

**COMMUNITY PLANNING & DEVELOPMENT
Housing Division**



2015-2016

**CONSOLIDATED ANNUAL PERFORMANCE
EVALUATION REPORT
(CAPER)**

FOR THE

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
HOME INVESTMENT PARTNERSHIP (HOME)
PROGRAMS**

REPORTING PERIOD

(OCTOBER 1, 2015 THRU SEPTEMBER 30, 2016)

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The FY 2015-2016 Consolidated Annual Performance and Evaluation Report (CAPER) outlines the results of City of North Miami's efforts to implement strategies, programs and activities which are intended to allow the City to substantially realize the goals and objectives set forth in the Five-Year Consolidated Plan (FY 2015-2019) and the FY 2015-2016 Annual Action Plan. The City's Housing Program aided in the form of deferred loans and grants to eligible single-family home owners, multi-family property owners, first-time homebuyers and low income renters.

Overall Housing Accomplishments: A total of thirty-two (32) housing units were completed under the owner-occupied rehabilitation program, and an additional thirty (13) units were completed under the paint program, forty-five (45) total . Funding from CDBG, HOME, and SHIP totaling \$714,582.21 were combined to complete the units. **Household income:** extremely low/very low-30; low-17; moderate-1

CDBG Funded Housing Accomplishments: Housing Rehabilitation :nine (9) single family homes were completed. Thirteen (13) housing units were painted. Fifteen (15) of these CDBG rehabilitation cases were for Senior Citizens (62 and older) or persons with special needs. For FY 2015-2016, \$326,206 in CDBG funding was expended on this activity.SHIP funds of \$129,385 provided additional funding to assist seven (7) housing units. **Household income:** extremely low/very low-15; low-7; moderate-0

The City expended \$17,975.60 of CDBG funding to assist three (3) elderly households with emergency repairs such as as HVAC system, water heaters, entry doors, roofing and plumbing and gas lines. **Household income:** extremely low/very low-3; low-0; moderate-0

HOME Funded Housing Accomplishments: Housing Rehabilitation: Thirteen (13) single family units were completed with HOME funds. For FY 2015-2016, \$258,991 in HOME funding was expended on this activity, using \$257,333.00 of program income. **Household income:** extremely low income/very low income-6; low-7

HOME CHDO Projects: We have finalized a CHDO Agreement with a Opa-Locka Community Development Corporation (Opa-Locka CDC) CHDO to build an affordable 6-unit rental development in the community utilizing FY15/16 HOME CHDO funds.

Tenant Based Rental Assistance: One very low income household were provided with tenant based rental assistance. HOME funds of \$905.00 were expended on this activity in the reporting period. **Household income:**extremely low-0/very low-1; low-0

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Assistance to microenterprises or small businesses	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	25	0	0.00%	5	0	0.00%
Assistance to microenterprises or small businesses	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	40	3	7.50%	8	3	37.50%
Eliminate blighting influences & conditions. SL1.1	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	5	0	0.00%			

Expand supply of owner-occupied housing - DH1.1/1.2	Affordable Housing HOME CHDO Administered	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	5	0	0.00%	1	0	0.00%
Expand supply of owner-occupied housing. DH1.3	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	5	1	20.00%	1	1	100.00%
Increase Quality of Public Facilities. Obj.: SL1.2	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	35000	0	0.00%	7000	0	0.00%
Maintain safe and affordable housing for elderly	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	25	3	12.00%	5	3	60.00%
Maintain safe and affordable housing. DH3.1	Affordable Housing	CDBG: \$ / HOME: \$ / State of Florida SHIP: \$	Homeowner Housing Rehabilitated	Household Housing Unit	120	42	35.00%	26	42	161.54%
Planning and grant administration	Planning and administration	CDBG: \$ / HOME: \$	Other	Other	1	0	0.00%	1	0	0.00%

Provide housing programs for at-risk homeless DH2.	Affordable Housing Homeless	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0		2	1	50.00%
Provide housing programs for at-risk homeless DH2.	Affordable Housing Homeless	HOME: \$	Homelessness Prevention	Persons Assisted	10	0	0.00%			
Provision of public services Obj.: SL2.1	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	1333	26.66%	1000	1333	133.30%
Provision of public services Obj.: SL2.1	Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Provision of public services Obj.: SL2.2	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	200	27	13.50%	40	27	67.50%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan,

giving special attention to the highest priority activities identified.

The City of North Miami's performance in achieving the housing and community development goals outlined in the Consolidated Plan was favorable. The City exceeded the goals set for housing and public services. While goals related to first time homebuyer assistance, tenant based rental assistance, and economic development (business assistance were not met, progress has been made. The following describes the extent to which the goals and objectives outlined in the Consolidated Plan and the FY 2015-2016 Action Plan were realized.

The City's Housing Program provides grants and deferred loans to many low and moderate income homeowners who would otherwise be unable to make needed home repairs. Home improvements contribute to stability and quality of life for residents and reduce crime in those neighborhoods. The Homeownership Program provides deferred loans to first-time homebuyers who would otherwise be unable to come up with down payment and or closing costs to purchase a home. Homeowners, as opposed to renters, provide stability for neighborhoods since they have a continuing interest in ensuring that their neighborhoods are safe and secure.

