

2023-2027 Consolidated Plan & 2023 Annual Action Plan

Miami Beach, FL

Substantial Amendment adding prior year CDBG and HOME funds to AP-35 Project - Property Acquisition. Further detailed on page 112 and 118.

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Executive Summary

ES-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. The City has contracted with WFN Consulting for the production of these planning documents which 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 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. Summary of the objectives and outcomes identified in the Plan Needs Assessment

Overview

During the development of the Consolidated Plan, several priority needs were identified. Guidelines for addressing these priority needs over the 2023-2027 timeframe are summarized below:

- **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

Each year, the City of Miami Beach reports its progress in meeting the five-year and annual goals in the Consolidated Annual Performance Evaluation Report (CAPER). Listed below are some of the goals and accomplishments in the City's PY 2021 CAPER.

CDBG and HOME Major Initiatives and Highlights FY 2021:

- Awarded the contractor for Phase II of the rehabilitation at the Neptune Apartments, a historic, 35-unit affordable housing property, for the rehabilitation of the interior of the building.
- CDBG public services funding allowed the provision of groceries to food insecure, elderly households, and information and referral services to elderly residents.
- Fair housing education and outreach efforts.
- Substantially completed the rehabilitation of the Madeleine Village Apartments, a 16-unit affordable housing property.
- Substantially completed the replacement of the Madeleine Village Apartments' seawall.
- Awarded a contractor for the rehabilitation of 795 81st St, a 5-unit affordable housing property, for the exterior of the building and renovation of the interior of two units.
- Provided emergency rent and utility assistance to households impacted by the coronavirus pandemic.
- Provided assistance to small businesses were impacted by the coronavirus pandemic.

Rehabilitation projects have been significantly delayed as a result of the coronavirus pandemic. Permitting issues have especially delayed the Madeleine Village Apartments projects, further exacerbated by permitting office closures and the transition to a digital system.

4. Summary of citizen participation process and consultation process

While preparing the 2023-2027 Consolidated Plan and PY2023 Action Plan, the City held three Needs Assessment meetings to obtain the specific housing and related services needs for the City of Miami Beach. The meetings were held at the following locations and times.

- Miami Beach Botanical Garden on Wednesday, February 8, 2023, at 2:00 PM
- North Shore Park on Wednesday, February 8, 2023, at 6:00 PM
- PAL GYM on Thursday, February 9, 2023, at 6:00 PM

The City has also scheduled three public hearings to obtain feedback on the draft plan. All comments received at these hearings will be incorporated into the final plan presented for approval by the Miami Beach City Commission.

- North Shore Park on Tuesday, June 6, 2023, at 6:00 PM
- Miami Beach Botanical Garden on Wednesday, June 7, at 2:00 PM
- PAL GYM on Thursday, June 8, 2023, at 6:00 PM

The following methods were used to obtain public and private input:

- Public Hearings
- Interviews
- Focus Groups
- Stakeholders Meetings

5. Summary of public comments

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

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

Any unaccepted comments or views will be entered here at the end of the public comment period.

7. Summary

Over the next five years, the City will continue to focus on developing Affordable Housing Opportunities for low-income families and supporting local efforts to address critical basic needs for families and individuals in need.

The Process

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for the 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

The City of Miami Beach Office of Housing and Community Services is the lead agency for developing, administering, and reviewing the 5-Year Consolidated Plan and Annual Action Plan. The City of Miami Beach researched and prepared the Plan which provides a comprehensive strategy to address the City's housing and community development needs with CDBG and HOME Program funds.

Consolidated Plan Public Contact Information

Public concerns, issues, or comments regarding the Consolidated Plan and Annual Action Plan may be directed to:

Cristina Cabrera, CDBG Projects Coordinator
Office of Community Services
1701 Meridian Ave Suite 400.
Miami Beach, Florida 33139
305-673-7000 ext. 26872
CristinaCabrera@miamibeachfl.gov

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

1. Introduction

The City of Miami Beach conducted significant consultation through interviews and focus groups with citizens, municipal officials, non-profit agencies, public housing agencies, private developers, governmental agencies, and the Continuum of Care in preparing this plan. The City also held a public meeting prior to the development of the plan and one public meeting to review the draft priorities. These meetings are summarized in the Citizen Participation Section of this plan.

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

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 Miami-Dade County Homeless Trust (Trust) serves as the lead agency for the Miami-Dade County Continuum of Care (CoC) structure. It is governed by the Miami-Dade County Homeless Trust Board and comprised of a 27-member, broad-based membership, including the City of Miami Beach, representing numerous sectors of the 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; all meetings are publicly noticed.

The City’s Homeless Outreach Services Team provides outreach and referral services to persons experiencing homelessness partially funded by the Trust, to those experiencing homelessness in the City in accordance with the Trust’s Outreach, Assessment and Placement model. The model provides a

standardized procedure for persons experiencing homelessness 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 regular 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 and evaluate outcomes, and develop funding, policies, and procedures for the administration of HMIS

The City does not receive Emergency Solutions Grant (RSG) 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 consider performance standards and outcomes. The Homeless Trust is currently developing a centralized assessment tool to capture data on all clients accessing services. The Homeless Management Information System (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 jurisdictions consultations with housing, social service agencies and other entities

Representatives from the broad community, community councils, social service agencies, businesses, housing agencies, community development corporations and other government agencies took the online survey in February 2023. Stakeholder Meetings were also held and included representatives from the following organizations:

1	Agency/Group/Organization	Housing Authority of the City of Miami Beach (HACMB)
	Agency/Group/Organization Type	Public Housing Agencies
	What section of the Plan was addressed by Consultation?	Housing Needs Public Housing Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The HACMB was consulted during the housing needs and public housing needs assessment process.
2	Agency/Group/Organization	Miami-Dade County Homeless Trust
	Agency/Group/Organization Type	Other government - County Department and Agencies
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically Homeless Homeless Needs - Families with children Homelessness Needs – Veterans Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Interview with Program staff
3	Agency/Group/Organization	Housing Opportunities Project for Excellence
	Agency/Group/Organization Type	Market Analysis Housing Needs
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Interview with Program staff Survey
4	Agency/Group/Organization	Unidad of Miami Beach
	Agency/Group/Organization Type	Elderly Persons Services Persons with Disabilities Services Homeless Services Health Services Education Services Employment Service

	What section of the Plan was addressed by Consultation?	Non-Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted during the by public meeting for the non-housing community development needs assessment.
5	Agency/Group/Organization	Miami Beach Community Development Corporation
	Agency/Group/Organization Type	Nonprofit Organization
	What section of the Plan was addressed by Consultation?	Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
6	Agency/Group/Organization	Friendship Circle
	Agency/Group/Organization Type	Nonprofit Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Public Meeting
7	Agency/Group/Organization	Jewish Community Services
	Agency/Group/Organization Type	Nonprofit Organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Interview
8	Agency/Group/Organization	Neighborhood Housing Services
	Agency/Group/Organization Type	Nonprofit Organization

	What section of the Plan was addressed by Consultation?	Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted during the housing needs assessment.
9	Agency/Group/Organization	Miami Beach Police Athletic League
	Agency/Group/Organization Type	Services – Children
	What section of the Plan was addressed by Consultation?	Non-Housing Needs Assessment Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted during the non-housing needs assessment.
10	Agency/Group/Organization	Boys and Girls Club of Miami Dade
	Agency/Group/Organization Type	Services – Children
	What section of the Plan was addressed by Consultation?	Non-Housing Needs Assessment Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted during the non-housing needs assessment.
11	Agency/Group/Organization	Atlantic Pacific Communities
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted during the non-housing needs assessment.

Table 2 – Agencies, groups, organizations who participated

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

The City did not exclude any agency type or agency during this process.

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?
Priority Home	Miami-Dade County Homeless Trust	Planning for the homelessness strategy in the area to ensure efficient coordination, collaboration, and duplication of efforts.

Table 3 – Other local / regional / federal planning efforts

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

As the City of Miami Beach implements this 5-Year Consolidated Plan, it will continue to work with other local public and private entities, regional organizations, Dade County, and the state of Florida. Several public entities provided input during the development of this Plan, including the Housing Authority of the City of Miami Beach, and the Miami-Dade County Homeless Trust.

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

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

A Community Needs Survey was conducted to solicit input from residents and workers in the City. Respondents were informed that the City was updating the Consolidated Plan for federal funds that primarily serve low- to moderate-income residents and areas. The questionnaire polled respondents about the level of need in their neighborhood for various types of improvements that can potentially be addressed by the use of Consolidated Plan funds. In order to give as many people as possible the chance to voice their opinion, emphasis was placed on making the survey widely available and gathering a large number of responses rather than administering the survey to a controlled, statistically representative pool. Therefore, the survey results should be viewed as an indicator of the opinions of the respondents, but not as representing the opinions of the City population as a group. The survey was distributed through a number of channels in order to gather responses from a broad sample. It was made available in hard copy format, as well as electronic format via Survey Monkey. Electronic responses were possible via smartphone, tablet, and web browsers. The survey was available online and offline in English and Spanish.

Public meetings were also held in order to provide forums for residents of the study area and other interested parties to contribute to this Consolidated Plan and Annual Action Plan. Morning and evening meetings were held in various locations across the City, providing a variety of options for residents and stakeholders to attend. Public notices of the meetings were displayed in local newspapers and through email notifications to stakeholder contacts. Meetings were held at the times and locations shown in the following table throughout the City. A summary of comments received at the meetings is included in the Appendix to this document and a list of meeting times and locations is shown on the next page.

Citizen Participation Outreach

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Community Stakeholders, Nonprofits, County Departments, CIDS, cities, low-and moderate-income county	One public meeting was held to receive citizen input from residents on community development, housing, and homeless needs.	The top needs identified were affordable housing and services for seniors. Many comments in the survey and public meetings revealed that housing is too expensive. Short-term rentals are exacerbating the cost of housing. There was extensive feedback on services for seniors surrounding referrals for other benefits and social isolation.	All comments were accepted.	N/A
2	Public Hearing	Non-targeted/broad community	Two public hearings were held to receive citizen input from residents in community development, housing, and homeless needs.	No public comments were received.	No public comments were received.	
3	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	The public was notified of the public meetings via a newspaper ad.	No public comments were received.	No public 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)
4	Survey	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	The survey received 123 responses.	The survey was used to capture comments. The survey analysis is attached.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

Comprehensive Housing Affordability Strategy (CHAS) data is used to demonstrate the number of households in need of housing assistance. HUD's CHAS data set is a "special tabulation" of 2013-2017 American Community Survey (ACS) data from the Census Bureau. This "special tabulation" data provides counts of the numbers of households' problems that fit certain combinations of HUD-specified criteria such as housing needs. HUD-defined income limits (primarily 30, 50, and 80% of Area Median Income) and household types of particular interest to planners and policymakers. Since CHAS data requires the Census Bureau to further calculate estimated housing problems at a micro level, CHAS data often lags behind more recent ACS data.

The City of Miami Beach – Office of Housing and Community Services facilitates the development and preservation of quality housing, suitable living environments for persons of low and moderate income through the Consolidated Planning process. The Needs Assessment is based on an analysis of housing problems across Miami Beach among renters and owners. The following data indicates the number and percentage of renters and homeowners who may be subject to housing problems, based on income level.

Assessing the specific housing needs of Miami Beach is critical to creating a realistic and responsive affordable housing strategy. As such, an assessment of the affordable rental and single-family homes was conducted based on available demographic, economic, and housing data for the city. The assessment utilized HUD's new eCon Planning Suite within the Integrated Disbursement and Information System (IDIS). The eCon Planning Suite pre-populates the most up-to-date housing and economic data available to assist jurisdictions in identifying funding priorities in the Consolidated Plan and Annual Action Plan.

The Needs Assessment concludes with a review of non-housing community development needs, including the need for public facilities, public improvements, and public services. Highlights of the assessment are provided in the sections below.

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

Summary of Housing Needs

In 2009, Miami Beach had a population of 87,677 consisting of 44,593 household units with a median income of \$41,892.00 per year. According to the 2013-2017 American Community Survey (ACS), the City of Miami Beach's population decreased by 4.9% with the total population to being 83,469 residents consisting of 40,788 households by 2017. The median annual household income increased by 20% to \$50,193.00 annually.

Demographics	Base Year: 2009	Most Recent Year: 2021	% Change
Population	87,779	83,469	-4.9%
Households	44,593	40,788	-8.5%
Median Income	\$41,892.00	\$55,512	32.5%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2010 Census (Base Year), 2017-2021 ACS (Most Recent Year)

Number of Households Table

The table below describes these households in three separate categories (0-30%HAMFI, >30-50%HAMFI, and >50-80% HAMFI); however, these families often face similar housing problems such as overcrowding and cost burden. For the purposes of this plan and HUD's focus on low-income populations, we will focus on families with incomes less than 80% AMFI. Additionally, this plan will identify families with more than five members as large families.

The most common household type in Miami Beach is small-family households which is defined as a household having at least two non-elderly members up to four members. Small families remain the most common type even when controlled for income. Families with incomes above the median family income ranked the highest in the city, followed by families earning between 50-80% of the Area Median Family Income (AMFI).

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	8,715	5,855	6,870	3,845	19,195
Small Family Households	1,420	1,645	2,030	1,240	7,070
Large Family Households	80	175	260	130	470
Household contains at least one person 62-74 years of age	2,125	1,010	1,020	565	3,195
Household contains at least one-person age 75 or older	2,230	910	530	280	1,310
Households with one or more children 6 years old or younger	300	615	575	345	1,529

Table 6 - Total Households Table

Data Source: 2013-2017 CHAS

Housing Needs Summary Tables

Housing Problems (Households with one of the listed needs)

In the table below, 19,428 households are facing at least one housing problem according to 2013-2017 CHAS Data. That means that 76.95% Renters and 23.05% of Owners are facing housing problems with housing cost burden being their most pressing problem.

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	185	35	110	20	350	20	0	4	0	24
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	375	405	475	285	1,540	0	65	40	30	135
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	35	165	125	60	385	4	10	20	0	34
Housing cost burden greater than 50% of income (and none of the above problems)	3,745	2,745	1,290	170	7,950	1,495	640	405	250	2,790
Housing cost burden greater than 30% of income (and none of the above problems)	550	665	2,390	680	4,285	265	225	440	245	1,175
Zero/negative Income (and none of the above problems)	440	0	0	0	440	320	0	0	0	320

Table 7 – Housing Problems Table

Data Source: 2013-2017 CHAS

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

In the table below, 25,275 households are facing at least one of the four housing problem according to 2013-2017 CHAS Data. That means 52.21% of household are having one or more housing problems, 44.79% have none of the four housing problems and 3.01% household has negative income.

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,335	3,350	2,000	535	10,220	1,515	715	465	280	2,975
Having none of four housing problems	1,795	1,265	3,365	1,980	8,405	305	525	1,035	1,050	2,915
Household has negative income, but none of the other housing problems	440	0	0	0	440	320	0	0	0	320

Table 8 – Housing Problems 2

Data Source: 2013-2017 CHAS

1. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,120	1,525	1,130	3,775	140	30	205	375
Large Related	60	155	225	440	15	10	10	35
Elderly	1,840	530	440	2,810	1,145	590	355	2,090
Other	1,810	1,760	2,390	5,960	480	265	290	1,035
Total need by income	4,830	3,970	4,185	12,985	1,780	895	860	3,535

Table 9 – Cost Burden > 30%

Data Source: 2013-2017S

Cost Burden > 50%

The data in Table 10 indicates that 11,320 households in Miami Beach pay half or more of their income for housing cost (8,725 renter households and 2,595 owner-occupied households). Below is a breakdown of family income of renters experiencing cost burden of over 50 percent of family income:

- 51.15% have incomes under 30% AMI
- 33.44% have incomes between 30-50% AMI
- 15.42% have incomes between 50-80% AMI.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,110	1,170	225	2,505	125	30	175	330
Large Related	60	130	120	310	15	10	10	35
Elderly	1,365	385	120	1,870	940	420	100	1,460
Other	1,745	1,430	865	4,040	430	210	130	770
Total need by income	4,280	3,115	1,330	8,725	1,510	670	415	2,595

Table 10 – Cost Burden > 50%
 Data Source: 2013-2017 CHAS

2. Crowding (More than one person per room)

HUD defines overcrowding as homes that have more than one person per room. Additionally, there are classifications of severe overcrowding where there are more than 1.5 persons per room. Cost burden occurs when housing costs, including utilities, cost more than 30% of monthly income. Severe cost burden occurs when monthly housing costs exceed 50% of monthly income. The current housing stock poses a challenge for working class families with two or more children who find themselves gravitating to surrounding jurisdictions to find affordable family housing

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	355	465	480	235	1,535	4	55	50	15	124
Multiple, unrelated family households	10	19	10	25	64	0	0	0	0	0
Other, non-family households	75	85	120	85	365	0	20	10	15	45
Total need by income	440	569	610	345	1,964	4	75	60	30	169

Table 11 – Crowding Information – 1/2

Data 2013-2017 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

Please note that data for the table below (cost-burden for households with children present) is not available for Miami Beach.

