

City of Miami Gardens  
Department of Community Development

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Consolidated Annual Performance and  
Evaluation Report (CAPER)  
Seventh Program Year  
2012-2013

*Submitted December 26, 2013*



# Seventh Program Year CAPER

The CPMP Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

The grantee must submit an updated Financial Summary Report (PR26).

## GENERAL

### Executive Summary

**This module is optional but encouraged. If you choose to complete it, provide a brief overview that includes major initiatives and highlights that were proposed and executed throughout the seventh year.**

#### Program Year 7 CAPER Executive Summary response:

The City of Miami Gardens completed a successful but challenging seventh program year. Sustaining affordable housing stock remains the highest priority in this community. While foreclosures are lessening and home values seem to be increasing, it remains imperative to keep focus on the preservation of the current housing stock while encouraging homeownership. Funds from the Neighborhood Stabilization Program continued to be used to implement projects in communities with high foreclosure rates and deteriorating housing stock. However, funding for this program is declining. CDBG funding has been consistently cut over the past several years, however the City did see a slight increase in its 2013-14 funding which was primarily due to the 2010 census formally documenting the City's population increase. It has become increasingly more important for the City to identify other sources of funding, as well as leveraging funding the City currently receives in order to continue carrying out its programs.

Outlined below is a summary of the activities and initiatives undertaken during Program Year 7 as well as the associated accomplishments.

### PUBLIC SERVICES

#### After School Tutoring Program

The JPM Centre at Miami Gardens Drive, Inc. (JPM), a local non-profit, was awarded \$20,000 in funding to administer an after school tutoring program. This program provided services to youth ages 6 to 17. The program was designed with a focus on deterring youth from low-income families from participating in activities that could put them at risk of juvenile delinquency and immoral lifestyles. Besides the basic educational curriculum, youth in the program received instruction and mentoring on topics such as conflict resolution, anger management, self esteem, nutrition, health and personal choices. Several new classes were added to the curriculum this year to include,

bullying, cyber bullying, internet safety, and social media pros and cons. The program also contained a parental component that required parent participation in workshops that included subjects like positive parenting styles, discipline techniques and communication styles. The program served 30 youth during the contract period, which was Oct 1, 2012 thru Sept. 30, 2013. All students received a math and reading pre- and post- assessment. 90% of the students saw an increase in their math skills, and 86% saw an increase in their reading skills. This program will continue in the next program year, at the same funding level of \$20,000.

#### Home Delivered Meals for the Elderly

During the 2012-2013 program year, 15,329 nutritionally balanced meals were delivered to the homes of 60 elderly citizens during the contract period of Oct. 1, 2012 thru Sept. 30, 2013. The City continued its partnership with Sunshine For All, a nonprofit agency providing the meals, with a contract amount of \$82,000.00. Each program participant received one meal per day, 5 days a week throughout the contract period. Funding for this needed service will continue in program year 8, however at a reduced amount of \$80,000 due to cuts in CDBG funding and funding of additional public services programming. There is currently a waiting list of more than 80 people for this program.

#### Services for Victims of Child Abuse

Kristi House, Inc. was awarded \$12,500 in public service funding to provide services to Miami Gardens youth and their non-offending family members who are victims of child sexual abuse. Clients are children and youth from age 2 to 18. The program served more than 50 children during the contract period Oct 1, 2012 thru Sept 30, 2013. Of these children, 49 received case coordination services, and 44 received case coordination and therapy. Case Coordinators provided comprehensive wrap-around services to the youth and their families; and therapists provided mental health intervention services to reduce the traumatic psychological effects of the abuse, improve mental health functioning of the child and increase social interactions of the family.

- Of the more than 49 client cases referred for case coordination, 31 of them were closed, of which 30 were closed successfully; this represents a 96% successful closure rate. (1 case was closed unsuccessfully because the families declined services and 18 remain open)
- Of the 44 client cases referred for therapy, 30 of them were closed, of which 20 were closed successfully; this represents a 67% successful closure rate. (4 cases were closed unsuccessfully because the families declined services and 14 remain open)
- 87% of client's parents reported improvement in behaviors and social functioning for their child.
- 100% of the families receiving services remained intact.

### Seniors Never Alone Program (SNAP)

The City continued its partnership with Switchboard of Miami, Inc. to provide services to the growing population of elderly residents that reside alone with no other support or assistance from other family members or caregivers in the home. These seniors face many challenges, from health related issues to mental stability, to depression, to other services that seniors need but may not have access to. Through the Seniors Never Alone Program (SNAP), seniors received regular telephone contact from trained counselors, called Reassurance Specialists. Reassurance Specialist called seniors on a weekly basis. Most calls were routine where the reassurance specialist simply gave moral support to the senior. In other cases, where seniors expressed a need for a specific service, the reassurance specialist would connect the senior with the provider of the specific service needed. The reassurance specialist would then follow up with the senior to confirm if services were received. During the period of Oct 1, 2012 through Sept 30, 2013, 43 new seniors were enrolled in the program. This brings the total number of seniors served to date to 159 seniors receiving reassurance services, 4,793 follow-up calls were conducted, and 12 volunteers for a total of 978 hours assisted with weekly telephone reassurance calls. The program received funding in the amount of \$16,561. Funding for this needed service will continue in program year 8.

### Mt. Pisgah Food Pantry

In program year 7, the City funded the Mt. Pisgah Seventh-Day Adventist Church Food Pantry in the amount of \$10,000. The Food Pantry, located in Miami Gardens, operates on the 2<sup>nd</sup> and 4<sup>th</sup> Wednesdays of the month from 2:00pm to 4:00pm. In addition to CDBG funding from the City, the Food Pantry also receives funding from Feeding South Florida Serving, which allows Mt. Pisgah to serve needy and low-income families throughout both Miami-Dade and Broward counties. The Food Pantry served 414 low-to-moderate income families from Miami Gardens.

