

# MIAMI BEACH

**FY 2025-2026**

**ACTION PLAN**

# Executive Summary

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

### 1. Introduction

As a recipient of federal grant funds, HUD requires the City of Miami Beach, Florida to produce a 5-Year Consolidated and Annual Action Plan. These planning documents serve as the application for funding for the following federal entitlement programs that serve low-income individuals and/or families:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Act Program (HOME)

The City's *Five-Year Consolidated Plan* identifies the community's affordable housing, community development, and economic development needs and outlines a comprehensive and coordinated strategy for addressing them. This document includes narrative responses to specific questions that grantees must respond to in order to be compliant with the Consolidated Planning Regulations. The *Annual Action Plan* is a component of the *Five-Year Consolidated Plan*. The *Annual Action Plan* describes how the City will utilize funding and resources to address priority needs identified in the City's *Consolidated Plan*. The City adopted the 2023-2027 *Consolidated Plan* on June 28, 2023. The 2025 *Action Plan* is third Annual Plan for the 2023-2027 *Consolidated Plan* period.

The City's mission and vision are represented throughout this plan in its efforts to ensure that low-income communities remain viable and vibrant.

#### Our Mission

*We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.*

#### Our Vision

*The City of Miami Beach will be:*

- *Cleaner and Safer.*
- *More Beautiful and Vibrant.*
- *A Mature, Stable Residential Community with Well-improved Infrastructure.*
- *A Unique Urban and Historic Environment.*
- *A Cultural, Entertainment, and Tourism Capital; and*

*An International Center for Innovation in Culture, Recreation, and Business*

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Objectives and outcomes identified in the Plan include:

- **Housing Affordability**
  - Housing Affordability - Acquisition & Rental Rehabilitation
  - Housing Affordability – Tenant-Based Rental Assistance
  - Housing Affordability – New Construction
- **Increase the Capacity of Public Services**
  - Youth Services
  - Homelessness Services
  - Senior Services
  - Disability Programs
  - General Services Programs
- **Public Facility & Infrastructure Improvements**
  - Neighborhood Revitalization
  - Neighborhood Resilience
- **Economic Development**
  - Job Training and Business Support

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

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Miami Beach's evaluation of past performance is critical to shaping the goals and strategies outlined in this Annual Action Plan. Each year, the City assesses the effectiveness of activities funded through the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs to ensure alignment with priorities identified in the Consolidated Plan and citizen participation process.

In Program Year (PY) 2023, the City strategically deployed federal resources to advance key goals: **Housing Affordability, Expansion of Public Services, Public Facility and Infrastructure Improvements, Economic Development, and Planning and Administration.** These efforts addressed urgent needs and informed project selection and funding priorities for the upcoming year.

#### **HOME Program Performance**

The City directed 100% of HOME funds toward affordable housing, reaffirming its commitment to housing affordability through both preservation and development of affordable units.

#### **CDBG Program Performance**

CDBG funds were allocated based on community needs across the following categories:

- **Affordable Housing:** \$1,400,458.08 (79.0%)  
Supported rehabilitation of rental housing and acquisition of property for future development.
- **Public Services:** \$209,706.76 (11.8%)  
Funded essential services for seniors, youth, and vulnerable households, including emergency assistance.
- **Planning and Administration:** \$163,204.32 (9.2%)  
Supported program management, compliance, and planning activities.

## **Summary of Key Outcomes from PY 2023**

### **Housing Affordability – Acquisition & Rental Rehab**

The City exceeded its goal of assisting 16 low- to moderate-income (LMI) households, completing rehab for 48 LMI households at Neptune and Lottie Apartments. Additionally, a 4-unit property was acquired for future affordable housing.

### **Housing Affordability – Tenant-Based Rental Assistance (TBRA)**

A \$50,000 reallocation of prior-year HOME funds launched a TBRA program with a goal to assist 5 LMI renter households. An additional \$381,182 was allocated for the 2024 program year. Implementation is underway.

### **Housing Affordability – New Construction**

The City supported development of the Vista Breeze project on Normandy Isles, which will deliver 119 affordable rental units. While construction continues, this remains a key element of the City's long-term housing strategy.