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

The current CHAS data does not provide an exact number for single person households in need of housing assistance, however; it is likely that single-person households occupied by a person 65 years and older will need housing assistance if the occupant is also cost-burdened and disabled. Such services may include housing repairs, accessibility modifications and tenant-based rental assistance. There is also a need for transitional housing programs for homeless people. In order to meet the needs of homeless individuals, the level of services available for single individuals must be significantly increased. These individuals will need more intensive case management services that support individual development.

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

Domestic violence is any criminal offense resulting in physical injury or death of one family or household member by another family or household member, including assault, battery, sexual assault, sexual battery, stalking, kidnapping, or false imprisonment. According to the Miami Dade County Homeless Trust Census Results & Comparison report, there are 16 sheltered homeless due to domestic violence.

What are the most common housing problems?

Cost Burden is the most common housing problems in Miami Beach. Cost burden is when a household pay more than 30% of the household's income for housing and a severe housing cost burden is when a household pay more than 50% for housing costs. According to 2013-2017 CHAS data report, housing cost burden is the most common problem in Miami Beach, affecting an estimate of 27,840 low- and moderate-income households. When considering the total number of low- and moderate-income households who pay more than 30-50% of their total monthly income towards housing, the housing trend reflects renters are much more likely to have housing problems than homeowners and higher income households. This housing problem is experienced by all income levels but is more common among renters.

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

Housing problems are prevalent across the entire population, however; families at less than 80 percent AMFI are most affected by higher housing expenses and lack of decent affordable housing. These income thresholds tend to coincide with the racial and ethnic minority populations in Miami Beach. These households are disproportionately affected by these problems, particularly the Hispanic population. Miami Beach must consider language barriers and cultural sensitivities as factors that pose barriers for equal access to housing information, gentrification, and displacement.

The elderly community, often living on fixed incomes, face cost burdens that are often amplified when they have a disability that diminish their mobility and community integration. The current real estate market has had an adverse impact on elderly renters which causes them to face homelessness and displacement.

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

HUD defines very low-income as 50% of the area median income (AMI) and extremely low-income as 30% AMI. Homelessness is linked to a shortage of housing for individuals and families with very low- and extremely low-incomes. The high cost of housing and low local employment wages creates a financial burden on low- and moderate-income families who live in Miami Beach. There is a need for more financial assistance,

affordable childcare, transitional housing, and other supportive services, especially for the first six months to a year after a person leaves a shelter environment.

Additional barriers for housing include:

- Poor credit
- Recent criminal history
- Poor rental history, including prior eviction and money owed to property managers
- Active substance use disorder
- Lack of availability of subsidized housing
- Aging housing stock being converted to higher-end homes
- Rents continuing to rise faster than incomes

The City of Miami Beach currently does not receive Rapid Rehousing funds; however, these are the key needs for individuals who are currently receiving rapid re-housing and are near termination of housing assistance. The primary need of these individuals, as it is for all very low- to extremely low-income individuals, is an increased supply of affordable housing. The location of affordable housing is also important.

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

The City of Miami Beach pulls data for its at-risk population through the Homeless Management Information System (HMIS) to track homeless persons seeking help or resources. Miami-Dade County prepares a point in time count, *Homeless Trust Census Results & Comparison Report*, to estimate the number of people that are considered at-risk. The most recent data (from 2022) estimated 3,440 individuals were homeless in Miami-Dade County. This is based on very low or extremely low-income households that are experiencing housing problems. These households have a propensity to be at the brink of homelessness. Due to this data being a point in time count, the scope of what can be seen in a singular night raises questions about the accuracy of the count.

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

Particular housing characteristics that have been linked with instability and increased risk of homelessness include:

- Inflation
- Housing Costs
- Quality of Housing Stock
- Overcrowding

Discussion

Households are considered cost burdened when their housing costs exceed 30 percent of their gross income, and severely cost burdened when their housing costs exceed 50 percent of their gross income. There is a significant number of households in Miami Beach that are paying half of their gross monthly income for housing costs. Increased costs (due to inflation) for food, transportation, healthcare, utilities, and other expenditures potentially make these households vulnerable to eviction and homelessness. Consequently, a household can be more vulnerable if unexpected life issues such as illness, job loss or another circumstances that causes a loss of income or an unexpected expense. Limited or lack of income can be linked to instability and risk of becoming homeless.

Miami Beach is a beautiful place to live and a much-desired place to visit. The demands of the tourism industry have severely impacted affordable housing with the advent of Air B&B and other short-term rentals. Owner driven rental services have drawn needed housing units away from the rental market to satisfy the burgeoning “home tourist” market. It is important to stress that cost burden poses a significant impediment to providing appropriate housing for both renters and owners. The lack of affordable housing units for those who earn very low- and extremely low-incomes is linked with increased risk of becoming homeless. Severe cost burden is the greatest predictor of homelessness risk, with populations paying more than 50% of their income towards housing costs or having incomes at or below 50% AMI.

Overcrowding is a pronounced housing problem for Miami Beach renters. The multifamily rentals are typically apartments or condominiums with limited square footage and bedrooms. The lack of multifamily homes serves as a disincentive to families wishing to remain in the City as they grow. Additional reasons for instability and increased risk of homeless in Miami Beach include the continued local housing market recovery after the COVID-19 pandemic, the high unemployment rate, and the lack of financial support and community services available for those families and individuals that are suffering from homelessness.

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

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

Introduction

Housing needs are based primarily on the condition of existing homes and on the ability of residents to maintain and repair their homes, as well as on their ability to afford the costs of rental or home mortgage payments. HUD defines disproportionately greater need as persons of racial or ethnic minority groups that have problems at rate of 10% or more of the entire income group. For the purposes of this analysis, HUD's definition of disproportionately greater need will apply. The four housing problems are as follows:

1. Lacks complete kitchen facilities.
2. Lacks complete plumbing facilities.
3. Overcrowding (more than one person per room); and
4. Cost Burden greater than 30%.

The 2013-2017 CHAS data tables below summarize the percentage of each racial and ethnic group experiencing housing problems by HUD Adjusted Median Income (AMI) levels. The tables are separated into four ranges of 0% - 30% of Area Median Income, 30% - 50% of Area Median Income, 50% - 80% of Area Median Income, and 80% - 100% of Area Median Income.

0%-30% of Area Median Income

Table 13 shows 6,605 households with less than 30% AMI have at least one of the four identified housing problems. The 0%-30% AMI group has the largest number of households that are suffering from one of the four housing problems. For those households that experienced one or more housing problems; 72.84% were Hispanic, 20.56% were White, 3.98% were Black/African American and 2.63% were Asian, American Indian, Alaska

Native/Other. These number shows Hispanics and Whites have the greatest number of housing problems racially and ethnically.

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,665	1,285	760
White	1,370	189	355
Black / African American	265	10	20
Asian	85	20	35
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	4,855	1,040	350

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

Table 14 shows 4,960 households have one or more of the four housing problems with incomes between 30-50% AMI. Hispanic households have the highest housing problems at 68.85%, Whites at 23.39%, Black/African American at 4.74%, and Asian, American Indian, Alaska Native and Others

at 3.02%.

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,960	895	0
White	1,160	265	0
Black / African American	235	14	0
Asian	20	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	3,415	585	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

Table 15 shows 5,290 households have one or more of the four housing problems with incomes between 50-80% AMI. The demographic group that experiences the most housing problems are Hispanics at 61.81%, Whites at 29.77%, Black/African American at 6.14%, and Asian, American

Indian, Alaska Native, and Other households at 2.27%.

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,290	1,575	0
White	1,575	415	0
Black / African American	325	30	0
Asian	40	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	3,270	1,100	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

The 80%-100% AMI group is the only group that has more households with no housing problems. A total of 54.81% of all households in this group experience no housing problems. In this income classification, every racial and ethnic demographic group saw a dramatic reduction in the frequency of households experiencing housing problems.

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,740	2,110	0
White	755	645	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	60	170	0
Asian	30	0	0
American Indian, Alaska Native	0	115	0
Pacific Islander	0	0	0
Hispanic	865	1,145	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are:

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

Discussion

The tables above illustrate the disparities in housing problems experienced by different racial or ethnic groups and income. An overall assessment shows that Hispanics at all income levels have the greatest need with one or more housing problems. Whites are the second-highest category. This is not just a concern for residents that qualify as low-income. There are many residents qualified as moderate to higher income that still experience housing problems. The four housing problems identified are all major concerns that prevent households from functioning adequately and from providing an affordable residence.

The condition and availability of housing within Miami Beach is in need of repair as evidenced by the above data. Efforts to reduce the deterioration of housing through repairs to kitchens and plumbing will provide residents with access to basic needs while also helping to lower their cost burden.

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

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

Introduction

The data in the tables below is based on special tabulations of the Comprehensive Housing Affordability Strategy (CHAS), provided by HUD, and shows that more low-income households are facing housing problems. The Housing Needs Tables below display these numbers on housing problems, income, and race for Miami Beach. Severe housing problems include:

- More than 1.5 persons per room
- Cost Burden over 50%

Hispanics and Whites are more likely to live in such housing, while elderly persons are also a substantial portion of those suffering from severe housing problems as well. The data indicate Hispanics to have a disproportionate number of housing units to have one or more of the four housing problems, followed closely by Whites. The HUD CHAS data points to the fact that housing problems related to overcrowding, severe cost burden, lack of kitchen facilities and lack of complete plumbing are borne by those who are poor and working poor. A disproportionately greater need exists when the percentage of persons in a category of need who are members of a racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,850	2,100	760
White	1,280	280	355
Black / African American	265	10	20
Asian	85	20	35
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	4,125	1,765	350

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,065	1,790	0
White	980	440	0
Black / African American	215	35	0
Asian	20	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,750	1,255	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,465	4,400	0
White	925	1,065	0
Black / African American	80	275	0
Asian	25	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,370	3,000	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	815	3,030	0
White	355	1,045	0
Black / African American	10	215	0
Asian	0	30	0
American Indian, Alaska Native	0	115	0
Pacific Islander	0	0	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	420	1,590	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are:

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

Discussion

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

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

Introduction:

Examination of the given data makes clear that for those at lower incomes ($\leq 30\%$ MFI) housing cost burden is a major barrier. HUD states that a “disproportionate need” exists when any group has a housing need that is 10% or higher than the jurisdiction as a whole. Although the housing cost burden takes a greater percentage of household income, more Hispanic and White households suffer due to this factor.

Regular income plays an important role in determining how much money a household needs to budget for housing expenses, such as a mortgage/rent payment and utilities, compared with income the household may need to maintain their individual standard of living. Regular income is also a strong indicator for mortgage lenders and property owners in determining their potential buyers’ or tenants’ capacity to maintain affordability of their future residence. While budgeting priorities are different for each household, a standard of 30% of household income is utilized as a threshold for housing cost burdens that have evolved over time from rent limits originally established in the United States National Housing Act of 1937. After 1937, rent limits for low-income subsidized households were adjusted again by the Brooke Amendment (1969) of the 1968 Housing and Urban Development Act.

Housing Cost Burden

The data provided in Table 21 displays household demographics in relation to the number of households that spend 30% or less of their income on housing costs and compares this population to the number of households with increased housing cost burdens over 30% of their income. Many households were faced with a lack of employment, an inability to fill available positions due to lack of education, inappropriate skill set or lack of transportation.

In all of the income categories, the racial/ethnic group with disproportionately greater need, within the categories of severe housing problems, is Hispanics. Table 21 reported that 10,395 White households (45.68%), 640 Black/African American households (2.81%), 460 Asian households (2.02%), 545 American Indian/Alaskan Native, Pacific Islander and Other households (2.40%) and 10,715 of Hispanic households (47.09%) are

estimated to have housing cost burdens at 30% or less.

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	22,755	8,500	12,445	790
White	10,395	2,670	3,665	355
Black / African American	640	375	515	20
Asian	460	105	140	35
American Indian, Alaska Native	125	0	0	0
Pacific Islander	45	0	0	0
Hispanic	10,715	5,290	7,840	365

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 CHAS

Discussion:

An overall assessment shows that all racial or ethnic groups have housing cost burdens in various income levels. According to 2013-2017 CHAS data, Miami Beach has an estimated total of 22,755 households that spend 30% or less of their household income toward housing related costs. In conjunction with previous CHAS analysis, the most economically disadvantaged are also the most vulnerable. Since low-income residents are clearly identified as those most likely to be suffering from housing cost burden; it is difficult for them to afford high priced homes in higher economic opportunity areas or afford rents that go above fair market value. They pay the highest percentage of their income toward housing. People earning the state minimum wage which is higher than the federal minimum wage have to work 95 hours per week to afford the median rent in their community of residence. This limits housing choice and perpetuates the problems that already exist.

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

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

The data supports that Hispanic and White households, particularly the elderly, with less than 30 percent AMFI are disproportionately represented. In general, for Miami Beach, high housing cost burdens have been associated with lower economic income, the prevalence of housing problems, and the concentration of ethnicity, race, and senior residents within the specific locations of the city's geography.

Regarding housing, it is again, low-income, very low-income, and extremely low-income households in which at least one of the four housing problems is most likely to occur. Housing problems are tied to ethnic/racial groups, and different groups emerge within different categories of problems, such as cost burden, crowding, and severe housing problems. The greatest need is reflected by the cost burden at specific income levels within various demographics.

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

Households that experience a disproportionately greater need may be faced with other needs such as affordable rentals in areas of opportunity (e.g., in proximity to public transit) and accessible to additional supportive services. Additionally, housing problems and severe housing problems can affect persons with disabilities. This group includes people with mental illness, and those with physical, intellectual, and developmental disabilities. These individuals have some of the lowest incomes and worst-case housing needs. Income disparity is also reflected in:

- Children in low-income families
- Individuals with disabilities receiving Supplemental Security Income (SSI)
- Seniors on fixed incomes
- Single parent headed families and households
- Households headed by seasonal or temporary workers
- Individuals with low educational levels
- Individuals with limited English proficiency

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

There were not any racially or ethnically concentrated areas of poverty in Miami Beach as all the communities are diverse with residents from various racial and ethnic backgrounds.

NA-35 Public Housing – 91.205(b)

Introduction

The City of Miami Beach is covered under the Housing Authority of the City of Miami Beach [HACMB]. HACMB provides quality housing services to over 3,700 low-income families annually. HACMB receives federal funds from the U.S. Department of Housing and Urban Development (HUD) to provide these services. HACMB ranks as one of the top ten largest housing agencies among Florida housing authorities, with an impact on the local economy of over 30 million dollars annually. The mission of HACMB is to empower people in the community through affordable housing and self-sufficiency opportunities. The vision is AHA is to become a high performing agency that provides quality housing and services that equip residents to succeed through operational excellence and staff empowerment.

