions by ensuring the City receives a fair return on their investment.

Recapture

Under HOME recapture provisions, financial assisted must be repaid if it is provided directly to the homeowner or non-profit organization. Recaptured funds will go be advertised through an Action Plan

and will go through Commission to be reallocated to another eligible activity.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not anticipate refinancing any existing debt with its HOME funds during this Consolidated Plan period.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

The program will not implement any preferences.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

The program will not implement any preferences.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

The program will not implement any preferences.