## **HOUSING PROGRAMS**

### Housing Rehab

The Department administers various types of housing programs including regular and emergency rehabilitation assistance. These programs are funded using various funding sources including CDBG, SHIP, and Federal Home Loan Bank of Atlanta (FHLB) funding through a MOU agreement with the Dade County Federal Credit Union (DCFCU). The City's housing programs have been widely successful. In just 7 years, the City has performed rehabilitation on 174 homes, 47 with CDBG, 32 with SHIP, and 95 with State CDBG funds. This amounts to an average of 25 rehabilitations per year, or 2 per month.

Additionally, in program year 7, the City entered into an agreement with the DCFCU to receive funding through the FHLB Affordable Housing Program Energy Efficiency and Weatherization Rehabilitation. This program provides up to \$12,000 per home to do roof, windows, exterior doors, replacement of existing air conditioning units and the installation of insulation. More than 250 applications were received during a two week period in October 2012. While this program was slow to start, due to new policies and

requirements in which neither the DCFCU nor the City were familiar, 7 applications were approved by the FHLB in September 2013. These rehabs will begin in October 2013 and be completed by December 2013. The City will be leveraging the FHLB funding with CDBG funding to complete these 7 rehabs.

Each housing rehabilitation project is performed using licensed and insured general and specific trades contractors. Each contractor is required to pull a building permit for the work to be performed, and as work is being completed, both a Community Development inspector and Building Department inspector inspect and sign off on the progress payments submitted by the contractor. Additionally, the homeowner is also required to sign off on the progress payments to ensure that work is being completed satisfactorily.

The rehabilitation program has provided better safety and living conditions for residents that would not have been able to afford such improvements. During this program period, the City completed 11 CDBG rehabs and 3 SHIP emergency rehabs. Although our housing program has been successful, the City still faces the same challenges as in previous years; identifying qualified applicants due to homeowners being delinquent on mortgage payments and taxes or not having the appropriate homeowners insurance.

## **OTHER PROGRAMS**

### Technical Assistance Workshops

Several workshops were held during program year 7 to assist community based organizations in working with the City. On March 19, 2013 and April 18, 2013, two workshops were held for community based organizations who were considering applying for funding for public service activities. This year, 40 agencies were represented at these workshops. The purpose of this workshop was to provide community based agencies with an overview of the CDBG program and eligible public service activities.

### Economic Development Activities

The City continued its Business Incentive Program, a financial incentive program geared toward small business owners that offers loans ranging from \$10,000 to \$100,000 for façade improvements and other construction related activities. Midas had been awarded \$50,000 for commercial façade assistance in program year 6 for work that includes impact resistant windows at front façade, walkway upgrades, parking lot improvements consisting of drainage repair and Americans with Disabilities Act (ADA) compliance, and signage improvements to comply with City's sign code. Construction has begun and will be completed in December 2013.

Additionally, the City received applications from Gold's Gym (in the amount of \$20,000) and Miami Gardens Shopping Center (in the amount of \$100,000), for façade and other improvements. Those applications are under review and, if approved, are expected to be awarded during program year 8.

### Public Park Improvements

Over the past 3 program years, the City has funded several park improvement projects in the City's designated LMI areas. Prior to the City's incorporation in 2003, the City's parks were being operated and maintained by Miami-Dade County. Over the years, these parks had been neglected and many had not seen repairs or upgrades in more than 15 years. These improvements included new playground equipment and shade structures, repairs to basketball courts, and energy efficient sports lighting.

The final park improvement project was completed in July 2013 at the *Betty T. Ferguson Recreation Complex*, located in Census Tract 100.02-9, and immediately adjacent to Census Tracts that are 66.5% and 56.9% LMI. The City began pre-development on a perimeter fence in program year 6, which includes surveying, design and engineering (\$49,000). The park improvement continued into program year 7 with the construction of the perimeter fence (\$158,244).

These park improvements in LMI neighborhoods have made these parks more inviting and safe for Miami Gardens residence. However, due to CDBG funding cuts, no further park improvement projects will be funded by CDBG.

### Livable Neighborhoods

In program year 7, the City continued its Livable Neighborhoods infrastructure project in the Vista Verde neighborhood. Livable Neighborhoods provides improvements to residential storm water drainage facilities, street lighting, sidewalks, and landscaping to address flooding and safety issues in three specifically designated neighborhoods; Kings Gardens I, II, & III, Garden Circle, and Vista Verde neighborhoods. All three neighborhoods have been determined to be at least 51% low-moderate income. This is a multi-year project in which \$678,378 of CDBG funds from program years 4, 5, 6, & 7 are being utilized for the planning, engineering and design, and construction costs. Engineering and design were completed in program year 5 with construction beginning in program year 6 and continued and was completed into program year 7.

Construction in the Vista Verde neighborhood began in December 2011. Due to the size of the neighborhood, this construction is being conducted in Phases. Phase 1A began in December 2011 and was completed in July 2012. Phase 1B began in June 2012 and was completed in November 2012. The City is actively seeking to secure additional funding in order to continue construction on the additional Phases of this neighborhood.

### Neighborhood Stabilization Program (NSP)

The City continues to be successful in the implementation of its NSP. Originally the City proposed to acquire a total of up to 40 abandoned and foreclosed homes for rehab and resale to income eligible first-time homebuyers. To date the City has far exceeded this goal by acquiring 74 properties and completing the rehabilitation on 58 (10 this program year) of these homes, 55 of which have been sold to income eligible first-time homebuyers and 2 that have been conveyed to non-for-profit entities selected by the

City after a Request For Proposal process. The sale of these homes has generated a total of \$4,490,641.75 in program income.