HACMB is currently administering 3,100 vouchers from the Section 8 Housing Choice Voucher and the HUD-VASH Programs. The HUD-VASH program operated by the HACMB has emerged as the most prominent and largest in South Florida. HACMB also administers three Section 8 programs:

- Section 8 Housing Choice Voucher Program
- Section 8 Project-Based Voucher Program
- Section 8 Substantial Rehabilitation Program

The Section 8 Housing Choice Voucher (HCV) Program is a tenant-based rental assistance program under which an eligible program participant pays 30 percent of his or her monthly adjusted income toward the rent, and U.S. HUD pays the remainder. In the HCV Program, a participant is given a voucher and is allowed to look for housing in the private rental market anywhere within HACMB's jurisdiction, which covers Miami Beach and extends ten miles outside the city.

The Section 8 Project-Based Voucher Program is a project-based rental assistance program under which an eligible program participant pays 30 percent of his or her monthly adjusted income toward the rent, and U.S. HUD pays the remainder. In the Project-Based Program, a participant may rent a unit in specified buildings located in Miami Beach. The rents for project-based units are already designated per contract.

The Section 8 Substantial Rehabilitation program is a project-based rental assistance program under which an eligible program participant pays 30 percent of his or her monthly adjusted income toward the rent, and U.S. HUD pays the remainder. The HACMB serves as the contract administrator for the buildings. In the Substantial Rehabilitation Program, a participant may rent a unit in specified buildings located in Miami Beach.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					Disabled*
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
# of vouchers in use	0	126	196	2,802	10	2,604	183	0	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average length of stay	0	6	8	7	2	7	0	0
Average Household size	0	1	1	1	2	1	1	0
# Homeless at admission	0	0	1	143	6	24	113	0
# of Elderly Program Participants (>62)	0	111	195	1,299	3	1,262	34	0

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Disabled Families	0	13	1	664	4	590	70	0
# of Families requesting accessibility features	0	126	196	2,802	10	2,604	183	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
White	0	118	188	2,004	7	1,933	59	0	0
Black/African American	0	8	8	793	3	666	124	0	0
Asian	0	0	0	0	0	3	0	0	0

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

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic	0	122	182	1,848	7	1,808	28	0	0
Not Hispanic	0	4	14	954	3	796	155	0	0

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Since all public housing is allocated to the elderly population, there is always a need for accessibility feature accommodations for public housing residents. Due to the infrequency of open application periods, there is not an accurate way to keep precise measurements for quantitative data that will indicate how many applicants on each housing authority's waiting list for public housing would require accessibility features.

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

The most immediate needs of residents of Public Housing and Housing Choice voucher holders is the availability of units. The HACMB is currently at 98% occupancy. Public housing residents and Housing Choice Voucher holders have extremely low incomes. The most immediate needs noted by residents of Public Housing and the Housing Choice Voucher Programs include access to affordable grocery stores, retail shopping, and department stores. These immediate needs impact day to day success and the ability to maintain housing.

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

In many ways, the housing needs of the general population are the same as those in public housing. It can safely be said that improved income opportunities are the most immediate need of public housing residents. In Miami Beach, affordable housing is challenging as extremely low-income residents have less disposable income.

Discussion

The HACMB is developing housing for the first time since the 1970s. Acting as the developer, the agency completed the rehabilitation of Henderson Court, a five-unit Art Deco building that had been previously boarded up for a decade. Simultaneously, the construction of the Steven E. Chaykin Apartments, providing 30 units of affordable elderly frail/disabled housing in the heart of South Beach. The Lois Apartments, a 16-unit Mediterranean Revival building and the Leonard Turkel Residences, a 21-unit contemporary building for the elderly, is available to elderly frail/disabled families.

The HACMB is successfully conducting multi-million-dollar upgrades for Rebecca Towers, turning this complex into a model of public housing for the 21st Century. Completed so far in this comprehensive initiative are the installation of over 1,600 high impact windows, an elevator modernization project that provided state-of-the-art elevators, a full-scale renovation of the residents' lunch room, professional exterior pressure washing and painting, installation of upgraded emergency generator systems, installation of a tele-entry system, as well as eco-friendly initiatives such as roof replacement, installation of tankless water heaters, water conserving toilets, new energy efficient domestic water pump systems, and a rain-sensing irrigation system. Currently, underway is the replacement of a hot water boiler system with a high efficiency tankless system.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The following section provides a general assessment of the City's homeless population and its needs. The U.S. Department of Housing and Urban Development (HUD) uses the following categories to define homelessness:

- **Literally Homeless:**
 - Sheltered Homeless: lives in emergency shelter, transitional housing for the homeless or a hotel or motel with the stay being paid for by an organization.
 - Unsheltered Homeless: lives in a car, park, abandoned building, encampment, dilapidated building, on the sidewalk, or similar location.
- **Imminently Homeless:** is facing loss of housing within two weeks, has no subsequent residence identified, and lacks the resources or support networks needed to obtain other permanent housing.
- **Other Homeless:** in jail, a hospital, or a detox program, but would otherwise have been homeless.
- **Fleeing/Attempting to Flee Domestic Violence:** Is fleeing, or is attempting to flee, domestic violence; has no other residence; and lacks the resources or support networks to obtain other permanent housing

Miami Beach is a part of the Miami-Dade County Continuum of Care. The data below was extracted from HUD's 2022 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations report. This report is based on point-in-time information provided to HUD by Continuums of Care (CoCs) as part of their CoC Program application process, per the Notice of Funding Availability (NOFA) for the Fiscal Year 2022 Continuum of Care Program Competition. CoCs are required to provide an unduplicated count of homeless persons according to HUD standards (explained in HUD's annual HIC and PIT count notice and HUD's Point-in-Time Count Methodology Guide. HUD has conducted a limited data quality review but has not independently verified all of the information submitted by each CoC. Additionally, a shift in the methodology a CoC uses to count the homeless may cause a change in homeless counts between reporting periods.

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in Households with Adult(s) and Child(ren)	0	328	328	-	163	208
Persons in Households with Only Children	0	1	1	-	0	26
Persons in Households with Only Adults	970	1205	2175	-	445	222
Chronically Homeless Individuals	310	400	710	-	-	-
Chronically Homeless Families	0	52	52	-	-	-
Veterans	26	105	131	-	-	-
Unaccompanied Youth	39	78	117	-	-	-

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

While data for each specific homeless subpopulation is not available, the PIT Count did include broad data referring to the amount of days spent homeless for the population at large. The data did show there was a 12% (n=381) overall increase in homelessness countywide when comparing the 2022 and 2023 PIT counts. The unsheltered count increased 9% (n=88), and the sheltered count increased 13% (n=293). The data also shows there was an increase in homelessness for chronic homeless persons (23%), family households (16%) , and parenting youth (2%). There was decrease in homelessness for veteran households (-29%) and unaccompanied youth households(-1%).

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
Black or African American	6,815	3,659
White	6,638	7,514
Asian	63	43
American Indian or Alaska Native	72	177
Native Hawaiian or Other Pacific Islander	80	73
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic/Latino	2,611	1,694
Non-Hispanic/Non-Latino	11,602	10,052

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

According to HUD’s 2022 CoC Homeless Assistance Programs Homeless Populations and Subpopulations report there is approximately 243 sheltered families with children and 33 unsheltered families with children in Florida. There are 1,486 sheltered veteran families and 793 unsheltered veteran families in Florida.

The City of Miami Beach has a zero-tolerance policy for homeless families with Housing is immediately secured for families with children to ensure that no child is homeless. Outreach workers are assigned to schools throughout Miami Beach to provide intervention services including rent and utility assistance, emergency food cards and other supports

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

According to HUD’s 2022 CoC Homeless Assistance Programs Homeless Populations and Subpopulations report, 54.52% of people served were White, 40.35% were Black and the remaining 5.14% were comprised of Asian, American Indian, or Alaska Native, Native Hawaiian, and multiple races.

Only 16.58% of program participants identified as Hispanic or Latino.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Miami Beach homeless data is reported on the Miami-Dade County Homeless Trust Census Results & Comparison report. The “Point-in-Time” (PIT) homeless count covers all of Miami-Dade County including Miami Beach and as far North as the Broward County boundary, and as far South as the Monroe County boundary. The point-in-time count data to provide a baseline to determine the nature and extent of homelessness for the sheltered and unsheltered population in the Miami Beach area. It is required by US Housing and Urban Development (USHUD) to count and survey the homeless

nationwide on one day during the last ten days of January. The length of homelessness was measured by exploring the differences, sums, and averages of project entry and exit dates by project type.



HOMELESS TRUST CENSUS RESULTS & COMPARISON: JANUARY 21, 2021 to JANUARY 27, 2022

UNSHELTERED HOMELESS COUNT	# ON 1/21/21	# ON 1/27/22	Difference +/-	%
City of Miami-City of Miami, City Limits	555	591	36	6%
City of Miami Beach- Miami Beach	101	171	70	69%
Miami-Dade County-South Dade, South of Kendall Drive to Monroe County Line	66	62	-4	-6%
Miami-Dade County-Unincorporated Miami-Dade County, North of Kendall Drive to Broward County Line	170	146	-24	-14%
Subtotal- # of UNSHELTERED Homeless:	892	970	78	9%

SHELTERED HOMELESS COUNT	# ON 1/21/21	# ON 1/27/22	Difference +/-	%
Total Homeless in Emergency Shelter	1,815	1,935	120	7%
Emergency Weather Placements	0	0	0	0%
Hotel/Motel	112	142	30	27%
Total Homeless in Transitional Housing	393	377	-16	-4%
Safe Haven	12	16	4	33%
Subtotal-SHELTERED Homeless:	2332	2470	138	6%

TOTAL - SHELTERED AND UNSHELTERED HOMELESS:	3224	3440	216	7%
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There was a 7% (n=138) overall increase in homelessness countywide when comparing the 2021 and 2022 PIT counts. The unsheltered count increased 9% (n=78), and the sheltered count increased 6% (n=138).

Discussion:

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

Introduction:

This section will discuss the characteristics and needs of persons in various subpopulations of Miami Beach who are not homeless but may require supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with HIV/AIDS and their families, persons with alcohol or drug addiction, and victims of domestic violence, persons with a criminal record, those who have limited English proficiency, and those who are transportation disadvantaged. Persons belonging to this population may have additional needs before, during, and after an incident in functional areas including but not limited to maintaining independence, communication, transportation, supervision, and medical care.

Describe the characteristics of special needs populations in your community:

Non-homeless special needs populations experience many of the same housing and service needs and barriers that others in the Miami Beach area experience. In fact, non-homeless special needs populations tend to be those who have extremely low or very low income who are at risk of becoming homeless as described earlier. Characteristics of non-homeless special needs populations include people who:

- Live on fixed income, limited income, or no income
- Lack available affordable housing
- Wait on long waiting lists for subsidized housing
- Lack housing with supportive services
- Lack credit history, have negative credit or rental history, have criminal backgrounds or other factors that affect their ability to find a willing property owner
- Have health issues, such as substance use or mental health disorders
- Lack job opportunities or are unable to work
- Lack dependable transportation

The section below will describe why identifying the characteristics and needs of these sub-populations is essential to the planning process for these federal dollars.

Elderly and Frail Elderly

Elderly and frail elderly are often unable to maintain existing homes or to afford rent. They are often overhoused in homes that have more square footage than the elderly homeowner or renter can maintain on a limited budget. Housing cost burden-related issues are often compounded by the requirement of additional services it takes for elderly and frail-elderly to age in place. These services may include costly medical and other daily living assistance services. Frail and elderly individuals are in a higher state of vulnerability for adverse health outcomes compared to non-frail elderly individuals, either due to slow declines or terminal illnesses.

Persons with Physical Disability

ACS defines ambulatory difficulties as seriously affecting motility and the ability to walk or climb stairs. Finding housing that is both affordable and accessible is a basic challenge for persons with physical disabilities.

The 2017 ACS five-year estimate reports there were approximately 12,258 persons with disabilities in Miami Beach representing 13.2% of the population. Of this total, 4,864 were elderly disabled, representing 5.2% of the disabled population. There were 6,517 disabled adults ages 18-64, or 7% of the population. Ambulatory difficulties represent 7.2% of the population, consume a small portion of the disabled population.

Persons with Developmental Disabilities

Persons with developmental disabilities are individuals with mental or physical disabilities or a combination of mental and physical conditions resulting in significant impairments to daily functioning, including mental retardation, autism, traumatic brain injury, fetal neurological disorders, epilepsy, and cerebral palsy. The disability's origin is in the brain and is usually established early in life and the disability must be expected to last indefinitely. Persons living with developmental disabilities in Miami Beach include individuals who have hearing, vision, cognitive, developmental, ambulatory, self-care, or independent living difficulties, and many individuals have multiple difficulties.

The 2017 ACS five-year estimate reports 4.45% of the disabled population is identified as have cognitive difficulty. Additional services to help developmentally disabled persons stay with their families as well as additional housing and residential facilities would be welcomed. Other needed services include vocational services, social and community involvement, and transportation.

Domestic Violence

Domestic violence affects families and communities. The Bureau of Justice Statistics defines domestic violence as victimizations committed by intimate partners (current or former spouses, boyfriends, or girlfriends), immediate family members (parents, children, or siblings), and other relatives.

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

The primary housing and supportive needs of these subpopulations include affordable, safe housing opportunities in areas with access to transportation, social services, and for education regarding fair housing rights and actions that can be taken in the event those rights are violated. Persons with disabilities often require accessible features and ground floor housing units. Victims of domestic violence need safe housing, removal of barriers to relocation, and for perpetrators to be held accountable. Supportive services of these populations include senior services; congregate meals and food supplanting services and other public service programs that support low-income households. Many of the supportive needs of these subpopulations are available through existing nongovernmental organizations. However, there is a

strong need for greater collaboration and education among local government agencies and nonprofits to serve the various special needs subpopulations more efficiently and comprehensively.

These needs were determined by input from both service providers and the public through the Needs Assessment survey, public meetings, and stakeholder interviews.

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

HIV stands for “human immunodeficiency virus.” It is a virus that can only infect humans and leads to the weakening of the immune system. The immune system is the body’s system for fighting disease. When it is compromised or weakened, a person becomes vulnerable to all kinds of bacteria, viruses, or other agents that cause disease. HIV is the virus that causes AIDS. It damages your immune system, making it easier for you to get sick. HIV is spread during sex, but condoms can help protect you.

The City of Miami Beach does not collect data on persons with HIV/AIDS. Data is collected by AIDSVA for Miami Dade County. According to Local Data report for 2020, there were 25,595 persons were living with HIV and 782 newly diagnosed. Due to the extremely high percentage of Program clients who are living at or below the federal poverty level, individuals living with HIV/AIDS have an acute need for affordable housing. Due to real estate dynamics such as land acquisition costs and construction costs, the real estate market does not produce units with asking rents in the \$300/month range, which is what a single individual living at or below the poverty level would need in order to not be housing cost burdened. Therefore, many Program clients will need direct financial assistance for housing in the form of a voucher or will need to locate a rent-restricted unit in an affordable housing development.

Data Source:

<https://aidsvu.org/local-data/united-states/south/florida/miami/#:~:text=In%202020%2C%20there%20were%2025%2C595,were%20newly%20diagnosed%20with%20HIV.>

Discussion:

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

Describe the jurisdiction's need for Public Facilities:

HUD identifies publicly owned facilities and infrastructure such as streets, playgrounds, and underground utilities, and buildings owned by non-profits that are open to the public, as Public Facilities and Improvements under the CDBG program. The continued growth in the elderly population mandates the need for additional public facilities to meet the needs of the increased population.

Publicly owned community facilities include a wide range of recreational uses, including recreation and aquatic centers, senior centers, libraries, specialty parks, and event plazas. These facilities offer a specific stand-alone use, though they can be located within or adjacent to public parks sharing facilities to integrate related programming. Each community facility has location and service levels that need to be evaluated based on land area required, demographics of residents it serves and relationship to other city facilities and parks.

Recent projects include a newly constructed senior center in North Beach, a youth center at Flamingo Park and rehabilitated the JCS Senior Center on Espanola Way.

How were these needs determined?

Several sources were considered to determine these public facilities' needs. In preparing the Consolidated Plan, the Miami Beach Office of Community Services consulted with the public, other City departments, and outside government and private service agencies.