### **Public Services – Senior Services**

The City far exceeded its goal of serving 345 seniors, reaching 675 LMI seniors through programs such as UNIDAD Project Link, UNIDAD Senior Recreation and Language, the Grocery Assistance Program, and AYUDA's home cleaning services.

### **Public Services – Youth Services**

A total of 516 LMI youth benefited from services provided by the Boys & Girls Clubs and Friendship Circle Miami Beach & North Dade, surpassing the goal of 320.

### **Public Services – Emergency Assistance**

Twenty individuals received emergency subsistence payments to prevent homelessness. This activity partially fulfilled the City's broader goal of assisting 96 individuals and remains ongoing.

### **Public Services – Disability Services**

No activities were completed in PY 2023 under this category; however, the City remains committed to identifying appropriate partners and programs to meet this need in future years.

### **Planning & Administration**

The City continued to uphold high standards in grant management, ensuring compliance, strong financial oversight, and effective planning of CDBG and HOME-funded activities.

## **4. Summary of Citizen Participation Process and consultation process**



Summary from citizen participation section of plan.

In accordance with the *Citizen Participation Plan*, the City advertised a Notice of Public hearing and Public 30-day Comment Period (March 31, 2025 - April 29, 2025) for community development needs. The public hearing was held on April 15, 2025. The City advertised a Notice of a 30-day Public Comment Period and Public Hearing (June 2, 2025 – July 3, 2025) for the draft Action Plan. The Public Hearing was held on July 17, 2025.

**5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

TBD

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

All public comments will be included in the Appendix once the public comment period ends.

**7. Summary**

The City engaged the community through the release of a Request for Proposals, two public hearings and two separate comment periods.

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

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity 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 BEACH	Office of Community Services
CDBG Administrator	MIAMI BEACH	Office of Community Services
HOME Administrator	MIAMI BEACH	Office of Community Services

Table 1 – Responsible Agencies

### Narrative (optional)

#### Consolidated Plan Public Contact Information

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marcelarubio@miamibeachfl.gov

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City consulted with the Affordable Housing Advisory Committee (AHAC), City departments and sub-recipients to identify high priority housing and community development needs.

#### **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(l))**

The Housing Authority of the City of Miami Beach is the local public housing agency serving Miami Beach and was consulted in the preparation of this plan. These agencies provided data on tenant and housing choice voucher holder characteristics, waiting lists, and future plans for development. In addition to the public housing agencies, the City consulted with other private and governmental agencies, mental health, and service agencies was instrumental in developing priorities and the preparation of this plan. These agencies also provided input during the charrette process

#### **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 local Continuum of Care (CoC) is governed by the Miami-Dade County Homeless Trust Board. The Homeless Trust Board is comprised of 27 members drawn from a broad base, including the City of Miami Beach, representing numerous sectors of our community. The board uses recommendations from its sub-committees, as well as recommendations from Homeless Trust staff and feedback from community meetings with providers to guide policy development for the CoC, including funding and project prioritization. This structure allows for a clear and transparent CoC leadership structure, participation of all stakeholders in the decision-making process for funding and priorities and a coordinated response targeted toward strategic solutions to ending homelessness in Miami-Dade County.

Each year the Trust's CoC Sub-Committee identifies the community's homeless housing and service needs. The process involves extensive input from the community, including surveys of homeless persons and input from homeless providers, as well as public comment meetings, and review and approval by the Homeless Trust Board (whose meetings are publicly noticed). This resulted in the following funding priorities: 1) Permanent housing for individuals or families experiencing chronic homelessness, veterans (individuals or families), and families with children; 2) Transitional Housing for - individuals or families experiencing chronic homelessness, veterans (individuals or families), and families with children; 3) Safe Havens; 4) Services Only (including outreach); and 5) the Homeless Management Information System (HMIS).

The City's Homeless Outreach Services Team provides homeless outreach, partially funded by the Trust, to those homeless in the City in accordance with the Trust's Outreach, Assessment and Placement model. The model provides a standardized procedure for homeless persons to access the Continuum of Care and ensures they access services appropriate to their individual needs.