Rehabilitation is currently underway on another 6 homes, which includes energy efficiency and water conserving improvements. In addition, all homes have been hardened against possible storms. Of the 74 properties acquired, 13 required repairs beyond 50% of the estimated value and therefore were demolished, and are in the process of being redeveloped for first-time homebuyers. Out of the ones previously demolished, 2 were rebuilt and sold this program year to eligible first-time homebuyers. In total, 64 homes have either been rehabilitated or are in the process using 35 different general contractors for the construction and rehabilitation. The City has also demolished 13 properties that were vacant and blighted and consequently determined to be unsafe structures by the building official. The City will seek to redevelop on those parcels.

The City selected two developers to assist in carrying out the NSP3 responsibilities. Thanks to these efforts, the City will be able to offer 24 units of low-income rental housing for the elderly and 24 units of affordable housing for sale to first-time income eligible homebuyers in the Riverdale Area, and will continue promoting homeownership with the sale of 5 properties purchased and pending rehabilitation in the Rainbow Park area.

## **General Questions**

- 1. Assessment of the one-year goals and objectives:**
  - a. Describe the accomplishments in attaining the goals and objectives for the reporting period.**
  - b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.**
  - c. If applicable, explain why progress was not made towards meeting the goals and objectives.**
- 2. Describe the manner in which the recipient would change its program as a result of its experiences.**
- 3. Affirmatively Furthering Fair Housing:**
  - a. Provide a summary of impediments to fair housing choice.**
  - b. Identify actions taken to overcome effects of impediments identified.**
- 4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.**
- 5. Leveraging Resources**
  - a. Identify progress in obtaining "other" public and private resources to address needs.**
  - b. How Federal resources from HUD leveraged other public and private resources.**
  - c. How matching requirements were satisfied.**

**Program Year 7 CAPER General Questions response:**

1. Below is a summary of the City’s goals and accomplishments for program year 7.

**a) Public Services**

<b>ACTIVITY</b>	<b>ACCOMPLISHMENT UNITS</b>	<b>GOAL</b>	<b>ACCOMPLISHMENT</b>
Youth Services	People Served	100	79
Senior Services	People Served	100	215
Food Pantry	People Served	0	414
Homeownership Assistance (Not Direct)	People Served	0	8 (NSP)

Priority projects in this category include support for public service activities that benefit youth and senior populations. These activities will assist the City of Miami Gardens in moving closer to achieving its goal of providing sustained services for the residents of Miami Gardens.

**b) Redevelop aging housing stock in residential areas**

<b>ACTIVITY</b>	<b>ACCOMPLISHMENT UNITS</b>	<b>GOAL</b>	<b>ACCOMPLISHMENT</b>
Rehab, Single-Unit Residential	Housing Units	7	14 (3 SHIP)
Energy Efficiency Improvements	Housing Units	0	8 (NSP)

The priority projects in this category includes housing rehab projects benefiting low-to moderate-income residents with a focus on energy efficiency, and code enforcement activities to eliminate substandard and blighted influences.

**c) Commercial Redevelopment Programs**

<b>ACTIVITY</b>	<b>ACCOMPLISHMENT UNITS</b>	<b>GOAL</b>	<b>ACCOMPLISHMENT</b>
Building Acquisition, Construction, Rehabilitation (façade)	Businesses	1	0
Direct assistance to new businesses	Businesses	1	0

Priority projects in this category include Economic Development activities to improve blighted conditions within commercial corridors citywide.

**d) Public Facilities and Improvements**

<b>ACTIVITY</b>	<b>ACCOMPLISHMENT UNITS</b>	<b>GOAL</b>	<b>ACCOMPLISHMENT</b>
Infrastructure (Livable Neighborhoods)	Area Benefit (households)	0	1,812
Parks, Recreation Facilities	Area Benefit (households)	0	3,676

While these projects were not part of the goals outlined in the 2012-13 Annual Action Plan, accomplishments were achieved and are being reported here. Priority projects in this category include improvements to residential storm water drainage facilities to address flooding issues in specific low-mod census tracts, including the designated Neighborhood Revitalization Strategy Area. This activity also includes improvements to parks and recreation facilities that are located in and serve low- to moderate-income residents.

1. The City met many of its goals for the reporting period. In the area of public services, the number of persons actually served (708) well surpassed the goal of 200. The City projected to assist 100 youth and 100 elderly. The City did not meet its youth goal, however exceeded its elderly goal by serving 215. Additionally, the City funded a new service this year, a food pantry, which serviced more than 400 needy families, which includes many youth and elderly. This was largely due to the types and quality of proposals received from agencies during the RFP process. The City routinely assists homebuyers through the NSP with down payment assistance as well as referrals to local agencies who offer the 8-hour homebuyer counseling course.

The City completed a total of 14 housing rehab units (11 with CDBG funds) this program year using CDBG and SHIP funds. Applications for the housing rehabilitation program were received during a two week period in October 2012. There are more than 250 applicants on this waitlist. The City more than achieved its goal of 7 single-family housing rehab units. Moreover, energy efficiency and conservation improvements have become a priority in our housing rehab and NSP projects.

Under the commercial redevelopment category, the City projected a goal of 1 commercial redevelopment projects. Although some success has been experienced, the City is still short of its goal. The one business which has been funded, Midas, experiences some delays in construction; therefore the project was not able to be completed within program year 7. It will be completed in program year 8.

2. Several modifications to programs and policies were made last year. Staff continues to review all its programs and policies on an ongoing basis and make changes as are needed to improve the overall success of the programs.