In order to solicit online feedback from stakeholders regarding the Consolidated Plan, the city conducted a resident needs survey in the first quarter of 2023. An online survey was utilized due to ongoing social distancing protocols related to the COVID-19 pandemic. The SurveyMonkey platform was selected because it has a mobile-friendly interface that allows stakeholders to easily access the survey from a computer or any type of mobile device, including a cell phone. The survey was made available in both English and Spanish.

Describe the jurisdiction's need for Public Improvements:

Miami Beach supports a suitable living environment supports the quality of life of individuals and communities. Improvements can be made by increasing the livability of neighborhoods. Remedies include eliminating blight, increasing access to quality facilities and services, restoring, and preserving properties of special historic, architectural, or aesthetic value, and conserving energy resources. All these actions support quality of life improvement. In consultation with the public and interested parties, and based on past results, the City plans to address the jurisdiction's public facilities needs by constructing and/or rehabilitating neighborhood facilities.

The City's strategy is to connect and integrate health, affordable housing, economic development, education, transportation, arts and culture, and equitable neighborhood revitalization. When citizens were asked to prioritize the expenditure of funds for public improvement projects, Miami Beach residents

indicated that streets, roads, and sidewalk improvements were their highest priorities followed closely by public safety offices. Increased frequency of severe weather events has diminished existing infrastructure causing an increased need for drainage improvements in flood prone areas.

How were these needs determined?

Several sources were considered to determine these public facilities' needs. In preparing the Consolidated Plan, the Miami Beach Office of Community Services consulted with the public, other City departments, and outside government and private service agencies.

To solicit online feedback from stakeholders regarding the Consolidated Plan, the city conducted a resident needs survey in the first quarter of 2023. An online survey was utilized due to ongoing social distancing protocols related to the COVID-19 pandemic. The SurveyMonkey platform was selected because it has a mobile-friendly interface that allows stakeholders to easily access the survey from a computer or any type of mobile device, including a cell phone. The survey was made available in both English and Spanish.

Describe the jurisdiction's need for Public Services:

The COVID-19 pandemic has caused extreme mental stress and emotional turmoil for individuals and family throughout Miami Beach. The City of Miami Beach is committed to serving the needs of low-income and special needs Populations with various community services that aid the families in participating fully in the community. These families include those at or below poverty levels, at risk of homelessness, unemployed or underemployed, physically challenged, aging, lacking access to health care, or lacking education or literacy skills.

Another important unmet community service need identified is mental health services. Health care services, senior services, youth activities, and childcare were also prioritized as needs. Some mental health stressors that residents face, include worrying about how to pay their rent/utility bills and having trouble finding childcare. The following public service activities have been identified as a need in the city.

- Homelessness Solutions
- Legal Services for Homeless Individuals
- Supportive Services for the Elderly & Disabled
- Transitional Housing and Transportation Services for transitional residents
- Childcare and Afterschool Programs for lower income communities
- Mental Health Counseling

How were these needs determined?

Several sources were considered to determine these public facilities' needs. In preparing the Consolidated Plan, the Miami Beach Office of Community Services consulted with the public, other City departments, and outside government and private service agencies.

In order to solicit online feedback from stakeholders regarding the Consolidated Plan, the city conducted a resident needs survey in the first quarter of 2023. An online survey was utilized due to ongoing social distancing protocols related to the COVID-19 pandemic. The SurveyMonkey platform was selected because it has a mobile-friendly interface that allows stakeholders to easily access the survey from a computer or any type of mobile device, including a cell phone. The survey was made available in both English and Spanish.

DRAFT

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The purpose of the Market Analysis is to provide a clear picture of the environment in which the jurisdiction must administer its programs over the course of the Consolidated Plan. The Miami Beach housing market continues to see significant growth in development, which is a sure sign of economic and market recovery.

In conjunction with the Needs Assessment, the Market Analysis will provide the basis for the Strategic Plan and the programs and projects to be administered. The Housing Market Analysis provides information on:

- Significant characteristics of Miami Beach's housing market in general, including the supply, demand, and condition and cost of housing
- Housing stock available to serve persons with disabilities and other special needs
- Condition and need of public and assisted housing
- Brief inventory of facilities, housing, and services to meet the needs of homeless persons
- Regulatory barriers to affordable housing
- Significant characteristics of the jurisdiction's economy

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

Introduction

This section discusses the supply of housing in Miami Beach. The tables and narrative below portray the housing market in Miami Beach by unit number, type, tenure, and size. Data provided by the 2013-2017 ACS, as shown in Table 31, shows that overall, most of the housing units are structures that contain 20 or more units. The remaining housing stock was in a variety of multi-family configurations, ranging from 2-4-unit structures to structures with 5-19 units. By size, majority of owner-occupied units in the county are large, having two to three bedrooms. On the contrary, the rental units are small as measured by number of bedrooms, where nearly three-fourths of rental units have one bedroom.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	6,475	9%
1-unit, attached structure	1,045	1%
2-4 units	4,495	6%
5-19 units	14,120	20%
20 or more units	44,320	63%
Mobile Home, boat, RV, van, etc.	175	0%
Total	70,630	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	795	5%	6,345	23%
1 bedroom	4,670	28%	13,685	49%
2 bedrooms	5,930	36%	6,340	23%
3 or more bedrooms	5,230	31%	1,475	5%
Total	16,625	100%	27,845	100%

Table 27 – Unit Size by Tenure

Data Source: 2013-2017 ACS

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

The City of Miami Beach currently has 2,241 subsidized units available with 88% of the units occupied according to the HUD's 2022 Picture of Subsidized Households for Miami Beach, Florida. The average household income per year for this group is \$10,180. Majority of the households fall within the very low and extremely low-income categories, with over 50% having a head of household with a disability. CDBG grant funds are utilized to carry out public facility and public service activities that service individuals at or below 80% Area Median Income (AMI).

Data Source: <https://www.huduser.gov/portal/datasets/assthsg.html>

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

Miami Beach expects to lose a significant amount of affordable housing units due to the current economy. The affordability period has ended for a substantial number of units and most of the owners are taking advantage of the housing market and selling the properties. The City has advocated for conversion of home assisted units to workforce units as a means of creating a more financially stable economy for all residents.

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

No; the availability of housing units does not fully meet the needs of the population since the city has a shortage of both for-sale and rental properties that are affordable for low- and moderate-income individuals and households. The lack of diversity of housing stock may be one driver of housing affordability. Rental trends indicate that housing costs-burdens are likely to continue to grow as average rents rise at rates that outpace income growth. There is a significant disconnect between the supply and location of affordable housing units and the quality and the condition of these homes.

Describe the need for specific types of housing:

There are very few market rate apartments to accommodate single individuals. Households in the market for moderate to high-priced rentals, homeownership opportunities, and owner-occupied homes with two to three bedrooms have plenty of options. Renters with low-incomes or who need three or more bedrooms, low-moderate income families seeking affordable homeownership opportunities, elderly, and disabled households are likely to find more limited options. Rent has significantly increased as home values have increased but incomes have not drastically increased further widening the gap between low-income wage earners and affordable units.

Discussion

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

Introduction

The section below contains pre-populated tables that provide an overview of the cost of housing and affordability for homeowners and renters in Miami Beach based on 2013-2017 ACS data. This section addresses housing cost starting with an overview of how housing costs have changed, examines Fair Market Rents relative to market rents, and summarizes top needs based on the gaps analysis, resident surveys, and stakeholder consultation. The limited stock of affordable housing creates barriers to available homeownership and rental opportunities for low- and moderate-income households. Rapidly rising home sales prices and steadily increasing rents are issues that will negatively affect the ability of low- and moderate-income residents to secure affordable housing. While rising home sales prices benefit existing homeowners who choose to sell their homes, these higher sales prices prevent low- and moderate-income homebuyers from being able to purchase a home. In recent years there has been a significant uptick in housing prices that is not captured in this data but is important to note as we access cost of housing for this Consolidated Plan period.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2017	% Change
Median Home Value	374,600	416,700	11%
Median Contract Rent	887	1,168	32%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	3,580	12.9%
\$500-999	7,015	25.2%
\$1,000-1,499	8,935	32.1%
\$1,500-1,999	4,630	16.6%
\$2,000 or more	3,695	13.3%
Total	27,855	100.0%

Table 29 - Rent Paid

Data Source: 2013-2017 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,125	No Data
50% HAMFI	3,665	400
80% HAMFI	10,065	1,180
100% HAMFI	No Data	2,085
Total	15,855	3,665

Table 30 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,162	1,332	1,672	2,220	2,631
High HOME Rent	944	1,013	1,217	1,398	1,540
Low HOME Rent	741	794	953	1,101	1,228

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

No, sufficient housing is not available for households at all income levels. There is a cumulative shortage of rental units and/or subsidies units for renters earning less than \$25,000. An analysis of affordable ownership found a shortage of starter homes for renters who would like to buy. Income is a major factor when determining affordability in the housing market and what factors contribute to associated cost burdens.

According to data 2013-2017 CHAS data, 33% of households in Miami Beach are costs burdened — using more than 30% of their income for housing costs. Individuals and family’s budget for mandatory expenditures such as the mortgage, rent, and utility payments before determining how much money is available for living expenses, savings, and investments.

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

The affordability of housing will continue to diminish as housing costs continue to rise because of the post pandemic inflation. If housing affordability becomes more of a challenge in the City of Miami Beach, it is likely that residents seeking affordability and a suburban or ex-urban setting will continue to look to surrounding areas for housing. The housing costs in North Beach remain steady as the South & Middle Beach costs continue to rise. As the city grows denser, the cost housing will increase if residential development in the area does not keep pace with demand to accommodate needs. Some residents who have considered moving have not due to the lack of affordable housing in other areas and/or because friends and family live nearby. Given these factors, it is unlikely that turnover of existing housing will play a significant role in meeting demand.

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

As Miami Beach develops its affordable housing strategy, it will review the benefits of using small area rents and other factors in determining affordable housing goals. The method for determining the affordability deficit for families in need of housing is the process of comparing the amount of monthly income that is equal to 30% or less of that income with the rent costs associated with a unit that meets

the family space needs. According to the National Low Income Housing Coalition’s “Out of Reach” 2022 Annual Report, the Fair Market Rent (FMR) for a two-bedroom apartment for the Miami Beach-Kendall area HMFA is \$1,672. Fair Market Rents are generally lower than actual median rents; however, current FMRs appear sufficiently attractive to developers and affordable to tenants with a moderate level of HOME subsidy. Research shows that rising housing costs undermine equitable access to neighborhoods that offer health and quality of life benefits such as safety, walkability, open space, and healthy food options. The growing demand for housing and associated development is a result of a steady growing population.

Discussion

DRAFT

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

Introduction

This section discusses housing condition. It begins by addressing the new HUD requirement for assessing natural disaster risks; describes challenges in housing condition from the perspective of residents; and concludes with an assessment of lead-based paint risk. The age and condition of housing units in Miami Beach are also important variables in assessing the overall characteristics of the local housing market. This section will review data to assess important factors that affect the city's housing stock. For the purposes of this analysis, property located in low-income neighborhoods that are more than 30 years old is considered "older housing stock".

The tables below we will compare the condition of homeowner- and renter- occupied units in Miami Beach, evaluate the age differences between homeowner- and renter- occupied units, and compare the number of vacant units to the number of units that are at risk of having lead-based paint.

Definitions

Cost Burden: is when a household has expended more than 30% of the gross household income on housing costs (rent or mortgage) that include utilities (electricity, gas, sewer, and water). Cost burdened households will find it difficult to meet all household needs; severely cost burdened households may be in danger of homelessness.

Housing Conditions: (1) lacks complete plumbing facilities, (2) lacks complete kitchen facilities, (3) more than one person per room (overcrowding), and (4) cost burden greater than 30%.

Complete Kitchen Facilities: A housing unit is considered to have "complete kitchen facilities" if it has a sink with a faucet, a stove or range, and a refrigerator.

Overcrowding: is defined by HUD as 1.01 to 1.50 persons per room, while severe overcrowding is 1.51 or more persons per room.

Substandard Unit: A housing unit that does not meet local housing building codes and/or does not meet HUD Housing Quality Standards (HQS).

Substandard condition but suitable for rehabilitation: A substandard unit that based on reasonable cost of rehabilitation or historical significance, should be saved and rehabilitated.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,795	35%	14,745	53%
With two selected Conditions	155	1%	1,665	6%
With three selected Conditions	0	0%	45	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	10,670	64%	11,395	41%
Total	16,620	100%	27,850	100%

Table 32 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,535	9%	1,870	7%
1980-1999	3,130	19%	3,980	14%
1950-1979	8,490	51%	15,360	55%
Before 1950	3,465	21%	6,640	24%
Total	16,620	100%	27,850	100%

Table 33 – Year Unit Built

Data Source: 2013-2017 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980.	11,955	72%	22,000	79%
Housing units built before 1980 with children present				

Table 34 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	No Data	No Data	20,246
Abandoned Vacant Units	No Data	No Data	No Data
REO Properties	No Data	No Data	No Data
Abandoned REO Properties	No Data	No Data	No Data

Table 35 - Vacant Units

Need for Owner and Rental Rehabilitation

Miami Beach considers a housing unit in “substandard condition” if it is in poor condition and is both structurally and financially feasible to rehabilitate. Older housing, particularly rentals, often have code and deferred maintenance issues that can impact the longevity of the structure. Homeowners in Miami Beach are often presented with high assessment fees from condominium associations that operate with little to no reserves to repair buildings which places all residents of those buildings at risk of losing housing that is affordable. As a result, housing stock is diminished in terms of accessibility and affordability.

For planning purposes, owner- and renter-occupied units that lack a minimum of one out of four selected housing conditions will establish a base number of units that require financial assistance. Among these households, the improvements or modifications needed include:

- Grab bars
- Wider doors
- Ramps
- Fire alarm/doorbell made accessible for person with hearing disability/deaf
- Service or emotional support animal allowed in the home
- Stair lifts
- Reserved accessible parking spot by entrance
- Alarm

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

Based on the 2013-2017 CHAS data there is approximately 33,955 housing units that could have an LBP hazard impact. Lead is a highly toxic metal that can cause a range of health problems for individuals, and especially children. The major source of lead exposure comes from lead-contaminated dust found in deteriorating homes and buildings. HUD regulations regarding lead-based paint apply to all federally assisted housing. Exposure to lead-based paint represents one of the most significant environmental threats from a housing perspective.

Lead was banned from residential paint in 1978, prior to which it was a major ingredient in most interior and exterior oil-based house paint. Housing built before 1978, therefore, may present a lead hazard if any coat of paint contains lead. Unfortunately, measuring the exact number of housing units with lead-based paint hazards is difficult. In most circumstances, low-income households that earn between 0 to 50% Median Family Income (MFI) are least able to afford well-maintained housing and, therefore, are often at greater risk of lead poisoning. The potential health hazards of living in a home built prior to 1978 and being exposed to lead-based paint are more likely to have harmful effects on children.

Discussion

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

Introduction

The Housing Authority of the City of Miami Beach (HACMB) provides eligible residents of the City of Miami Beach with quality affordable housing in decent and safe neighborhoods. By working in partnership with the public and private sectors, the HACMB provides families with housing choice and the opportunity to achieve self-sufficiency. HACMB administers the Public/Affordable Housing Program, Down Payment Assistance Program, Housing Choice Voucher Program and Homeownership Education.

The following is a summary of the types of vouchers managed:

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
# of units vouchers available	0	126	200	2,991	0	2,991	1,519	0	0
# of accessible units	0	0	10	0	0	0	0	0	0

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

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

As of HUDs most recent Voucher Management System report, the Housing Authority of the City of Miami Beach manages 2,991 Housing Choice Vouchers and 1,519 Veterans Affairs Supportive Housing Vouchers. The HACMB also manages 200 units of public housing. While many households are supported by the HACMB, there is a growing need for smaller units to accommodate elderly and disabled citizens. There has been an uptick in individuals seeking zero-bedroom units (studios).

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

HACMB operates 200 public housing units located in South Beach. HUD's Real Estate Assessment Center conducts physical property inspections of properties that are owned, insured, or subsidized by HUD, including public housing and multifamily assisted housing. Inspections are conducted each year to ensure that assisted families have housing that is decent, safe, sanitary and in good repair. The most recent HUD inspection yielded a score of 98 by HUD's Real Estate Assessment Center.