The outreach teams also participate in the coordinated outreach process, another program funded by the Homeless Trust, which provides behavioral health outreach workers who work alongside street outreach workers targeting chronically homeless persons. The coordinated outreach process brings together all the CoC outreach teams, including the Veterans Administration, once a month to discuss issues encountered, as well as discussing referrals to low demand services and Housing First permanent housing programs for the chronically homeless placed directly from the street.

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

The City does not receive Emergency Solutions Grant (ESG) funding but does coordinate with the Miami-Dade County Homeless Trust to prioritize ESG objectives which currently include emergency shelter, homeless prevention and rapid re-housing. Priorities are evaluated annually and take into account performance standards and outcomes. The Homeless Trust has developed a centralized assessment tool to capture data on all clients accessing services. HMIS is administered county-wide by the Homeless Trust. Providers who receive Trust funding are required to utilize the system and are provided individual user licenses, technical assistance and training related to the HMIS system. Among many of its functions, the system is used to generate reports on monthly and annual progress, provide point-in-time information, and conduct referrals from one program to another in accordance with both Homeless Trust and HUD policies and procedures.

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



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

1	<b>Agency/Group/Organization</b>		Boys & Girls Clubs of Miami-Dade
	<b>Agency/Group/Organization Type</b>		Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>		Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>		Agency participated in the community development needs assessment phase.
2	<b>Agency/Group/Organization</b>		UNIDAD Of Miami Beach Inc.
	<b>Agency/Group/Organization Type</b>		Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>		Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>		Agency participated in the community development needs assessment phase.
3	<b>Agency/Group/Organization</b>		Housing Authority of the City of Miami Beach
	<b>Agency/Group/Organization Type</b>		Housing
	<b>What section of the Plan was addressed by Consultation?</b>		Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>		Agency participated in the community development needs assessment phase.
4	<b>Agency/Group/Organization</b>		Housing Opportunities Project For Excellence, Inc.
	<b>Agency/Group/Organization Type</b>		Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>		Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>		Agency participated in the community development needs assessment phase.
5	<b>Agency/Group/Organization</b>		Legal Services of Greater Miami
	<b>Agency/Group/Organization Type</b>		Services - Housing



	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the community development needs assessment phase.
6	Agency/Group/Organization	Friendship Circle Miami Beach & North Dade, Inc.
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the community development needs assessment phase.
7	Agency/Group/Organization	AYUDA, INC
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the community development needs assessment phase.
8	Agency/Group/Organization	Helping Hands Ko Op
	Agency/Group/Organization Type	Food Assistance Program
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the community development needs assessment phase.
9	Agency/Group/Organization	Hispanic Business Initiative Fund of Florida, Inc. DBA Prospera
	Agency/Group/Organization Type	Economic Development
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the community development needs assessment phase.

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

N/A

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	Provided the Point-in-Time Count data, 10-Year Plan to End Homelessness, Continuum of Care Housing Gap Analysis and Housing Population.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)



## AP-12 Participation – 91.105, 91.200(c)

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

The City consults with the Affordable Housing Advisory Committee (AHAC), the Miami-Dade Homeless Trust, and public service providers and community development corporations to identify outcomes and objectives in the Plan.

Aside from advertisement for public comment, the City receives feedback at City Commission and Committee meetings.