3. The following impediments to fair housing choice were identified in the 2008 City's AI:

- a) Violations of federal, state, and local fair housing laws in the jurisdiction and immediate surrounding areas
- b) Lack of awareness of fair housing laws, issues and resources
- c) Racial disparities in fair and equal lending
- d) A strongly segregated housing market
- e) Limited funding availability for the creation of affordable housing opportunities

The enclosed AI Summary Matrix further describes the City's Fair Housing goals and actions taken to overcome effects of these impediments for this program year.

Moreover, participants in the rehab and homeownership programs receive a fair-housing brochure that gives information on fair housing choice. Residents inquiring about fair housing laws are directed to Housing Opportunities Project for Excellence, Inc. (HOPE, Inc.), the only private non-profit agency in the City and Miami-Dade County that specializes in this area.

4. Limited funding availability is an ongoing challenge. Unfortunately the need in the community is more than the amount of funds available. As a result the City is continuously seeking other funding sources in order to leverage to meet the needs of the underserved in the community.

5. During program year 7, the City was successful in leveraging CDBG resources with other public, state and federal resources for housing rehab activities, including:

- SHIP funds (\$147,000)
- Federal Home Loan Bank of Atlanta through the DCFCU (\$59,500)

Through the Neighborhood Stabilization Program (NSP) Round 1 and 3, the City received funds in the amounts of \$6,866,119 and \$1,940,337, respectively; and nearly \$4.5 million in program income from the sale of homes to first-time homebuyers.

The matching requirements were satisfied through a portion of the housing inspectors salary funded through the NSP grant as well as the city vehicle used by the department is paid for through the City's general fund.

## **Managing the Process**

### **1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.**

#### **Program Year 7 CAPER Managing the Process response:**

The overall Department of Community Development's staff was reduced by 3.5 FTE during this program year by attrition. Based on funding and overall work load in the department, it has been decided not to replace these positions. The current staff of 5 has been able to continue program compliance and implementation of innovative programs to benefit residents and business owners.

## **Citizen Participation**

### **1. Provide a summary of citizen comments.**

### **2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the**

**reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.**

\*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

**Program Year 7 CAPER Citizen Participation response:**

A notice of the availability of the draft CAPER document was advertised in the Miami Herald newspaper. The notice included the time frame of the comment period (December 5<sup>th</sup> thru 20<sup>th</sup>, 2013), as well as instructions on how to submit comments on the report. The draft CAPER was also accessible for review at City Hall and on the City's website. Two public meetings were held (December 18<sup>th</sup> & 19<sup>th</sup>, 2013) to receive public comments. These meetings were also advertised in the Miami Herald newspaper and at City Hall.

No comments or questions were submitted during the 30-day comment period, nor at the two publicly held meetings.

**Institutional Structure**

- 1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.**

**Program Year 7 CAPER Institutional Structure response:**

The City's Department of Community Development is the lead agency for administering HUD funded programs, including CDBG, NSP, HPRP, and CDBG-R allocations granted to the City. Accordingly, the Department is responsible for coordinating with other City departments and government agencies to implement projects under these programs. During this program year, Community Development staff worked with Code Enforcement, Building, Parks & Recreation, the Police Department, Capital Projects, and Public Works to carry out needed projects and services in the community.

**Monitoring**

- 1. Describe how and the frequency with which you monitored your activities.**
- 2. Describe the results of your monitoring including any improvements.**
- 3. Self Evaluation**
  - a. Describe the effect programs have in solving neighborhood and community problems.**

- b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.**
- c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.**
- d. Indicate any activities falling behind schedule.**
- e. Describe how activities and strategies made an impact on identified needs.**
- f. Identify indicators that would best describe the results.**
- g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.**
- h. Identify whether major goals are on target and discuss reasons for those that are not on target.**
- i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.**

**Program Year 7 CAPER Monitoring response:**

1. The Department of Community Development Staff monitors its sub-recipients for Public Services throughout the contract period (September – October). An initial site visit was conducted within 30-days of contract execution to review program and reporting requirements. An annual monitoring was performed of each sub-recipient. The monitorings were on-site at the sub-recipients offices, and client files and program financials were thoroughly reviewed for compliance with CDBG requirements. Housing Programs are monitored by the housing inspector who oversees each housing project to ensure that contractors are performing the scope of work as outlined and keep within the timeframe established for the program.

2. This program year the City had 5 public service sub-recipients. Overall, these sub-recipients complied with the requirements of the grant. The City funded one agency which had not previously been funded, and required continuous oversight throughout the program year. As a result, when monitoring site visits were conducted in February and March, there were no findings or corrective actions needed.

3. Over the past 7 years the City's public services programs had much success overall. The City has funded programs that provided services to: youth aging out of foster care, youth victims of sexual abuse, youth after school tutoring, homebuyer counseling and foreclosure prevention, meals to the elderly and disabled, a food pantry and much more. With the most recent Request For Proposal cycle, a total 12 proposals were received.

The housing rehab program has been successful in providing decent housing to 14 households this program year (174 households since the City became an entitlement in 2006). Building code violations and/or health and safety issues were the primary conditions identified during the inspection process. The Neighborhood Stabilization Program has not only provided decent housing and a suitable living environment by acquiring and rehabbing blighted and foreclosed homes, it has also helped to arrest the

decline of neighborhoods by acquiring these homes at a competitive market rate and selling them to low-mod families who now occupy them.