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Public Housing Condition

Public Housing Development	Average Inspection Score
Housing Authority of the City of Miami Beach	94

Table 37 - Public Housing Condition

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

The Housing Authority of the City of Miami Beach is currently undertaking comprehensive upgrades to Rebecca Towers which includes the installation of over 1,600 high impact windows, an elevator modernization project that provided state-of-the-art elevators, a full-scale renovation of the residents' lunch room, professional exterior pressure washing and painting, installation of upgraded emergency generator systems, installation of a tele-entry system, as well as eco-friendly initiatives such as roof replacement, installation of tankless water heaters, water conserving toilets, new energy efficient domestic water pump systems, and a rain-sensing irrigation system. Currently, underway is the replacement of a hot water boiler system with a high efficiency tankless system. The most recent HUD inspection yielded a score of 98 by HUD's Real Estate Assessment Center. Rebecca Towers is very well maintained and blends well with the surrounding high-income neighborhood.

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

The HACMB provides a wide range of services and resources to improve the living environment of families residing in public housing. Many service offerings were suspended during the COVID-19 pandemic and the HACMB is returning to full-service capacity by offering free health clinics, food distribution in addition to cafeteria lunch offerings, and other enrichment events.

Discussion: N/A

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

Introduction

Miami-Dade County has a variety of housing options for homeless individuals ranging from emergency shelter to permanent supportive housing. There are dozens of homeless service providers in Miami-Dade County who provide housing, services, or both. The City, as a member of the Continuum of Care, has access to all of these providers and their services. Data on the homeless population is collected through the Homeless Management Information System, managed by the Miami-Dade Homeless Trust. The City also maintains a separate management information system that provides longitudinal tracking of homeless clients served.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	1,091	83	192	1,609	0
Households with Only Adults	1,131	0	378	2,849	0
Chronically Homeless Households	0	0	0	3,447	0
Veterans	115	0	95	898	0
Unaccompanied Youth	60	0	0	0	0
Child Only	10	0	0	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

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

The City's Homeless Outreach Services Team provides homeless outreach, minimally funded by the Miami-Dade County Homeless Trust (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 City's homeless outreach teams also make direct referrals to the following agencies:

- Douglas Gardens Community Mental Health Center- Provides comprehensive mental health services, including case management and transitional and permanent housing to those chronically homeless in Miami Beach suffering from mental illness.
- Borinquen Medical Center- Provides a comprehensive range of health and social services.

The City's General Fund also funds a temporary employment program through Favela Miami which provides short-term employment, work and interview clothes, and a letter of employment reference to homeless participants that accept shelter services and are referred by the City. Program participants are hired to conduct cleanliness missions under the supervision of the City's Sanitation Division.

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

Responsible Entity	Services Provided
Miami-Dade County Homeless Trust	Lead Agency for Continuum of Care, HMIS, Coordinated Entry for shelter and housing
Housing Opportunities Project for Excellence	Counseling, Fair Housing Investigation, Fair Housing Education, Fair Housing Strategies, Fair Housing Assistance, Complaint Resolution through litigation, referral, or conciliation.
Unidad of Miami Beach	Referral and Access Services, Shelter, Mental Health Services, Food Pantry, Case Management
Miami Beach Community Development Corporation	Housing
Jewish Community Services	Referral and Access Services, Senior Recreation and Social Interaction, Meal Preparation
Neighborhood Housing Services	Homebuyer Education, Financial Capability, Homeownership Counseling, Lending, Housing Development, Community Outreach
Atlantic Pacific Communities	Housing
Douglas Gardens	Walk-in Mental Health Services and Prescription Assistance
Miami Beach Community Health Center	Health services for the community's low-income and indigent residents
St. Patrick's St. Vincent de Paul Society	Food packages for the homeless that do not require cooking
Temple Beth Shalom Food Voucher Program	Publix food vouchers one day per month to the homeless
Borinquen Health Center	Comprehensive primary medical, dental, and behavioral health care services
New Hope CORPS	Specialized Outreach to engage homeless individuals who suffer from substance abuse and mental health conditions
Camillus Health Concern	Comprehensive health care, behavioral health and social services to persons who are experiencing homelessness
Carrfour Supportive Housing	Develops, operates and manages innovative housing communities for individuals and families in need through a unique approach combining affordable housing with comprehensive, on-site supportive services
Hermanos de la Calle	Community outreach, relocation, housing, employment, legal services, and case management

For families in particular, the potential involvement of multiple systems in meeting their own needs and those of their children (for example, schools, health and behavioral health, child welfare, social services) often requires coordination and integration to exist among the systems (HUD, 2010). Because resources

are limited, it is important for the system to eliminate duplication of effort by local agencies, both in intake and assessment procedures, and in subsequent housing and supportive services. Coordination, referral, and intake occurs with the Miami-Dade County Homeless Trust who has highly trained caseworkers. Homeless services providers make every effort to connect participants with mainstream resources such as employment assistance, mental health counseling, healthcare assistance, transportation benefits, Supplemental Nutrition Assistance Program (SNAP) benefits, and addiction counseling.

The most updated list of service providers working to meet the needs of homeless persons in Miami Beach can be found at the following link:

https://www.miamidade.gov/global/service.page?Mduid_service=ser1542309305236810

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

Introduction

The City of Miami Beach has a wide range of supported services for special needs populations. The city has a network of providers that deliver housing and supportive services to people who are elderly or frail elderly, people with mental, physical and/or developmental disabilities, and people with substance abuse addictions. Miami Beach does not receive funding through the Housing Opportunities for Persons with AIDS Program (HOPWA).

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

The elderly and frail elderly have physical, medical, maintenance, social, emotional, and financial needs. Elderly and frail elderly are often unable to maintain existing homes or to afford rent. Housing cost burden related issues are often compounded by the requirement of additional services it takes for elderly and frail elderly to age in place. These services may include costly medical and other daily living assistance services. As the population continues to age, the need for age-related services increases. The housing assistance caseworkers are reliant upon frequent professional assessments, often times by a primary care physician, to fully understand and reciprocate an appropriate action and accommodations. Access is particularly important for the physically handicapped. Physically handicapped persons often require specially designed dwellings to permit access both within the unit, as well as to and from the site.

Persons with mental and developmental disabilities often need alternative living arrangements that may include supervision, in-home support services, respite services, transportation services, day program services, educational services, and supported employment services.

The Housing Authority of the City of Miami Beach provides housing for low-income seniors and disabled individuals. In total, 200 units in 1 facility is included in their program. The programs of the HACMB have a number of characteristics of interest to that segment of the affordable housing market. Unfortunately, there is often a waiting list for this program, and it can be as long as several months. During certain periods, the state may even decide to close the waiting list and not accept any additional applications due to high demand.

Unfortunately, at this time, Miami Beach does not receive funding for housing programs specifically for the population living with HIV/AIDS.

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

The Mayfair Hotel is a fully renovated, historical, Art Deco facility located in Miami Beach. The Mayfair has two programs through Douglas Gardens Community Mental Health Center (CMHC). One program is a 20-bed subsidy program for eligible DG consumers. The second is the 22-bed Shelter Plus Care Mayfair program. The site is in South Beach and central to cultural events and institutions such as museums, Miami City Ballet, New World Symphony, libraries, medical offices, and transportation. Douglas Gardens CMHC is the City's sole federally qualified mental health center.

The Shelter Plus Care Program is a permanent housing program designed to serve homeless individuals with severe and chronic mental illness. In addition to the housing subsidy, persons in this program are provided with supportive services such as Case Management, Medication Management, and Social Rehabilitation groups. They are also encouraged to become involved in community and peer-run activities such as Journal/Writing Club, Garden Gazette, DG Walking Club, and Double Trouble.

Douglas Gardens CMHC has two S+C programs: The Mayfair and Scattered Sites. The Mayfair is designed for persons in need of a more structured facility and monitoring. Scattered Sites is intended for persons able to live completely independently but still in need of psychiatric services and support. In order to be eligible for the S+C Program, persons must be homeless, have a psychiatric disability, have a stable income, and be actively involved in treatment.

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

The City will fund activities that address the housing and supportive service needs identified in this Consolidated Plan. The provision of rent assistance and food supports align this goal with the One-Year Plan as does the senior services identified for funding. More so, the commitment of funds to address the rehabilitation of affordable housing units will serve the housing needs of several sub-populations including low-income, disabled, seniors, and youth.

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

N/A

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

This section of the plan explains whether the cost of housing or the incentives to develop, maintain, or improve affordable housing is affected by policies that may affect land and other property, zoning ordinances, building codes, growth limits, and policies that affect the return on residential investment. These issues are presented based on programmatic experience, and previous analyses, and were explored as part of the City of Miami Beach's Analysis of Impediments to Fair Housing Choice Plan completed in 2019.

The City noted the following barriers to affordable housing in the AI:

- The need for ongoing Fair Housing Education & Outreach efforts to reach the City's growing, diverse population
- A strongly segregated housing market
- A shortage of (and barriers to) affordable housing & homeownership
- Issues affecting people with disabilities and homeless persons
- Lending disparities
- Violations of federal, state, and local fair housing laws in the jurisdiction and immediate surrounding areas

However, when compared to other parts of Miami-Dade County or even some municipalities in other counties in South Florida, Miami Beach enjoys a relatively strong real estate market. This creates and contributes to the two primary problems affecting availability of affordable housing. This is compounded by the geography which presents limited vacant land for construction of new units. The cost burden associated with homeownership opportunities (other than condominiums) makes it almost impossible for low to moderate-income households to purchase a home. Furthermore, many of the units, both rental and condominium, are one bedroom or efficiencies and cannot accommodate those households that require larger units.

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

Introduction

In determining priorities for the allocation of federal funds, the City has recognized the need to foster a competitive local economy that expands economic opportunities for present and future residents. This section describes the local workforce, the nature of current employment, and activities that coordinate economic development activities across local and regional agencies.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	141	11	0	0	0
Arts, Entertainment, Accommodations	8,605	26,172	25	49	24
Construction	1,207	540	4	1	-3
Education and Health Care Services	4,577	8,467	13	16	2
Finance, Insurance, and Real Estate	2,993	2,545	9	5	-4
Information	876	623	3	1	-1
Manufacturing	687	155	2	0	-2
Other Services	1,498	2,354	4	4	0
Professional, Scientific, Management Services	3,655	3,472	11	7	-4
Public Administration	0	0	0	0	0
Retail Trade	4,192	6,396	12	12	0
Transportation and Warehousing	1,462	202	4	0	-4
Wholesale Trade	1,715	672	5	1	-4
Total	31,608	51,609	--	--	--

Table 39 - Business Activity

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Labor Force	Number of People
Total Population in the Civilian Labor Force	55,290
Civilian Employed Population 16 years and over	52,785
Unemployment Rate	4.55
Unemployment Rate for Ages 16-24	20.44
Unemployment Rate for Ages 25-65	3.30

Table 40 - Labor Force

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	21,949
Farming, fisheries, and forestry occupations	0
Service Occupations	2,843
Sales and office	7,586
Construction, extraction, maintenance, and repair	865
Production, transportation, and material moving	1,004

Table 41 – Occupations by Sector

Data Source: 2013-2017 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	18,086	60.92%
30-59 Minutes	10,564	35.58%
60 or More Minutes	1,039	3.50%
Total	29,689	100.00%

Table 42 - Travel Time

Data Source: 2013-2017 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,380	210	1,260
High school graduate (includes equivalency)	9,155	430	2,045
Some college or Associate's degree	10,765	550	2,265
Bachelor's degree or higher	23,540	720	3,675

Table 43 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–65 yrs.	65+ yrs.
Less than 9th grade	185	475	360	1,375	2,365
9th to 12th grade, no diploma	515	695	410	1,535	1,075
High school graduate, GED, or alternative	1,515	2,915	2,825	5,905	3,200
Some college, no degree	1,840	2,290	2,065	3,190	2,070

	Age				
	18–24 yrs.	25–34 yrs.	35–44 yrs.	45–65 yrs.	65+ yrs.
Associate's degree	635	1,910	1,710	2,440	990
Bachelor's degree	895	4,905	4,295	6,460	2,590
Graduate or professional degree	45	2,955	3,625	5,720	2,660

Table 44 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,170
High school graduate (includes equivalency)	23,110
Some college or Associate's degree	31,845
Bachelor's degree	52,175
Graduate or professional degree	67,715

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2013-2017 ACS

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

The largest sector of the workforce in the City of Miami Beach is Arts, Entertainment, Accommodations at 49% of jobs. The second largest sector is educational services and health care, making up 16% of the total workforce. Lastly, the third largest sector is retail trade at 12% of jobs. A detailed account of the workforce is included in the tables above.

Describe the workforce and infrastructure needs of the business community:

The local economy will depend on a strong workforce skilled in the education, health care, and professional and management sector. The City needs drainage and resiliency improvements are needed to help existing businesses and stimulate future economic development and to enable the City to adapt to changing environmental conditions. The major employment sector is Arts, Entertainment, and Hospitality which often pays low wages. Access to housing for many of the employees of this sector is extremely difficult due to low wages.

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

Currently, the largest sector of the workforce in the City is Arts, Entertainment, and Accommodations, followed by educational services and healthcare, then retail trade. The level of education is not congruent

with the jobs available in the city, whereas the majority of available jobs fall into the Arts, Entertainment, and Accommodation sector. These jobs often do not require degrees or higher education.

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

The City funds a local non-profit, Unidad of Miami Beach Inc., to provide employment training for low- and moderate-income people. The Little Havana Activities Nutrition Center employs low- and moderate-income seniors at its Rainbow Childcare program. HOPE in Miami-Dade, Inc. and Jewish Community Services continue to provide paid employment training to the homeless. CareerSource South Florida/Miami Beach Center provides job training and placement and has worked closely with the City's Homeless Outreach Services Team to find permanent employment for homeless persons.

The employment of elderly, low-income and homeless persons will support the Consolidated Plan as the City works collaboratively to improve the economic and living conditions of the same target populations.

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

The City does not participate in a Comprehensive Economic Development Strategy (CEDS).

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

N/A

Discussion

The arts, entertainment, accommodations, professional, scientific, management services, education and health care sectors are the major employers in the City. The City has a well-educated workforce to meet the needs of the business community. There is a need to update the City's infrastructure, specifically its drainage to promote sustainable economic development in the City. The greatest ongoing concern is the City's ability to offer affordable housing to its workforce. Aside from the quantity of units in its housing inventory, rising seas and changing environmental conditions pose a challenge regarding the quality of the City's housing inventory and its ability to withstand the emerging resiliency challenges.

MA-50 Needs and Market Analysis Discussion

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

Low-income households are more affected by multiple housing problems, particularly Hispanic and Black/African American households in the North Beach and South Beach area.

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

HUD defines an area of racial or ethnic concentration as one in which the minority population share is 20% higher than the group's countywide average. Low-income families are concentrated in the North Beach and South Beach Target Areas. There are no ethnic- or race-specific neighborhoods within the City as residents of all backgrounds are fairly diversified throughout the City's 15.22 square miles based on existing population representations. However, according to US Census, there are population concentrations throughout South Florida along racial and ethnic divides.

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

The North Beach market has historically had less new development, and although it is more affordable than some other areas, the need for affordable housing still is an unmet need based on the number of households that require it. North Beach, however, is poised for growth with the investment in Town Center and the development of the West Lots. These efforts will activate previously dormant or significantly underutilized areas and revitalize business districts. There are fourteen low- and moderate-income block groups in the North Beach Target Area. There are twenty-one low- and moderate-income block groups in the South Beach target area.

Are there any community assets in these areas/neighborhoods?

There is good access to transportation. There are many small, regional, national, and international businesses that serve these neighborhoods. Local CDCs provided affordable housing and public services to low-to moderate-income populations in North Beach and South Beach.

Are there other strategic opportunities in any of these areas?