#### 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-targeted/broad community	The City advertised a Notice of Public hearing and Public 30-day Comment Period (March 31, 2025 - April 29, 2025) for community development needs. The public hearing was held on April 15, 2025.	No public comments were received during the comment period and or the public hearing.	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)
2	Public Hearing	Non-targeted/broad community	A Public Hearing for community development needs with a Public Hearing held on April 15, 2025 during the Affordable Housing Advisory Committee meeting.	No comments were received.	No comments were received.	
3	Newspaper Ad	Non-targeted/broad community	The City advertised a Notice of a 30-day Public Comment Period and Public Hearing (June 2, 2025 – July 1, 2025) for the draft Action Plan. The Public Hearing was held on June 17, 2025.			
4	Public Hearing	Non-targeted/broad community	A Public Hearing for community development needs with a Public Hearing held on June 17, 2025 during the Affordable Housing Advisory Committee meeting.	No comments were received.	No comments were received.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The City of Miami Beach uses multiple resources to carry out activities that benefit low and moderate-income persons. The City receives entitlement funding for CDBG and HOME programs. The Office of Community Services administers the funding on behalf of the City. The City received \$858,270.00 in CDBG funds and \$485,921.00 in HOME funds. The City does not anticipate generating program income during this fiscal year.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$858,270	0	0	\$858,270	The primary objective of the CDBG program is to provide decent housing, a suitable living environment, and expanded economic opportunities principally for low- and moderate-income persons and neighborhoods. All prior year funds are currently committed to active projects.



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	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	\$485,921	0	0	\$485,921	\$2,201,910	The intent of the HOME Program is to provide decent affordable housing to low-income households, expand the capacity of nonprofit housing providers, strengthen the ability of state and local governments to provide housing, and leverage private sector participation. All prior year funds are currently committed to active projects.

Table 5 - Expected Resources – Priority Table

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

The City of Miami Beach will use a combination of public and private funding to carry out activities identified in this Action Plan. During FY2025, the City will research opportunities to apply for additional funding streams consistent with the Consolidated Plan's goals. Currently, the City uses other grant resources to offset funding reductions through its HUD CPD program funding. The City also works with various non-profit organizations to encourage leveraging of available funding sources and strengthen organizational capacity.

A 25% match, totaling \$121,480, of the anticipated HOME funds will be provided.

Federal funds will leverage additional resources (private, state and local funds). Local and state funds will be used to fulfill the HOME program match requirements.

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

The City owns the properties listed below that will be used to address Affordable Housing Improvement Projects identified in the plan:

- The Lottie Apartments located at 530 75th Street, Miami Beach, FL 33141
- The Madeleine Village Apartments located at 7861-7871 Crespi Boulevard, Miami Beach, FL 33141
- The Neptune Apartments located at 1632 Meridian Avenue, Miami Beach, FL 33139
- The London House Apartments located at 1975 Washington Ave, Miami Beach, FL 33139
- The Corals Apartment is located at 795 81st St., Miami Beach, FL 33141
- 1735 Normandy Drive, Miami Beach, FL 33141

**Discussion**

CDBG, HOME and SHIP funds will be used in conjunction with other funding resources to address needs identified in the Consolidated Plan.

- General Fund (City of Miami Beach)
- Emergency Food / Shelter Program
- Miami Dade County Homeless Trust
- Miami Dade County Children's Trust
- State Housing Initiatives Partnership (SHIP)

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Affordability - Acquisition & Rental Rehab	2023	2027	Affordable Housing	North Beach Area South Beach North Beach CRA	Housing Affordability	CDBG: \$502,876	Rental units rehabilitated: 4 Household Housing Unit
2	Public Service-Youth Services	2023	2027	Non-Housing Community Development	South Beach	Increase Capacity of Public Services	CDBG: \$35,000	Public service activities other than Low/Moderate Income Housing Benefit: 320 Persons Assisted
3	Public Service-Senior Services	2023	2027	Non-Housing Community Development	North Beach Area South Beach North Beach CRA	Increase Capacity of Public Services	CDBG: \$65,078	Public service activities other than Low/Moderate Income Housing Benefit: 441 Persons Assisted
4	Public Service-Disability Programs	2023	2027	Non-Housing Community Development	North Beach Area South Beach North Beach CRA	Increase Capacity of Public Services	CDBG: \$25,200	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted
5	Public Service-General Services Programs	2023	2027	Non-Housing Community Development	North Beach Area	Increase Capacity of Public Services	CDBG: \$8,221	Public service activities other than Low/Moderate Income Housing Benefit: 12 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Economic Development-Job Training	2023	2027	Non-Housing Community Development	North Beach Area South Beach North Beach CRA	Economic Development	CDBG: \$55,000	Businesses assisted: 20 Businesses Assisted
7	Planning & Administration	2023	2027	Planning & Administration	North Beach Area South Beach North Beach CRA		CDBG: \$177,999 HOME: \$50,824	Other: 1 Other

**Table 6 – Goals Summary**

**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 91.215(b)**

The City will provide to approximately 4 extremely low-income, low-income, and moderate-income families with the acquisition of a rental property.



## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	Housing Affordability - Acquisition & Rental Rehab
	<b>Goal Description</b>	Provide funding for acquisition and/or rehabilitation to support affordable housing development for low-income households at 80% or below AMI. Eligible costs include acquisition and related costs. Developments submitted are underwritten based on established City underwriting standards. Long-term affordability restrictions are required for every funded project based on subsidy amounts.
<b>2</b>	<b>Goal Name</b>	Public Service-Youth Services
	<b>Goal Description</b>	Support the healthy development and well-being of low- to moderate-income (LMI) youth by funding programs that provide academic support, recreational opportunities, mentorship, and life skills development.
<b>3</b>	<b>Goal Name</b>	Public Service-Senior Services
	<b>Goal Description</b>	Fund projects that provide recreational activities, food support, educational opportunities, job skills and supportive services for elderly residents aged 62 and older.
<b>4</b>	<b>Goal Name</b>	Public Service-Disability Programs
	<b>Goal Description</b>	Provides services for disabled residents to provide social interaction and respite care. Services are offered to help disabled individuals gain independence.
<b>5</b>	<b>Goal Name</b>	Public Service-General Services Programs
	<b>Goal Description</b>	Fund projects that provide recreational activities, food support, educational opportunities, and job skills to youth; supportive services to low- and moderate-income households and persons with special needs; assistance to businesses to create and/or retain jobs for low- and moderate-income persons; and support for job training, continuing education, and employment services designed to assist low-and moderate-income persons obtain jobs.
<b>6</b>	<b>Goal Name</b>	Economic Development-Job Training
	<b>Goal Description</b>	The City will support the expansion of business products based on community need and job training programs for low and moderate-income persons
<b>7</b>	<b>Goal Name</b>	Planning & Administration
	<b>Goal Description</b>	Provide the administrative structure for the planning, implementation, and management of the CDBG and HOME grant programs as well as other housing and community development.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

Projects planned for the 2025 program year are identified in the table below, with additional detail provided in AP-38. Over the next year, the City of Miami Beach anticipates acquiring or rehabilitating properties to develop affordable housing opportunities for low- and moderate-income families. The City will also use CDBG funds for the provision of public services such as providing information, referral services, home care, counseling, recreation, language services for the elderly, social interaction, and respite services for the disabled and their caregivers, and afterschool and summer camp programming for children and youth.

#### Projects

#	Project Name
1	Multifamily Housing
2	Public Service-Senior Services
3	Public Service-Youth Services
4	Public Service-Disability Programs
5	Economic Development - Small Business Assistance
6	Community Housing Development Organization Set-Aside
7	General Program Planning and Administration

Table 7 - Project Information

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

The City has allocated priorities through the citizen participation process, including the release of a request for proposals. Lack of safe, decent and sanitary affordable housing is the city's greatest need. The need for affordable housing is greater than the funds available.



## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Multifamily Housing
	<b>Target Area</b>	NORTH BEACH AREA SOUTH BEACH North Beach CRA
	<b>Goals Supported</b>	Housing Affordability - Acquisition & Rental Rehab
	<b>Needs Addressed</b>	Housing Affordability
	<b>Funding</b>	CDBG: \$502,876.00 HOME: \$364,441.00
	<b>Description</b>	Expand access and improve quality of multifamily rental housing for low- to moderate-income residents through multifamily housing acquisition, rehabilitation and new construction projects.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately four households will benefit from the activities.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	CDBG and HOME funds will be used for costs associated with the acquisition and/or rehabilitation of a multifamily property.
2	<b>Project Name</b>	Public Service-Senior Services
	<b>Target Area</b>	NORTH BEACH AREA SOUTH BEACH North Beach CRA
	<b>Goals Supported</b>	Public Service-Senior Services
	<b>Needs Addressed</b>	Increase Capacity of Public Services
	<b>Funding</b>	CDBG: \$84,920.00
	<b>Description</b>	Delivery of vital public services for low- to moderate-income elderly residents aged 62 and older throughout the City of Miami Beach.
	<b>Target Date</b>	9/30/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 616 elderly residents will benefit from proposed activities.
	<b>Location Description</b>	Services will be provided throughout the city.
	<b>Planned Activities</b>	<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 2025 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>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>Grocery Program - CDBG funds will be used to provide monthly grocery deliveries to elderly residents.</p>
3	<b>Project Name</b>	Public Service-Youth Services
	<b>Target Area</b>	NORTH BEACH AREA SOUTH BEACH North Beach CRA
	<b>Goals Supported</b>	Public Service-Youth Services
	<b>Needs Addressed</b>	Increase Capacity of Public Services
	<b>Funding</b>	CDBG: \$35,000.00
	<b>Description</b>	Programs that support the healthy development and well-being of low- to moderate-income children and youth providing services such as academic support, recreational opportunities, mentorship, and life skills development.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 320 children and youth will benefit from the proposed activities.
	<b>Location Description</b>	Public services will be provided throughout the city.

	<b>Planned Activities</b>	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.
4	<b>Project Name</b>	Public Service-Disability Programs
	<b>Target Area</b>	NORTH BEACH AREA SOUTH BEACH North Beach CRA
	<b>Goals Supported</b>	Public Service-Disability Programs
	<b>Needs Addressed</b>	Increase Capacity of Public Services
	<b>Funding</b>	CDBG: \$8,820.00
	<b>Description</b>	Provides services for disabled residents to provide social interaction and respite care. Services are offered to help disabled individuals gain independence.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 14 families will benefit from the proposed activities.
	<b>Location Description</b>	
5	<b>Planned Activities</b>	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.
	<b>Project Name</b>	Economic Development - Small Business Assistance
	<b>Target Area</b>	NORTH BEACH AREA SOUTH BEACH North Beach CRA
	<b>Goals Supported</b>	Economic Development-Job Training
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$55,000.00
	<b>Description</b>	Small business assistance will be provided to Miami Beach Businesses. The City will support the expansion of business products based on community need and job training programs for low and moderate-income persons. Goal Outcome Indicator (No. 17 Business Assisted) Estimates that 20 businesses will be assisted. This was not recorded in the Consolidated Plan section SP-45.



	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Prospera -- The project will provide technical assistance to small businesses throughout the City of Miami Beach.
6	<b>Project Name</b>	Community Housing Development Organization Set-Aside
	<b>Target Area</b>	NORTH BEACH AREA SOUTH BEACH North Beach CRA
	<b>Goals Supported</b>	Housing Affordability - Acquisition & Rental Rehab
	<b>Needs Addressed</b>	Housing Affordability
	<b>Funding</b>	HOME: \$72,888.00
	<b>Description</b>	Community Housing Development Organization (CHDO) Set-Aside for housing rehabilitation, new construction, or acquisition.
	<b>Target Date</b>	9/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City estimates 1 project.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Community Housing Development Organization Set-Aside for housing rehabilitation, new construction, or acquisition.
7	<b>Project Name</b>	General Program Planning and Administration
	<b>Target Area</b>	NORTH BEACH AREA SOUTH BEACH North Beach CRA
	<b>Goals Supported</b>	Planning & Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	CDBG: \$171,654.00 HOME: \$48,592.00

<b>Description</b>	General Program Administration and Planning for the CDBG and HOME program including fair housing services.
<b>Target Date</b>	9/30/2026
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	
<b>Planned Activities</b>	



## **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 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	4
Special-Needs	0
Total	4

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	4
Total	4

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 Dade 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 Action 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
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(I)(2)**

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

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 assistance must be repaid if it is provided directly to the homeowner or non-profit organization. Recaptured funds will 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.