Improving the quality of life and providing a suitable living environment is being addressed through our Public Facilities Improvements. The Livable Neighborhoods Initiative is a multi-year project that provides funding for an extensive infrastructure program in three (3) neighborhoods that have experienced extensive flooding problems for several years. The program experienced some delays in the beginning, however to date, two of the project areas have been completed (Kings Gardens I & II, and Phase 1A and 1B of the Vista Verde Neighborhoods). The completion of this program will result in the provision of new drainage, sidewalks, and lighting in these neighborhoods.

## **Lead-based Paint**

### **1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.**

#### **Program Year 7 CAPER Lead-based Paint response:**

To reduce the threat of childhood lead poisoning in housing units receiving assistance in the City of Miami Gardens, inspections are performed on each unit built prior to 1978 to determine whether lead-based paint is present. If lead-based paint is detected, an assessment report is prepared outlining the proposed remediation. If required, abatement is then performed by an Environmental Protection Agency (EPA) certified contractor. Once abatement is completed, homeowners receive documentation advising them of the different phases of abatement, including copies of the contractor report and clearance.

For all our housing programs, participants receive documentation disclosing the hazards of lead based paint, the test results and the proposed abatement.

## **HOUSING**

### **Housing Needs**

**\*Please also refer to the Housing Needs Table in the Needs.xls workbook.**

### **1. Describe Actions taken during the last year to foster and maintain affordable housing.**

#### **Program Year 7 CAPER Housing Needs response:**

According to the US Census Bureau, 2010 American Survey 1-Year estimates, the homeownership rate in the City is 65%. In view of that, a significant effort is placed on maintaining affordability rather than fostering and increasing affordable housing. Approximately 25% of the City's entitlement is allocated toward housing rehabilitation.

This activity is focused on improving the quality of existing housing stock by addressing code violations, health/safety concerns, and weatherization and hardening for the household residents. Additionally, 100% of NSP Round 1 and 3 allocations are devoted to the acquisition of foreclosed and abandoned homes for rehab and re-sale to eligible first-time homebuyers. But for this effort, many of these properties may have become hazardous and likely deemed as unsafe structures, which could result in the homeowner being displaced and potentially losing the home.

### **Specific Housing Objectives**

- 1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.**
- 2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.**
- 3. Describe efforts to address “worst-case” housing needs and housing needs of persons with disabilities.**

#### **Program Year 7 CAPER Specific Housing Objectives response:**

1. During the 7<sup>th</sup> program year, the City completed 14 housing rehabilitation projects. This included 11 rehabs with CDBG and 3 with SHIP. We far exceed our goal for this year of 7 units.
2. The City of Miami Gardens did not allocate any CDBG funds for affordable housing activities that meet Section 215.
3. The Department defines “Worst-case” housing needs as unsafe structures. As such, the Department works in collaboration with the City’s Building & Code Compliance Division, as well as other government agencies to address these conditions. Property owners of housing units that are identified as unsafe structures are offered an opportunity to participate in our rehab program.

### **Public Housing Strategy**

- 1. Describe actions taken during the last year to improve public housing and resident initiatives.**

#### **Program Year 7 CAPER Public Housing Strategy response:**

Public Housing projects located within the City continue to be operated at a countywide level, by the Miami-Dade Public Housing Agency (MDPHA). There are 3 public housing

rental properties containing a total of 80 units operated by MDPHA. MDPHA also encourages residents to become more involved in the management of the development and to participate in homeownership through its Family Self-Sufficiency Program. They have also implemented a Section 8 homeownership program to provide Section 8 participants the opportunity to purchase a home. The housing agency also offers a variety of homeownership programs to low- and moderate-income families through its Development and Loan Administration Division and New Markets Division.

## **Barriers to Affordable Housing**

### **1. Describe actions taken during the last year to eliminate barriers to affordable housing.**

#### **Program Year 7 CAPER Barriers to Affordable Housing response:**

The City of Miami Gardens has experienced a significant decrease in housing prices (-46%) over the past five years. Miami Gardens is an urban community that is 93% built out with a forecasted 9% increase in population growth by 2015. In addition, the nationwide sub-prime mortgage and foreclosure crisis and subsequent economic downturn have put downward pressure on home prices in the City. The economic crisis throughout the country has created an increase in job losses and foreclosures thereby creating a decrease in persons who are “mortgage ready.” Identifying buyers that can qualify for homes is very difficult. Regardless, the City continues to work with local lenders to facilitate the process for eligible applicants.

## **HOME/ American Dream Down Payment Initiative (ADDI)**

- 1. Assessment of Relationship of HOME Funds to Goals and Objectives**
  - a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.**
- 2. HOME Match Report**
  - a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.**
- 3. HOME MBE and WBE Report**
  - a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women’s Business Enterprises (WBEs).**
- 4. Assessments**
  - a. Detail results of on-site inspections of rental housing.**
  - b. Describe the HOME jurisdiction’s affirmative marketing actions.**
  - c. Describe outreach to minority and women owned businesses.**

#### **Program Year 7 CAPER HOME/ADDI response:**

The City did not receive an allocation of HOME funds. Therefore this section is not applicable.

## HOMELESS

### Homeless Needs

**\*Please also refer to the Homeless Needs Table in the Needs.xls workbook.**

- 1. Identify actions taken to address needs of homeless persons.**
- 2. Identify actions to help homeless persons make the transition to permanent housing and independent living.**
- 3. Identify new Federal resources obtained from Homeless SuperNOFA.**

#### **Program Year 7 CAPER Homeless Needs response:**

1. Since becoming an entitlement in 2006, the City has coordinated its efforts with the Miami-Dade Homeless Trust to address the needs of homeless persons within the City limits. Through the Homeless Trusts' contracted agency (Citrus Health Network, Inc.), a County-Wide Chronic Homeless Outreach Program has been implemented. This program is identifying and tracking all chronically homeless people in our Continuum of Care (CoC) via Homeless Management Information Strategies (HMIS), and providing targeted assessment, clinical, and primary health services, placement of clients into appropriate permanent supportive housing and treatment. All homeless outreach teams now have access to reciprocal information, which allows all of them to focus their efforts on target outreach services to specific individuals experiencing chronic homelessness. Additionally, the contract calls for the identification, by name, of all chronically homeless individuals in Miami-Dade County.