Strategic opportunities in these areas include:

- Construction of and rehabilitation of affordable housing.
- Exploring resiliency strategies that will counteract rising seas (and rising insurance costs)
- Infrastructure improvements that will counteract rising seas and extreme weather events.

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

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

While broadband service is readily available in Miami Beach, low- and moderate-income household's ability to access and/or afford these services is limited. In many of the high-poverty census tracts households did not have broadband, fiber optic or DSL internet subscription. Furthermore, over half of very low-income households do not have an internet subscription of any kind. And when this lack of high-speed internet access is examined based on Hispanic ethnicity, a substantial population in the city, more than one quarter of Hispanic households have no internet subscription of any kind. The primary issue around broadband access is a combination of available infrastructure (not wired), or it is not affordable. It all comes down to economics—either the ability to afford broadband or devices (or both).

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

Competition for broadband service already exists in Miami Beach, as there are at least nine residential, seven business, and six mobile service providers that provide internet services that allow for download speeds of up to 1000 MBS, according to www.highspeedinternet.com.

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

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

HUD now requires that jurisdictions assess natural hazard risks to low- and moderate-income residents, including risks expected to increase due to climate change. The Department of Fire/Rescue, Emergency Management Division, conducts planning, training, hazard identification, risk and vulnerability analyses, and resource identification for the City of Miami Beach to further individual, business and community preparedness for all hazards thereby promoting a safe working environment and a sustainable community in pursuit of the mission of the City of Miami Beach. The goal of this division is to mitigate the effects of potential hazards, prepare/plan for measures to be taken which will preserve life and minimize damage to property, respond during emergencies and provide necessary assistance, and ensure a rapid recovery from disasters by restoring the community to its pre-disaster condition.

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

Low-and-moderate income households are always the most vulnerable to risks including natural hazards because of climate change. To mitigate natural disaster risks and address the needs of low- and moderate-income households who are most likely to be affected the following approaches are suggested:

Focused outreach: Outreach should focus on low-income renters and elderly and Limited English Proficiency (LEP) residents. Information needs to be in Spanish, as well as English, and be user-friendly. This applies to both outreach and education materials and post-flood damage assessment procedures and forms.

Outreach and education: Provide residents with information about obtaining flood insurance and what to do when a flood occurs. To make this outreach effective, public entities need to build relationships with residents who are least likely to seek out help for various reasons (either they do not know about what assistance is available or they do not trust the government). Cities/counties should partner with already trusted community sources who can help bridge the gap including churches, Community Health Workers, trusted doctors/health care workers, and offices that offer other types of assistance and operate in rural areas, such as USDA.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The strategic plan is a five-year strategy of the Consolidated Plan that sets general priorities for allocating investment within the jurisdiction and details priority needs. It describes the basis for assigning the priority given to each category of need. It also identifies any obstacles to meeting underserved populations. The strategic plan outlines accomplishments that the City of Miami Beach expects to achieve over the next five years, FY 2023-2027.

- **Geographic Priorities:** To generate the greatest impacts, the City will focus efforts on approved target areas in North Beach, North Beach CRA, South Beach which are the City's neighborhoods with the greatest number of low-income persons. The general priorities and needs are affordable housing and public services that meet the needs of the City's very low-, low- and moderate-income residents.
- **Priority Needs:** The City has identified affordable housing and support for homeless and special needs populations as priority needs for the next five years.
- **Influence of Market Conditions:** Cost burden (paying more than 30 percent of household income for housing) is the major housing problem faced by most of the city's low and moderate-income renters.

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

Geographic Area

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	Area Name:	NORTH BEACH
	Area Type:	Local Target Area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revitalization Type:	Housing
	Other Revitalization Description	
	Identify the neighborhood boundaries for this target area	The northern boundary is 87 Street, and the southern boundary is 63 Street. The area includes portions of census tracts 3901, 3905 and 3907.
	Include specific housing and commercial characteristics of this target area.	Specific housing characteristics in this area include primarily older multifamily rental, condominiums and single-family homes built prior to 1970. Collins Avenue is the primary commercial corridor (running north/south) with a portion of, 71st Street and Normandy Drive as significant commercial corridors running east/west
1	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Aside from acknowledgement by the Affordable Housing Advisory Committee and other residents/business owners, the area's demographic and housing analysis clearly distinguishes this area as a target because of its income and housing disparities compared to the rest of the City. More so, the demographics of the area public school and concentration of very low- and low-income households reinforces this designation.
	Identify the needs in this target area.	<ol style="list-style-type: none"> 1. Economic support programs (including those that address food insecurity and housing stability/affordability) 2. Youth programs 3. General public services for immigrants and low- and moderate-income residents 4. Senior services 5. Economic development 6. Homeless outreach

	What are the opportunities for improvement in this target area?	<ol style="list-style-type: none"> 1. Improvement of the housing stock (including resiliency measures to address climate change) 2. Improved and targeted public services (that address household and family stability) 3. Economic development (to strengthen the local area economy and job creation) 4. Improve the overall quality of life (including the reduction of crime) 5. Greater services to address homelessness and the factors influencing homelessness 6. Improved public safety
	Are there barriers to improvement in this target area?	Poor community organization and high resident mobility impact community cohesion to address issues.
2	Area Name:	SOUTH BEACH
	Area Type:	Local Target Area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revitalization Type:	Other
	Other Revitalization Description	60% TO 70% LOW/MODERATE INCOME
	Identify the neighborhood boundaries for this target area	The northern boundary of the South Beach Target Area is Dade Boulevard, and the Southern boundary is Biscayne Bay. Census tracts in the Target Area include portions of 4201, portions of 4202, portions of 4300, and portions of 4401, 4402 and 4500. In addition, block groups 44.01.3, 44.02.3, and 44.01.4 meet the criteria for a Neighborhood Revitalization Strategy Area.
Include specific housing and commercial characteristics of this target area.	The South Beach Target Area contains a diverse mix of housing and commercial characteristics. The housing stock includes single family homes, public housing, condominiums, and apartment buildings. Commercial characteristics include small businesses, hotels, and the Shops at Fifth Street which includes a supermarket and several national chain stores.	
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	South Beach is home to the greatest concentration of low-income elderly residents who have driven much of the area's public service needs and perception regarding area need. The City's leadership is often conducting outreach to this area.	

	Identify the needs in this target area.	<ol style="list-style-type: none"> 1. Economic support programs (including those that address food insecurity and housing stability/affordability especially among the elderly) 2. Youth programs (that provide safe alternatives as there are limited youth-focused resources in this area except for City parks) 3. General public services for immigrants and low- and moderate-income residents (including childcare to enable dual-income households the opportunity to build economic resilience) 4. Senior services 5. Homeless outreach (as this is the area with the greatest concentration of homeless persons in the City and among the greatest in the County)
	What are the opportunities for improvement in this target area?	The area has several strong resident and business networks as well as a business improvement district that have been working with the City for economic improvement. The area has lost much of its affordable housing to investors and luxury/high-end development. As such, the area's historic buildings may potentially be an area of opportunity to develop affordable housing as these properties have significant development regulations which may make it more challenging for profit-minded investors.
	Are there barriers to improvement in this target area?	Cost is the single greatest barrier as there is limited land, high construction costs and significant development regulations in this area.
3	Area Name:	NORTH BEACH CRA
	Area Type:	Local Target Area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revitalization Type:	Other
	Other Revitalization Description	
	Identify the neighborhood boundaries for this target area	The 326.4-acre Redevelopment Area is generally described as being bounded by 87th Terrace to the north, the Atlantic Ocean to the east, 65th Street to the south, and Rue Notre Dame to the west.

<p>Include specific housing and commercial characteristics of this target area.</p>	<p>In comparison with other areas of Miami Beach, the North Beach area has not experienced comparative levels of redevelopment, revitalization, economic growth, and investment. Existing conditions in North Beach have adversely affected quality of life and neighborhood character, among them: commercial vacancies, limited housing stock and new development, and resiliency challenges.</p>
<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>The Community Redevelopment Act identifies fifteen (15) criteria indicative of blight within a community, of which two (2) must be present to conclude that an area is blighted. Pursuant to the Community Redevelopment Act, a 'Community Redevelopment Area' may be defined as a blighted area, or an area in which there exists a shortage of affordable housing, or a coastal and tourist area that is deteriorating and economically distressed due to outdated building density patterns, inadequate transportation and parking facilities, faulty lot layout or inadequate street layout, or a combination there of. Consultation revealed that this area of the community had significant divestment over the years which led to the blighted nature of the community.</p>
<p>Identify the needs in this target area.</p>	<ol style="list-style-type: none"> 1. Provide Economic Development Opportunities for Businesses, Property Owners, and Residents 2. Improvement of the housing stock (including resiliency measures to address climate change) 3. Strengthen Cultural Arts, Branding & Marketing, and Communication 4. Protect and Enhance the Neighborhood Character 5. Improve the overall quality of life (including the reduction of crime) 6. Leveraging Resources for Community Redevelopment 7. Greater services to address homelessness and the factors influencing homelessness 8. Improved public safety

<p>What are the opportunities for improvement in this target area?</p>	<p>Investing in sustainability and resilience measures to improve quality of life including elevating streets, parks, and buildings, build seawalls and replenishing beaches. Other opportunities include stormwater solutions to avoid flooding. Visions North Beach as multimodal place where people are less reliant on cars in order to reduce the island’s carbon footprint. Other opportunities include attracting transformative investment that spurs other development in the area as well as increase homeownership. The plan also revealed that short-term successes are key to keeping residents engaged in the new development happening in the area.</p>
<p>Are there barriers to improvement in this target area?</p>	<p>Poor community organization and high resident mobility impact community cohesion to address issues.</p>

Table 46 - Geographic Priority Areas

General Allocation Priorities

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

To generate the greatest impacts, the City will focus efforts on approved target areas in North Beach, North Beach CRA, South Beach which are the City’s neighborhoods with the greatest number of low-income persons. The general priorities and needs are, public services, affordable housing and public services that meet the needs of the City’s very low-, low- and moderate-income residents.

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

Priority Needs

1	Priority Need Name	Housing Affordability
	Priority Level	High
	Population	Extremely Low-Income Households Low-Income Households Moderate-Income Households Large Families Families with Children Elderly Public Housing Residents Frail Elderly
	Geographic Areas Affected	North Beach South Beach North Beach CRA
	Associated Goals	Acquisition & Rehabilitation of Existing Units Tenant Based Rental Assistance for low-wage earners New Construction Planning & Administration
	Description	Support the acquisition and rehabilitation of affordable rental housing, including projects located near job centers that will be affordable to service employees and other low-wage members of the workforce. The City will also provide gap financing for larger development projects.
	Basis for Relative Priority	Priority based on feedback through community meetings and agency interviews as well review of demographic information for the City resulted in this activity having the highest priority need. The city recognizes that as housing ages and the cost of housing increases, maintaining existing housing allows affordability to remain paramount. Additionally, income disparities are a major factor in selecting this priority basis. More than 50% of elderly households are cost-burdened and the gap is only rising as income remains flat and the cost of housing steadily increases. The research also shows that new housing added by developers is out of reach for residents who earn low wages rendering them unable to live in the community in which they work.

2	Priority Need Name	Increase Capacity of Public Services
	Priority Level	High
	Population	Extremely Low-Income Households Low-Income Households Moderate-Income Households Large Families Families with Children Elderly Frail Elderly Persons with Developmental Disabilities
	Geographic Areas Affected	North Beach South Beach North Beach CRA
	Associated Goals	Public Service – Youth Services Public Service – Homelessness Services Public Service – Senior Services Public Service – Disability Programs Public Service – General Services Programs
	Description	Fund projects that provide emergency services to families in crisis including rental assistance payments, services for the homeless, services for survivors of domestic violence, supportive services to low- and moderate-income households and persons with special needs including HIV/AIDS; recreational activities, educational opportunities, and job skills to youth; and support for job training, continuing education, and employment services designed to assist low- and moderate-income persons obtain jobs.
	Basis for Relative Priority	Priority based on feedback through community meetings and agency interviews as well review of demographic information for the City resulted in this activity having a high priority need.
3	Priority Need Name	Public Facility & Infrastructure Improvements
	Priority Level	Low
	Population	Extremely Low-Income Households Low-Income Households Moderate-Income Households
	Geographic Areas Affected	North Beach South Beach North Beach CRA

	Associated Goals	Neighborhood Revitalization and Resilience
	Description	Improve public infrastructure including drainage that will ensure reliance to weather, stormwater, and to mitigate flooding.
	Basis for Relative Priority	Priority based on feedback through community meetings and agency interviews as well review of demographic information for the City resulted in this activity having a high priority need.
4	Priority Need Name	Economic Development
	Priority Level	Low
	Population	Extremely Low-Income Households Low-Income Households Moderate-Income Households Large Families Families with Children
	Geographic Areas Affected	North Beach CRA
	Associated Goals	Job Training and Business Support
	Description	The City will support the expansion of business products based on community need and job training programs for low and moderate-income persons
	Basis for Relative Priority	Priority based on feedback through community meetings and agency interviews as well review of demographic information for the City resulted in this activity having a high priority need.
	5	Priority Need Name
Priority Level		High
Population		Extremely Low-Income Households Low-Income Households Moderate-Income Households
Geographic Areas Affected		Citywide
Associated Goals		Planning & Administration
Description		Program Administration, Fair Housing, Oversight

	<p>Basis for Relative Priority</p>	<p>Provides administration oversight of Consolidated Plan grant funded projects and ensures timely implementation in a manner that promotes compliance with established rules, policies, and guidelines.</p>
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Table 47 – Priority Needs Summary Narrative (Optional)

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

Influence of Market Conditions

DRAFT

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The cost of housing is increasing at a faster rate than income, which contributes to unaffordable rent for people with low-income. Also, the demand for rental housing across all income levels limits the availability of housing at levels that is affordable for low-income families. Couple these issues with property owners seeking to recoup losses as a result of the COVID-19 pandemic by foregoing renters with subsidies for renters who can pay higher amounts and short-term rentals, which drives increased revenues. TBRA is an important tool for families to maintain affordable housing. Severe cost burden is the greatest predictor of homelessness risk, with populations paying more than 50% of their income towards housing costs or having incomes at or below 50% AMI at greatest risk of becoming homeless.
TBRA for Non-Homeless Special Needs	Lack of units with supportive services Influences this program. Based upon consultations with homeless housing and social service agencies, a need for supportive housing has been identified as a priority. The special needs households include those with disabilities as well as dysfunctional households facing a variety of issues. Market characteristics impacting this priority relate to the shortage of privately-owned housing units which are available to provide supportive housing programs. This problem is intensified by the lack of public funds.
New Unit Production	New construction opportunities in the area are very limited since the City of Miami Beach is largely built. The increasing demand for affordable housing, coupled with the increasing demand for market rate housing, places pressure on property owners to sell to purchasers that will develop higher end (through demolition/rehabilitation) rather than affordable units. This continues to put pressure on the two primary problems affecting the housing market, cost burden and overcrowding. More so, the market-driven premium on construction costs in the City due to location, building type and accessibility drive costs higher than the mainland. Rents will not Financially Support the Cost of New Unit Production. A shortage of affordable, decent housing units is an identified need. The market characteristics influencing this priority include the age and condition of the existing housing stock without the rent levels to support rehabilitation. New construction faces the same market conditions. The HOME program can provide some resources to address this issue.
Rehabilitation	There is high demand in the rental market, which further drives up the cost burden for housing. The City of Miami Beach is largely built out so new construction opportunities are limited. The aging housing stock in the City make the rehabilitation of existing housing stock a priority. Rents will not financially support the cost of major rehabilitation projects similar to the new unit production priority discussed above, the achievable rents and income levels in the City often result in rehabilitation in the private marketplace to be financially infeasible.

Acquisition, including preservation	There are opportunities to improve the conditions and affordability of housing by the acquisition of vacant, deteriorating structures. These structures are for the most part multi-unit in nature or previously nonresidential buildings appropriate for conversion. The cost and complexity of acquisition and rehabilitation of these structures usually requires implementations by an experienced housing development entity and financial assistance. When structures are of historic or architectural value, the cost can be increased. Similar to the new unit production, the HOME program can provide the resources for this type of development.
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Table 48 – Influence of Market Conditions

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

Introduction

The City of Miami Beach receives CDBG and HOME entitlement funding and the Office of Community Services administers the funding for the City. The City of Miami received \$935,181 in CDBG funds and \$671,958. Based on the FY2023 CDBG allocation, the City estimates that it will receive approximately \$8,035,695 over the next 5 years and the duration of this Consolidated Plan.

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	\$935,181	\$0.00	\$0.00	\$935,181	\$4,675,905	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.
HOME	Public - Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$671,958	\$0.00	\$0.00	\$671,958	\$3,359,790	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. Other than the required CHDO reserves, all prior year funds are currently committed to active projects. Prior year resources are CHDO reserves

Table 49 - Anticipated Resources

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

The City of Miami Beach will use a combination of public and private funding to carry out activities identified in this plan. During this Consolidated Plan period, the City will research opportunities to apply for additional funding streams which are consistent with the goals of the Consolidated Plan. Miami Beach will continue to leverage additional financial resources including SHIP, Miami-Dade County Surtax, and Redevelopment Agency funds as well as investigate other sources of funding that are consistent with the goals of the 2023-2027 Consolidated Plan. The City will collaborate by working with community partners and non-profit organizations to encourage leveraging of available funding sources and strengthen capacity building.

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 five affordable housing properties which address the low-to moderate-income housing needs in the plan. More so, the City has been exploring the incorporation of affordable and workforce housing within public parking garages that are slated for construction in the near future as the absence of available lots for construction create a major development hurdle.

Discussion: N/A

SP-40 Institutional Delivery Structure – 91.215(k)

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

The successful delivery of affordable housing is dependent upon strong players in the public sector, private industry, and among non-profit housing producing organizations. A successful affordable housing strategy also requires productive linkages between various partners. The private sector often needs public sector gap financing for affordable housing development to take place, and the public sector needs to access private resources that leverage more abundant private resources. Public sector partners often need information and linkages to provide a continuum of service for their clients. Likewise, nonprofit partners need administrative funds and steady resources to focus more on neighborhood-based services. Affordable housing development requires network arrangements between the public and private sector as well.

Public Structure

The City will continue to serve as a provider of federal and local governmental resources, a monitor of programs and projects, and an evaluator/reporter of accomplishments. The City of Miami Beach is committed to developing affordable housing and maintaining existing affordable housing. The City continues to administer programs for home acquisition and rehabilitation funded by federal and local dollars.

Private Sector Involvement

The City collaborates with private sector partners to produce affordable housing opportunities. The City has revised many of its housing policies and programs in response to private sector recommendations and the City looks to continue developing these over the next five years. Private developers have specifically stated that the City could consider improving the permitting process in development of affordable housing, reducing impact fees for affordable housing developments, and the reduction of waste management fees. The City will continue meetings with real estate professionals, housing developers, lenders, and other private sector parties continue to help the City better understand private participation in publicly assisted housing programs. The City of Miami Beach has had success in producing affordable housing programs and projects that were largely privately financed. New collaborative arrangements are also shaping future housing development that will be privately sponsored and address the needs of low- and moderate-income individuals and families.

Non-profit structure

The City of Miami Beach has several non-profit community-based organizations that provide affordable housing. These organizations take the delivery of services to the grassroots/neighborhood level. The organizations typically have recruited individuals, neighborhood groups, churches, and neighborhood businesses to provide input to the development and retention of affordable housing. Additionally, organized groups of nonprofit organizations coordinate to educate themselves, share resources, and

leverage funds with other nonprofit groups. The City of Miami Beach seeks to involve nonprofit organizations in its planning efforts and to provide funding for their projects.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Housing Authority of the City of Miami Beach	Housing Authority	Public Housing	Jurisdiction
Miami-Dade County Homeless Trust	Departments and agencies	Homeless Needs	Region
Housing Opportunities Project for Excellence	Non-profit organizations	Non-homeless needs; public services	Jurisdiction
Unidad of Miami Beach	Non-profit organizations	Non-homeless needs; public services	Jurisdiction
Miami Beach Community Development Corporation	Non-profit organizations	Non-homeless needs; public services	Jurisdiction
Friendship Circle Miami	Non-profit organizations	Non-homeless needs; public services	Jurisdiction
Jewish Community Services	Non-profit organizations	Non-homeless needs; public services	Jurisdiction
Neighborhood Housing Services	Departments and agencies	Non-homeless needs; public services	Jurisdiction
Miami Beach Police Athletic League	Non-profit organizations	Non-homeless needs; public services	Jurisdiction
Boys and Girls Club of Miami Dade	Non-profit organizations	Non-homeless needs; public services	Jurisdiction
Atlantic Pacific Communities	Private Industry	Ownership/Rental	Region
Douglas Gardens	Non-profit organizations	Non-homeless needs; public services	Jurisdiction
Miami Beach Fienberg Fisher K-8	Public Education	Non-homeless needs; public services	Jurisdiction
Biscayne Elementary	Public Education	Non-homeless needs; public services	Jurisdiction
Miami Beach High School	Public Education	Non-homeless needs; public services	Jurisdiction

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City relies on a network of public sector, private sector, and non-profit organizations to implement the strategic plan. Over the next five years, the City expects to overcome gaps in the institutional structure and delivery system by training and building capacity for non-profit organizations, monitoring to improve program performance, and encouraging collaboration among agencies.

The City of Miami Beach works collaboratively with partners throughout the community and maintains strong communication and partnerships with many local organizations including state and local government agencies, as well as other service providers to coordinate the delivery of services to City residents. Community Services Department consulted with various housing, social services, elderly, and disability agencies to data and identify service gaps. Organizations noted the following strengths and gaps in the City’s institutional delivery system:

Strengths:

- High level of coordination among partner agencies
- Robust outreach to vulnerable residents
- Cultivation of new partners to provide services
- Reliable food service assistance
- Services are welcoming and inclusive

Gaps:

- No diversity in housing choices; most units are 1 bedroom. Residents have echoed the need for larger units to accommodate families and zero-bedroom units to accommodate very low-income seniors.
- Bus routes do not coincide with work hours; 24-7 trolley hours
- Not enough resources for seniors who may experience loneliness, food insecurity, and social isolation.
- Not enough wrap-around services

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	-
Mortgage Assistance	X	X	-
Rental Assistance	X	X	-
Utilities Assistance	X	X	-
Street Outreach Services			
Law Enforcement	X	-	-
Mobile Clinics	X	X	-
Other Street Outreach Services	X	X	X

Supportive Services			
Alcohol & Drug Abuse	X	X	-
Child Care	X	X	-
Education	X	X	-
Employment and Employment Training	X	X	-
Healthcare	X	X	-
HIV/AIDS	X		-
Life Skills	X	X	-
Mental Health Counseling	X	X	-
Transportation	X	X	-

Table 51 - Homeless Prevention Services Summary

Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction:

As a member of the Miami-Dade County Continuum of Care, the City of Miami Beach coordinates with CoC providers to meet the needs of the homeless within the community. Miami Beach, like much of the country, has a significant number of homeless people and also has significant resources and networks to serve its population. The City is still making progress in reducing its overall daily homeless population.

The City still has access to 29 beds funded by the Miami-Dade County Homeless Trust and purchases an additional 68 beds from four (4) emergency shelter and substance abuse treatment providers: The Salvation Army, Miami Rescue, Mission Camillus House, Sundari Foundation (Lotus House), and New Hope C.O.R.P.S. While the City does not control service provision for the Trust-funded beds, the City requires shelters and treatment centers to provide care coordination services with City-purchased beds ensuring that clients are provided the tools and support to successfully transition to sustainable independence.

As a condition of service within the CoC, clients must have a Homeless Verification Form completed by staff certifying that the client is homeless based on the selected HUD criteria and documentation provided by the client. The certification accompanies the client’s placement into shelter as well as referrals to all CoC services. In order to certify a person as homeless, the client must submit documentation that proves his homelessness (i.e., eviction papers) or must be witnessed by City staff (including police and park rangers) residing in a place not meant for human habitation (i.e., the streets). Also, prior to the receipt of services, the CoC requires that all clients complete several documents authorizing the provision of services including:

- HMIS (Homeless Management Information System) Notice of Uses and Disclosures
- HMIS Consent to Release and Exchange of Information
- Provider (City) Consent to Release and Exchange of Information

- Acknowledgment Client Rights and Responsibilities
- Acknowledgement of Grievance Procedures
- HUD Client Questionnaire

Once the client completes the required documentation, staff conduct a criminal background check to ensure that clients are not registered as sexual offenders (as this would preclude their placement in shelter or relocation) and an assets and skills assessment to determine the resources and strategies that will be pursued to ensure the client's transition to permanent housing and independence. The paperwork and assessment process can take up to three hours depending on the client's cognition and participation. This process becomes the foundation for the provision of services and the client's ultimate success.

The City contracts with several shelter providers. These providers must review their respective client bed rosters and advise the City if any clients have exited their program by 9am each weekday. Once the City has identified a client for placement, a formal request is sent to the shelter provider seeking permission to place the client. All shelters must provide prior consent to client placement. This process usually takes up to one hour enabling providers to review their records and the client's history to determine if he/she is a suitable placement. Shelters reserve the right to refuse placement of any client who has had previous behavioral problems or whose history they feel is incompatible with its environment.

Once the documentation is complete and the shelter consents to receiving the client, the client is transported to shelter. All emergency shelter providers are located in Miami. Staff's goal is to make the first drop-off of the day to shelters by noon so that clients can have a meal upon arrival. All shelter placements should be completed by 3pm as shelter administrative offices typically close by 4pm. The time of shelter clearance and traffic impact the actual time of arrival to shelter and return to the office.

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

The City funds and provides emergency shelter stays, transitional and supportive housing, and housing for other special needs populations citywide. Although a considerable gap continues to exist, collectively these efforts make strides in closing the gap for people experiencing homelessness. The City of Miami Beach uses its CDBG and HOME funds annually to create more affordable, below-market rate housing and special needs housing. Over the past five years over countless non-homeless and or special needs persons have been assisted. The City significantly contributes to affordable housing and housing preservation specifically funding:

- Construction, rehabilitation, and housing preservation.
- Rental subsidies.
- Shelter programs and transitional housing programs;
- Federal tax credit programs for first-time homebuyers through down payment assistance
- New housing opportunities with HOME funds.

The Governor's Task Force pursued and secured a one-percent Food & Beverage Tax (F&B Tax). Approved in 1992, the enabling legislation for the Homeless and Domestic Violence F&B Tax became the first

dedicated source of funding for homelessness through a tax in the country. Eighty-five percent (85%) of funds go toward preventing and ending homelessness; 15 percent is allocated to the construction and operation of domestic violence centers and overseen by the Domestic Violence Oversight Board. This tax is collected on all food and beverage sales in restaurants that gross more than \$400,000 a year and are licensed by the State of Florida to sell alcoholic beverages for consumption on the premises, except for hotels and motels. While the tax is not specifically collected in Miami Beach, Miami Beach collaborates with the Homeless Trust to secure funding to address homelessness on the beach.

As a result of the CoC's work, under the leadership of the Homeless Trust, unsheltered homelessness in Miami-Dade has gone from more than 8,000 people fewer than 1,100 persons. In 2019, the Homeless Trust recorded record low homeless totals. Currently, the Homeless Trust has more than 8,000 beds/units in its Housing Inventory Count dedicated to serving persons who are homeless and formerly homeless.

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

The City is striving to improve intergovernmental and private sector cooperation to synergize efforts and resources and develop new revenues for community service needs and the production of affordable housing.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Affordability - Acquisition & Rental Rehabilitation	2023	2027	Affordable Housing	North Beach South Beach North Beach CRA	Housing Affordability	CDBG HOME	80 Rental Units Rehabilitated
2	Housing Affordability – Tenant-Based Rental Assistance	2023	2027	Affordable Housing	North Beach South Beach North Beach CRA	Housing Affordability	HOME	5 Households Assisted
3	Housing Affordability – New Construction	2023	2027	Affordable Housing	North Beach South Beach North Beach CRA	Housing Affordability	HOME	550 Rental Units Constructed
4	Public Service – Youth Services	2023	2027	Non-Housing Community Development	North Beach South Beach North Beach CRA	Increase Capacity of Public Services	CDBG	1,600 Persons Assisted
5	Public Service – Homelessness Services	2023	2027	Homelessness	North Beach South Beach North Beach CRA	Increase Capacity of Public Services	CDBG	5 Persons Assisted
6	Public Service – Senior Services	2023	2027	Non-Housing Community Development	North Beach South Beach North Beach CRA	Increase Capacity of Public Services	CDBG	1,725 Persons Assisted
7	Public Service – Disability Programs	2023	2027	Non-Housing Community Development	North Beach South Beach North Beach CRA	Increase Capacity of Public Services	CDBG	200 Persons Assisted
8	Public Service – General Services Programs	2023	2027	Non-Housing Community Development	North Beach South Beach North Beach CRA	Increase Capacity of Public Services	CDBG	480 Persons Assisted
9	Public Facility & Infrastructure Improvements – Neighborhood Revitalization and Resilience	2023	2027	Non-Housing Community Development	North Beach South Beach North Beach CRA	Public Facility & Infrastructure Improvements	CDBG	5 Persons Assisted
10	Economic Development – Job Training and Business Support	2023	2027	Non-Housing Community Development	North Beach CRA	Economic Development	CDBG	5 Jobs Created/Retained
11	Planning & Administration	2023	2027	Planning and Admin	Citywide	Planning & Admin	CDBG HOME	1 Other

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Needs – Property Acquisition & Rental Rehabilitation
	Goal Description	Provides funding for acquisition to support affordable housing development for low-income households at 80% or below AMFI. 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.
2	Goal Name	Housing Needs – Tenant-Based Rental Assistance
	Goal Description	Provides funding for rental subsidies to low-wage earners who live and work in the City.
3	Goal Name	Housing Needs – New Construction
	Goal Description	Provides for-profit and nonprofit organizations with gap financing for acquisition, relocation, and demolition to support affordable housing development for low-income households at 80% or below AMFI. Eligible costs may include but are not limited to predevelopment, relocation, demolition, acquisition, and related costs. The City uses a competitive process – The Request for Applications (RFA) Process – to make HUD funds available to private and nonprofit organizations during the fiscal year. The RFA is developed by City staff consistent with HUD program guidelines and laws governing procurement requirements. Developments submitted are underwritten based on established City underwriting standards. Long-term affordability restrictions are required for every funded project based on subsidy amounts.
4	Goal Name	Public Service – Youth Services
	Goal Description	Provides after-school and summer activities for low-income children and youth (ages 6-18), Monday through Friday. Youth participate in structured recreational, cultural, social, and life skill activities in an adult-supervised, safe, clean environment. Funds will be used to provide salary support.
5	Goal Name	Public Service – Homelessness Services
	Goal Description	Provides services for homeless individuals and families to support emergency shelter and permanent housing solutions.
6	Goal Name	Public Service – Senior Services
	Goal Description	Provides services for elderly residents aged 62 and older. Elderly residents participate in recreational, cultural, social, and life-skill activities in a supervised, safe, and clean environment. Services also include but are not limited to information, referrals, language services, in-home support, and respite care. Funds will be used to provide salary support.
	Goal Name	Public Service – Disability Programs

7	Goal Description	Provides services for disabled residents to provide social interaction and respite care. Services are offered to help disabled individuals gain independence. Funds will be used to provide salary support.
8	Goal Name	Public Service – General Services Programs
	Goal Description	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.
9	Goal Name	Public Facility & Infrastructure Improvements
	Goal Description	The City will fund projects that improve drainage and infrastructure to enable resilient design and withstand future community growth and investment.
10	Goal Name	Economic Development
	Goal Description	Promote and support our local businesses through housing initiatives that provide workforce housing and encourage the investment of leveraging resources and promote employment of low-income residents to sustain a healthy economy that fuels overall quality of life for our community and provides stability for those emerging from homelessness.
11	Goal Name	Provide Administrative Structure
	Goal Description	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.

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

The City will provide 3 houses for extremely low-income, low-income, and moderate-income families.