2. Through the Countywide Homeless Hotline, individuals and families at risk of homelessness are assessed and provided with or linked to appropriate services, including but not limited to: case management, rental assistance, mortgage assistance, utility assistance, and other services. FEMA funds available through the Emergency Food and Shelter Board, are used for the same purpose. During program years 4-6, the City of Miami Gardens utilized its allocation of Homelessness Prevention and Rapid Re-housing Program (HPRP) funds in the amount of \$567,612 to provide homelessness prevention services to individuals and families at or below 50% AMI through a sub-recipient agreement with Citrus Health Network, Inc. Funding of the HPRP was fully expended in program year 6, and the reporting completed through E-SNAPs, HMIS and FederalReporting.gov as of September 30, 2012.

3. Prior to the HPRP allocation, the City did not receive funding for homeless needs. However, we were involved in supporting the Homeless Trusts' efforts to secure

available resources from the Federal Government, and continue to do so now that HPRP is closed out.

## **Specific Homeless Prevention Elements**

### **1. Identify actions taken to prevent homelessness.**

#### **Program Year 7 CAPER Specific Housing Prevention Elements response:**

Unfortunately, the City's allocation of funding for the Homelessness Prevention and Rapid Re-housing Program was completely expended in program year 6. No additional funds have been received to address homelessness prevention in program year 7; therefore a response is not applicable.

## **Emergency Shelter Grants (ESG)**

- 1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).**
- 2. Assessment of Relationship of ESG Funds to Goals and Objectives**
  - a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.**
  - b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.**
- 3. Matching Resources**
  - a. Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.**
- 4. State Method of Distribution**
  - a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.**
- 5. Activity and Beneficiary Data**
  - a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.**
  - b. Homeless Discharge Coordination**
    - i. As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.**

- c. **Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.**

**Program Year 7 CAPER ESG response:**

The City did not receive ESG funding. Therefore this response is not applicable.

## COMMUNITY DEVELOPMENT

### Community Development

\*Please also refer to the Community Development Table in the Needs.xls workbook.

1. **Assessment of Relationship of CDBG Funds to Goals and Objectives**
  - a. **Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.**
  - b. **Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.**
  - c. **Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.**
2. **Changes in Program Objectives**
  - a. **Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.**
3. **Assessment of Efforts in Carrying Out Planned Actions**
  - a. **Indicate how grantee pursued all resources indicated in the Consolidated Plan.**
  - b. **Indicate how grantee provided certifications of consistency in a fair and impartial manner.**
  - c. **Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.**
4. **For Funds Not Used for National Objectives**
  - a. **Indicate how use of CDBG funds did not meet national objectives.**
  - b. **Indicate how did not comply with overall benefit certification.**
5. **Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property**
  - a. **Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.**
  - b. **Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.**



- d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.**
- e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.**

**11. Lump sum agreements**

- a. Provide the name of the financial institution.**
- b. Provide the date the funds were deposited.**
- c. Provide the date the use of funds commenced.**
- d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.**

**12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year**

- a. Identify the type of program and number of projects/units completed for each program.**
- b. Provide the total CDBG funds involved in the program.**
- c. Detail other public and private funds involved in the project.**

**13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies**

- a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.**

**Program Year 7 CAPER Community Development response:**

1. CDBG funds were used in direct relation to the priorities, needs, goals, and specific objectives outlined in the 2011-2016 Consolidated Plan. All CDBG funded activities directly benefited ELI and LMI persons. Progress made toward meeting affordable housing goals could be categorized as challenging. As stated earlier, our focus has been on maintaining affordability rather than fostering and increasing affordable housing. This is accomplished through our housing rehab program. We completed a total of 14 rehab projects. This included 11 rehabbed with CDBG and 3 with SHIP. All of which were low-income households.

2. As was described above in the General Questions Section (page 8), several modifications to programs and policies were made last year. Staff continues to review all its programs and policies on an ongoing basis and make changes as are needed to improve the overall success of the programs.

3. The City has tirelessly pursued any and all resources in order to carry out its planned programs. The City has been successful in receiving funding from the State through the State Housing Initiative Partnership (SHIP) Program, and from the Federal Home Loan

Bank of Atlanta through the Dade County Federal Credit Union to further its Housing Rehabilitation program. Certifications of consistency received are evaluated against the established Consolidated Plan as well as the overall Comprehensive Development Master Plan. The desired programs and activities outlined in our Consolidated Plan were not hindered in any way. Full support for implementation was obtained from the Mayor and City Council.

4. All CDBG entitlement funds were used for activities that met a national objective.
5. None of the funded activities in program year 7 triggered relocation.
6. The City of Miami Gardens funded 1 Economic Development Activity during this program year. Upon its completion, the recipient will be expected to create 2 Full-time equivalent jobs.
7. None of the City’s funded activities were funded as Limited Clientele.
8. The program income the City received is \$1,784 from the homeowner assistance program, which is a result of the zero interest loans of 360 equal payments. Additionally, \$13,194 of program income was received from the Economic Development program.
9. The City of Miami Gardens had to make \$11,333.68 of prior period adjustments for expenditures in activities that were cancelled without meeting a national objective. See below chart for details.

Activity ID	Drawn Amt	Plan Year
9	\$1,485.00	2006-07
13	\$1,485.00	2006-07
15	\$250.00	2006-07
19	\$1,485.00	2006-07
22	\$1,485.00	2006-07
23	\$210.00	2006-07
30	\$3,200.00	2006-07
70	\$1,283.99	2007-08
85	\$163.75	2008-09
86	\$177.50	2008-09
116	\$38.75	2009-10
118	\$13.75	2009-10
127	\$55.94	2009-10
<b>Total</b>	<b>\$11,333.68</b>	

10. Currently, the City of Miami Gardens funded four (4) repayable loans in our direct homeownership assistance program for a total of \$85,000. Of these, three loans were in the amount of \$20,000 and one loan was in the amount of \$25,000. The loans are secured by mortgage liens. The terms of the loans include \$10,000 in the form of a

grant and the remaining balance as a 30-year loan, with 360 equal payments, at zero percent interest. Other terms of the loan include a net share gain, on a declining scale, if the property is sold prior to loan maturity. All four (4) loans were provided to low income residents. Our housing rehab program is a forgivable loan program whereby a mortgage lien is recorded on the property for a period of five years. If after the five-year period, no sale or transfer of title has occurred the loan is completely forgiven. These loans also have a zero percent interest rate. Therefore, we are not anticipating any receivables. To date, we have generated 47 forgivable rehab loans totaling \$1,445,901.

11. The City of Miami Gardens did not enter into any lump sum agreements during this program year.

12. Under the Housing Rehabilitation category, all of the completed units were single family, owner occupied units. Fourteen (14) housing units were completed during this year. The total amount of CDBG funds allocated was \$245,000. The City also leveraged approximately \$75,000 of SHIP funds and \$60,000 of Federal Home Loan Bank of Atlanta funds through the Dade County Federal Credit Union.

13. The City completed 2 single family rehabs in the established Bunche Park Neighborhood Revitalization Strategies Area.

## **Antipoverty Strategy**

### **1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.**

#### **Program Year 7 CAPER Antipoverty Strategy response:**

The City of Miami Gardens' antipoverty strategy for our seventh program year focused on our affordable housing efforts, attempting to preserve the stock of affordable housing. Furthermore, through the Public Services program the City's primary focus is providing those low and very low income individuals with services they could not otherwise access or afford on their own.

## **NON-HOMELESS SPECIAL NEEDS**

### **Non-homeless Special Needs**

**\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.**

### **1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).**

#### **Program Year 7 CAPER Non-homeless Special Needs response:**

The City of Miami Gardens did not designate any funding for persons that are not homeless but requiring supportive housing.

## **Specific HOPWA Objectives**

\*Please also refer to the HOPWA Table in the Needs.xls workbook.

### **1. Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives**

**Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:**

- a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;**
- b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;**
- c. That community partnerships between State and local governments and community-based non-profits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;**
- d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;**
- e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,**
- f. That community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.**

### **2. This should be accomplished by providing an executive summary (1-5 pages) that includes:**

- a. Grantee Narrative**
  - i. Grantee and Community Overview**
    - (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services**
    - (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected**
    - (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS**
    - (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body**
    - (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations**
    - (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs,**

**homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families.**

**ii. Project Accomplishment Overview**

- (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to prevent homelessness; rental assistance; facility based housing, including development cost, operating cost for those facilities and community residences**
- (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds**
- (3) A brief description of any unique supportive service or other service delivery models or efforts**
- (4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.**

**iii. Barriers or Trends Overview**

- (1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement**
- (2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and**
- (3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years**

**b. Accomplishment Data**

- i. Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).**
- ii. Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions (Table II-2 to be submitted with CAPER).**

**Program Year 7 CAPER Specific HOPWA Objectives response:**

The City of Miami Gardens does not receive an allocation of HOPWA funds; therefore this section is not applicable.

**SUMMARY OF FAIR HOUSING GOALS / STRATEGIES**

<b>IMPEDIMENT(S) TO BE ADDRESSED</b>  (List <u>all</u> impediments identified in the AI.)	<b>GOALS</b>  (What do you hope to achieve?)	<b>STRATGIES TO MEET THE GOALS</b>  (How will you achieve your goals?)	<b>RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS</b>  (Identify the organizations who will be undertaking the actions to address the impediment.)	<b>BENCHMARK</b>  (In which <u>month/year</u> of your Consolidated Plan do you plan to achieve this?)	<b>PROPOSED INVESTMENT</b>  (Amount of money) (Funding Source)	<b>YEAR TO BE COMPLETED</b>  (Is it contained in your Consolidated Plan Action Plan Goals?)	<b>DATE COMPLETED</b>  (Identify which <u>month/year</u> of the Consolidated Plan the action was addressed.)	<b>NOTE:</b>  IF THE IMPEDIMENT HAS <u>NOT</u> BEEN ADDRESSED, PROVIDE A DETAILED EXPLANATION AS TO WHY AND WHEN (month/year) IT WILL BE ADDRESSED.
1) Violations of federal, state, and local fair housing laws in the jurisdiction and immediate surrounding areas	<ul style="list-style-type: none"> <li>• Reduce incidences of housing discrimination</li> </ul>	<ul style="list-style-type: none"> <li>▪ Provide fair housing training to all recipients receiving City funds for housing related and community based projects</li> <li>▪ Provide fair housing education and outreach workshops to housing providers to foster compliance with federal, state, and local fair housing laws</li> </ul>	Department of Community Development	Begin 2009	N/A	Continuous, as program recipients are identified	<ul style="list-style-type: none"> <li>▪ 2012-2013 – several homebuyer workshops were conducted for first-time homebuyers throughout the program year                             <ul style="list-style-type: none"> <li>○ 8 of these attendees purchased homes from the City through NSP; 5 are African American households, 3 are White Hispanic households</li> </ul> </li> <li>▪ 2012-2013 – HOPE, Inc. provided several workshops in the Opa-Locka/Miami Gardens area for housing providers</li> </ul>	