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

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

N/A

Activities to Increase Resident Involvements

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.

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

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.

Plan to remove the 'troubled' designation

N/A

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

Barriers to Affordable Housing

This section of the plan explains whether the cost of housing or the incentives to develop, maintain, or improve affordable housing is affected by policies that may affect land and other property, zoning ordinances, building codes, growth limits, and policies that affect the return on residential investment. These issues are presented based on programmatic experience, and previous analyses, and were explored as part of the City of Miami Beach's Analysis of Impediments to Fair Housing Choice Plan completed in 2019.

The City noted the following barriers to affordable housing in the AI:

- The need for ongoing Fair Housing Education & Outreach efforts to reach the City's growing, diverse population
- A strongly segregated housing market
- A shortage of (and barriers to) affordable housing & homeownership
- Issues affecting people with disabilities and homeless persons
- Lending disparities
- Violations of federal, state, and local fair housing laws in the jurisdiction and immediate surrounding areas

However, when compared to other parts of Miami-Dade County or even some municipalities in other counties in South Florida, Miami Beach enjoys a relatively strong real estate market. This creates and contributes to the two primary problems affecting availability of affordable housing. This is compounded by the geography which presents limited vacant land for construction of new units. The cost burden associated with homeownership opportunities (other than condominiums) makes it almost impossible for low to moderate-income households to purchase a home. Furthermore, many of the units, both rental and condominium, are one bedroom or efficiencies and cannot accommodate those households that require larger units.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City's AI 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, down payment, and closing cost assistance mechanisms for residents. Support and monitor the Housing Authority of the City of Miami Beach's ongoing 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 identifying predatory lending practices and where to receive assistance if victimized by predatory lending practices.

SP-60 Homelessness Strategy – 91.215(d)

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

The City's homeless strategy collaboratively addresses the essential needs of 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.

Addressing the emergency and transitional housing needs of homeless persons

The City will continue to support organizations that address the emergency shelter and transitional housing needs of the homeless 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. The following organizations serves persons seeking emergency shelter, treatment services, and transitional housing needs in the City:

- 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 CORPS, substance abuse treatment services for Single Males

The Homeless Trust also houses homeless or formerly homeless persons. In 2023, the Homeless Trust was selected to receive a \$21 million HUD CoC grant to help reduce the number of homeless 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.

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

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.

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

Actions to address LBP hazards and increase access to housing without LBP 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 provides lead-based paint disclosures, brochures and testing for households living in units built prior to 1978. According to the 2021 Census ACS estimates, a total of 30,121 homes (73.8%) of the City's housing stock was built prior to 1978 that may have the potential to contain lead-based paint.

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

Lead poisoning is the leading environmental hazard to children, creating devastating and irreversible health problems. The primary cause of lead poisoning is exposure to dust from deteriorating paint in homes constructed before 1978. This is due to high lead content used in paint during that period, and particularly in homes built before 1950. Pre-1978 housing occupied by lower income households with children offers particularly high risks of lead exposure because lower income households are generally more likely to live in units with deferred maintenance. This is an important factor because it is not the lead paint itself that causes hazards, but rather the deterioration of the paint that releases lead contaminated dust and flakes that may be inhaled or eaten by small children.

Lead hazard abatement is an eligible activity under both the HOME and CDBG programs for projects involving repair or rehabilitation of housing. Both programs provide guidance regarding required steps to evaluate, address and/or abate lead, safe work practices, and notification procedures. The programs also require that funding recipients provide written notification to tenants and potential homebuyers regarding the dangers of lead-based paint poisoning, and all members of households benefiting from repair or rehabilitation must read and sign the lead hazard notification and disclosures.

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

An important initiative emanating from HUD in the last three decades is the reduction of lead-based paint hazards, and many jurisdictions around the country have focused on reaching this goal. The federal Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X of the Housing and Community Development Act of 1992) amends the Lead-Based Paint Poisoning Prevention Act of 1971, which is the law covering lead-based paint in federally funded housing. These laws and subsequent regulations issued by the U.S. Department of Housing and Urban Development (24 CFR part 35) protect young children from lead-based paint hazards in housing that is financially assisted or being sold by the federal government. The City is committed to testing and abating lead in all pre-1978 housing units assisted with federal grant funds in any of the housing programs it implements. These actions are consistent with the City's goal of delivering decent and safe housing for low-and moderate-incomes households.

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

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

The City's anti-poverty strategy focuses on helping all low-income households improve their economic status and remain above poverty levels. This may include, but is not limited to, funding essential services such as rent, utility and food assistance for those in poverty to prevent homelessness. The City will also continue its collaborative efforts with local nonprofits to fund public service activities to address housing stability which may consist of childcare subsidies, youth tutoring programs, and counseling programs. The City will also continue to utilize grant funds to support its housing programs and activities to increase development of affordable housing to address poverty by creating housing opportunities for low-income households. Without these housing opportunities, many low-income households would not be able to afford housing rehabilitation costs or to purchase a home.

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

The discussion of housing needs shows that the crucial difference between households with needs and those without needs is income. For households with severely restricted incomes, little discretionary income remains after paying monthly housing costs. One of the objectives of the Consolidated Plan is to encourage new construction of affordable multifamily rental units. Affordable housing will provide the potential to decrease housing costs and allocate more funds to food, clothing, health care, children's needs, savings, and personal and economic development.

Similarly, the goal of providing home rehabilitation and emergency repair to low-income households would allow these families to re-allocate money that would otherwise be spent on maintenance to secure housing. Additionally, making needed home repairs will lower utility costs and help maintain the existing housing stock for future generations. By addressing risks posed by lead-based paint using HUD-funded programs, health care risks, particularly risks for young children, will be reduced.

The City will continue to partner with multiple agencies to examine and evaluate policies to eliminate barriers to education and employment. Increasing the number of adults with living wage jobs reduces poverty, increases stability and quality of life, and lessens demand for subsidized housing.

SP-80 Monitoring – 91.230

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

To ensure that each recipient of CDBG and HOME funds operates in compliance with applicable federal laws and regulations, the City of Miami Beach implements a monitoring strategy that closely reviews subrecipient activities and provides extensive technical assistance to prevent potential compliance issues. Each subrecipient agency will be monitored to determine if the funds provided to the organization are expended appropriately. Monitoring includes on-site visits, evaluations, and financial record reviews.

The City will monitor sub-recipients for long term compliance with requirements of the CDBG and HOME programs. Each year a desk audit, risk assessment, and on-site monitoring is conducted for every activity and sub-recipient. In addition, technical assistance workshops are provided each year and a copy of "Playing by the Rules" is provided to each sub-recipient at the time of funding contract execution. The subrecipient will receive written notification of violations and/or the City's determinations and necessary corrective actions.

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 \$935,181 in CDBG funds and \$671,958 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	\$935,181	\$0.00	\$0 <u>\$49,694</u>	<u>\$935,181</u> <u>\$984,875</u>	\$4,675,905	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.
HOME	Public - Federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$671,958	\$0.00	\$0 <u>\$343,212</u>	<u>\$671,958</u> <u>\$1,015,170</u>	\$3,359,790	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. Other than the required CHDO reserves, all prior year funds are currently committed to active projects. Prior year resources are CHDO reserves

Table 53 - 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 FY2023, 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.

The HOME program requires a 25% match of the total HOME funds expended for project costs. This matching requirement is met by requiring subrecipients to provide a 25% match on projects, through sponsorships from local businesses, waived County fees, donated land or improvements, volunteer hours, donated materials, or other eligible methods outlined in the HOME regulations. As a requirement, HOME subrecipients submit a match log that identifies the sources of match funds from each fiscal year. Historically, match amounts for HOME subrecipients have far exceeded the 25% annual contributions requirements stipulated by HOME program regulations. Additionally, the City leverages its HOME funding through other grant programs such as SHIP, Miami-Dade County Surtax, and Redevelopment Agency funds.

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

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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Affordability - Acquisition & Rental Rehabilitation	2023	2024	Affordable Housing	North Beach South Beach North Beach CRA	Housing Affordability	CDBG: \$607,866	Rental Units Rehabilitated: 16 Household Housing Unit
2	Housing Affordability – New Construction	2023	2024	Affordable Housing	North Beach South Beach North Beach CRA	Housing Affordability – New Construction	HOME: \$503,969	Rental Units Constructed: 119 Household Housing Units
3	Public Service – Youth Services	2023	2024	Non-Housing Community Development	North Beach South Beach North Beach CRA	Increase Capacity of Public Services	CDBG: \$35,000	Public service activities other than Low/Moderate Income Housing Benefit: 320 Persons Assisted
4	Public Service – Senior Services	2023	2024	Non-Housing Community Development	North Beach South Beach North Beach CRA	Increase Capacity of Public Services	CDBG: \$50,078	Public service activities other than Low/Moderate Income Housing Benefit: 345 Persons Assisted
5	Public Service – Disability Programs	2023	2024	Non-Housing Community Development	North Beach 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
6	Public Service – General Services Programs	2023	2024	Non-Housing Community Development	North Beach South Beach North Beach CRA	Increase Capacity of Public Services	CDBG: \$30,000	Public service activities other than Low/Moderate Income Housing Benefit: 96 Persons Assisted
7	Planning & Administration	2023	2024	Planning and Administration	North Beach South Beach North Beach CRA	Housing Affordability Increase Capacity of Public Services	CDBG: \$187,037	Other: 1 Other

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Needs – Property Acquisition & Rental Rehabilitation
	Goal Description	Provides funding for acquisition to support affordable housing development for low-income households at 80% or below AMFI. 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.
2	Goal Name	Housing Needs – New Construction
	Goal Description	Provides for-profit and nonprofit organizations with gap financing for acquisition, relocation, and demolition to support affordable housing development for low-income households at 80% or below AMFI. Eligible costs may include but are not limited to predevelopment, relocation, demolition, acquisition, and related costs. The City uses a competitive process – The Notice of Funding Availability (NOFA) Process – to make HUD funds available to private and nonprofit organizations during the fiscal year. The NOFA is developed by City staff consistent with HUD program guidelines and laws governing procurement requirements. Developments submitted are underwritten based on established City underwriting standards. Long-term affordability restrictions are required for every funded project based on subsidy amounts.
2	Goal Name	Public Service – Youth Services
	Goal Description	Provides after-school and summer activities for low-income children and youth (ages 6-18), Monday through Friday. Youth participate in structured recreational, cultural, social, and life skill activities in an adult-supervised, safe, clean environment. Funds will be used to provide salary support.
3	Goal Name	Public Service – Senior Services
	Goal Description	Provides services for elderly residents aged 62 and older. Elderly residents participate in recreational, cultural, social, and life-skill activities in a supervised, safe, and clean environment. Services also include but are not limited to information, referrals, language services, in home support, and respite care. Funds will be used to provide salary support.
4	Goal Name	Public Service – Disability Programs
	Goal Description	Provides services for disabled residents to provide social interaction and respite care. Services are offered to help disabled individuals gain independence. Funds will be used to provide salary support.

5	Goal Name	Public Service – General Services Programs
	Goal Description	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.
6	Goal Name	Provide Administrative Structure
	Goal Description	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.

DRAFT

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects planned for the 2023-2027 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 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	Office of Community Services – Affordable Housing – Property Acquisition
2	Multifamily Housing
3	Public Services
4	General Program Planning and Administration
5	Community Housing Development Organization Set-Aside

Table 55 – Project Information

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

The City’s overall vision of providing neighborhoods with affordable, safe, and decent housing continues to be a long-term goal that requires a more diverse collaboration with local CHDO’s, community partners, foundations, and others with a focus on common objectives and goals.

Barriers that inhibit our ability to complete our goals include:

- High impact and waste management fees for affordable housing development is cost prohibitive.
- Limited funding and the high cost of real estate values and limited property availability within the City.
- Lengthy permitting process inhibits affordability.
- Limited long-term, community-based residential options with supportive services for those who need help with daily living activities, housekeeping, self-care, human services, and other assistance.
- Limited community development partners and CHDO’s with the capacity to develop affordable housing within target areas and defined timeframes; and
- Inability of program recipients to acquire gap funding from additional financial resources for construction and rehabilitation projects.

AP-38 Project Summary

Project Summary Information

1	Project Name	Office of Community Services – Affordable Housing – Property Acquisition
	Target Area	Citywide
	Goals Supported	Housing Affordability - Acquisition & Rental Rehabilitation
	Needs Addressed	Housing Affordability
	Funding	CDBG: \$607,866.00 <u>\$657,560</u> <u>HOME: \$343,212</u>
	Description	TBD
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	The Affordable Housing program will acquire property. The amount units are TBD.
	Location Description	1700 Convention Center Dr, Miami Beach, FL 33139
	Planned Activities	CDBG funds will be used to acquire a property for rental use.
2	Project Name	Multifamily Housing
	Target Area	Citywide
	Goals Supported	Housing Affordability – New Construction
	Needs Addressed	Housing Affordability
	Funding	HOME: \$503,969.00
	Description	Vista Breeze - Gap funding for the Vista Breeze affordable housing development. This development will be comprised of 119 units in two buildings located on Normandy Isles in Miami Beach. The first building, located at 165-185 S Shore Dr, will consist of 49 studio apartments in a 4-story building on a vacant parcel of land that abuts Normandy Shores Golf Club. The second building, located at 280-300 S Shore Dr, will consist of 70 studio apartments in a 4-story building on a vacant lot on the Normandy Waterway.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	This development will be comprised of 119 units in two buildings located on Normandy Isles in Miami Beach.
Location Description	165-185 South Shore Drive, Miami Beach, FL 33141	

	Planned Activities	HOME funds will be used to provide gap funding for the Vista Breeze affordable housing development.
3	Project Name	Public Services
	Target Area	North Beach, South Beach, North Beach CRA
	Goals Supported	Public Service – Senior Services, Youth Services
	Needs Addressed	Increase Capacity of Public Services
	Funding	CDBG: \$140,277.00 <u>CDBG-CV: \$38,102.90</u>
	Description	Delivery of vital public services for low- to moderate-income households throughout the City of Miami Beach.
	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 801 low-income persons including elderly residents.
	Location Description	Citywide

	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 2023 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><u>Office of Community Services-Grocery Program - CDBG funds will be used to provide assistance to qualifying Miami Beach residents who are in danger of becoming homeless due to their inability to pay their monthly rent, mortgage or utilities.</u></p>
4	Project Name	General Program Planning and Administration
	Target Area	North Beach, South Beach, North Beach CRA
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$187,037.00 HOME: \$67,195.00
	Description	General Program Planning and Administration for the CDBG and HOME program.

	Target Date	9/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	1
	Location Description	North Beach, South Beach, North Beach CRA
	Planned Activities	General Program Planning and Administration for the CDBG and HOME program.
5	Project Name	Community Housing Development Organization Set-Aside
	Target Area	North Beach, South Beach, North Beach CRA
	Goals Supported	Housing Affordability - Acquisition & Rental Rehab Housing Affordability-New Construction
	Needs Addressed	Housing Affordability
	Funding	\$100,793
	Description	Community Housing Development Organization Set-Aside for housing rehabilitation, new construction, or acquisition.
	Target Date	9/24/2024
	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	50%
South Beach	50%

Table 56 - 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 Consolidated Plan period, the City will address the needs of homeless, non-homeless, and special-needs households. The City acquires 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	3
Special-Needs	0
Total	3

Table 57 - 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	3
Total	3

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion: N/A

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 need 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 the 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: N/A

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 jurisdiction's 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: N/A

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 AI 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: N/A

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: N/A

Program Specific Requirements

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

Introduction:

**Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(I)(1)**

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0.00
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	\$0.00
3. The amount of surplus funds from urban renewal settlements	\$0.00
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.	\$0.00
5. The amount of income from float-funded activities	\$0.00
Total Program Income	\$0.00

Other CDBG Requirements

1. The amount of urgent need activities	0
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**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 of Miami Beach will utilize investment of HOME program funds as designated in CFR part 92.205(b). The City will provide HOME Program funds for new construction of affordable housing.

- 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.

Appendix - Alternate/Local Data Sources

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