**SUMMARY OF FAIR HOUSING GOALS / STRATEGIES**

<p><b>IMPEDIMENT(S) TO BE ADDRESSED</b></p> <p>(List <u>all</u> impediments identified in the AI.)</p>	<p><b>GOALS</b></p> <p>(What do you hope to achieve?)</p>	<p><b>STRATGIES TO MEET THE GOALS</b></p> <p>(How will you achieve your goals?)</p>	<p><b>RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS</b></p> <p>(Identify the organizations who will be undertaking the actions to address the impediment.)</p>	<p><b>BENCHMARK</b></p> <p>(In which <u>month/year</u> of your Consolidated Plan do you plan to achieve this?)</p>	<p><b>PROPOSED INVESTMENT</b></p> <p>(Amount of money) (Funding Source)</p>	<p><b>YEAR TO BE COMPLETED</b></p> <p>(Is it contained in your Consolidated Plan Action Plan Goals?)</p>	<p><b>DATE COMPLETED</b></p> <p>(Identify which <u>month/year</u> of the Consolidated Plan the action was addressed.)</p>	<p><b><u>NOTE:</u></b></p> <p>IF THE IMPEDIMENT HAS <u>NOT</u> BEEN ADDRESSED, PROVIDE A DETAILED EXPLANATION AS TO WHY AND WHEN (month/year) IT WILL BE ADDRESSED.</p>
<p>2) Lack of awareness of fair housing laws, issues and resources</p>	<ul style="list-style-type: none"> <li>▪ Educate the community about its rights and responsibilities to Fair Housing</li> </ul>	<ul style="list-style-type: none"> <li>▪ Educate City employees regarding responsibility to affirmatively further fair housing</li> <li>▪ Develop a Fair Housing Education Campaign                             <ul style="list-style-type: none"> <li>○ Increase resident and landlord awareness and knowledge of fair housing</li> <li>○ Expand Fair Housing information on the City’s website</li> <li>○ Make fair housing information and housing discrimination brochures available for City residents</li> <li>○ Provide fair housing information to all housing program participants</li> <li>○ Coordinate with appropriate organization to offer a citywide fair housing training workshop to the general public</li> <li>○ Include the City’s commitment to affirmatively further fair housing choice in the City’s Housing Policy Manual</li> </ul> </li> </ul>	<p>Department of Community Development</p>	<p>3/2012</p>	<p>N/A</p>	<p>2011-2012</p>	<ul style="list-style-type: none"> <li>▪ 04/2012 – Identified Dept of Community Development employees attended a fair lending practices workshop conducted by HOPE, Inc.</li> <li>▪ Beginning 02/2010 – Brochures on English, Spanish and Creole on fair housing, housing discrimination, and reporting it were made available to the public at City departments and are given to all housing program participants.</li> </ul>	

**SUMMARY OF FAIR HOUSING GOALS / STRATEGIES**

<b>IMPEDIMENT(S) TO BE ADDRESSED</b>  (List <u>all</u> impediments identified in the AI.)	<b>GOALS</b>  (What do you hope to achieve?)	<b>STRATGIES TO MEET THE GOALS</b>  (How will you achieve your goals?)	<b>RESPONSIBLE ENTITIES ASSIGNED TO MEET GOALS</b>  (Identify the organizations who will be undertaking the actions to address the impediment.)	<b>BENCHMARK</b>  (In which <u>month/year</u> of your Consolidated Plan do you plan to achieve this?)	<b>PROPOSED INVESTMENT</b>  (Amount of money) (Funding Source)	<b>YEAR TO BE COMPLETED</b>  (Is it contained in your Consolidated Plan Action Plan Goals?)	<b>DATE COMPLETED</b>  (Identify which <u>month/year</u> of the Consolidated Plan the action was addressed.)	<b>NOTE:</b>  IF THE IMPEDIMENT HAS <u>NOT</u> BEEN ADDRESSED, PROVIDE A DETAILED EXPLANATION AS TO WHY AND WHEN (month/year) IT WILL BE ADDRESSED.
3)Racial disparities in fair and equal lending	<ul style="list-style-type: none"> <li>• Reduce discriminatory and abusive practices in lending</li> </ul>	<ul style="list-style-type: none"> <li>▪ Provide fair housing education and outreach workshops to housing providers</li> <li>▪ Provide fair housing training to all recipients receiving City funds for housing related and community based projects</li> </ul>	Department of Community Development	09/2013	N/A	Continuous, as program recipients are identified	<ul style="list-style-type: none"> <li>▪ 2012-2013 – HOPE, Inc. provided several workshops in the Opa-Locka/Miami Gardens area for housing providers</li> <li>▪ 2012-2013 – several homebuyer workshops were conducted for first-time homebuyers throughout the program year</li> </ul>	
4)A strongly segregated housing market	<ul style="list-style-type: none"> <li>• Promote integration and diversity within the City of Miami Gardens</li> </ul>	<ul style="list-style-type: none"> <li>▪ Provide fair housing training to all recipients receiving City funds for housing related and community based projects</li> </ul>	Department of Community Development	Begin 2009	N/A	Continuous, as program recipients are identified	<ul style="list-style-type: none"> <li>▪ 2012-2013 – several homebuyer workshops were conducted for first-time homebuyers throughout the program year                             <ul style="list-style-type: none"> <li>○ 8 of these attendees purchased homes from the City through NSP; 5 are African American households, 3 are White Hispanic households</li> </ul> </li> </ul>	