Funds allocated to community based organizations provide after school programs for youths keeping them away from gangs, drugs and crime which benefit communities. There are also program focusing on college preparation and career exploration. The programs also provide senior citizens with home delivered meals, home health care services, transportation, and other services thereby allowing them to remain independent and live at home. 1,333 individuals were assisted.

Consistent with the Consolidated Plan, affordable housing is a high priority in the City. This program year, the City's Housing Program made great progress in aiding eligible single-family homeowners and first-time homebuyers. The city assisted 45 homeowners with rehabilitation, helped one (1) family to become proud homeowners, and assisted one family at risk of homelessness which was a low priority. The City donated land

and provided HOME CHDO funding for a six-unit rental project although rental housing was considered a low priority.

CDBG funds were used primarily to fund high priority needs such as housing programs which include single housing rehabilitation. Public service activities are also given high priority. CDBG funds also were used with HOME and SHIP funds to assist with housing rehabilitation activities.

The Consolidated Plan projected that the economic development activities undertaken by the City would provide assistance to eight (8) businesses. In FY 2015-2016, three (3) businesses were assisted. Job ceation activities had a high priority but assistance to small business was

considered a low priority. A commercial façade rehabilitation grant program was also initiated on the NW 7th Avenue commercial corridor.

City of North Miami Public Services Activities

FY 2015-2016 Accomplishments

2015/2016 FUNDED ACTIVITIES	Accomplished	Awarded	Total Expenditures
1. Experts Resource Community Center, Inc.	65	\$8,500.00	\$5,525.00
2. Florida Immigrant Coalition	116	\$8,500.00	\$8,500.00
3. Food for Life Network	0	\$6,750.00	\$0.00
4. Holy Cross Lutheran School	40	\$6,750.00	\$6,564.61
5. Ladies of Valor Empowerment	21	\$8,750.00	\$4,327.49
6. North Miami Foundation	8	\$9,250.00	\$9,250.00
7. Prosperity Social and Community Development Group, Inc.	46	\$8,000.00	\$7,999.40
8. The Russell Life Skills and Reading Foundation	27	\$9,500.00	\$9,500.00
9. Sant La, Youth	23	\$8,000.00	\$540.00
10. Sant La, Haitian Neighborhood Center	894	\$7,000.00	\$4,736.60
11. Irving Thomas Elite	93	\$9,500.00	\$7,943.04
TOTAL PEOPLE SERVED	1333	\$90,500.00	\$64,886.14

North Miami Public Services FY 2015-2016 Activities Accomplishments

Goals and Outcomes - CR05 Continued

Lead Based Paint Inspections. Forty-five (45) homes were tested for lead based paint and two (2) homes that contained lead base paint hazards which were abated through rehabilitation. A total of \$12,150.00 was expended on this activity in the reporting period. Commercial Facade Improvements: The City of North Miami has initiated The NW 7th Avenue Commercial Facade Rehabilitation Grant which is a matching construction grant funded through the City's Capital Projects Fund to promote economic development and beautification along a major commercial corridor. Economic Development: The Green Business Rehabilitation Grant is a matching economic development grant designed to help small businesses retro-fit their spaces to reduce energy consumption and save money through energy efficient improvements. The City assisted three (3) business owners. A total of \$7,939.03 of CDBG funding was expended on this activity. Public Service Accomplishments: FY2015-2016's Public Service goal was met by, the goals were to provide at-risk residents with low to moderate income with various social services, utilizing \$90,500.00, of CDBG funds. In this reporting period \$64,886.14 in CDBG funds was expended on these activities. 1,333 individuals were assisted. See table below for a breakdown of assistance.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	58	1
Black or African American	1,279	14
Asian	0	0
American Indian or American Native	23	0
Native Hawaiian or Other Pacific Islander	5	0
Total	1,365	15
Hispanic	19	1
Not Hispanic	1,361	14

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

City of North Miami maintains records on the racial and ethnic status of all beneficiaries under the CDBG and HOME Programs. The following is the racial and ethnic breakdown of households receiving assistance:

- Housing:** A total of 45 households were assisted. Under CDBG, six (6) were white, 16 were black, and four (4) were of Hispanic ethnicity. As a different category, three (3) elderly headed households were assisted of which two (2) were black and one (1) was of Hispanic ethnicity. Under HOME, 13 households were assisted of which 12 were black and one (1) was of Hispanic ethnicity. Under SHIP, two(2) were white, five (5) were black and two (2) of Hispanic ethnicity.
 Tenant Based rental assistance: One household was assisted that was black with non-Hispanic ethnicity.
 First Time Homebuyer Assistance: One household was assisted that was black with non-Hispanic ethnicity.
 Public Services: 1,333 persons were assisted of which forty-nine (49) were white, 1,256 were black, 23 black and white, and 5 multiracial. Sixteen (16) were of Hispanic ethnicity.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		3,021,408	504,968
HOME		790,800	40,420
Other	State of Florida SHIP	376,000	129,683

Table 3 - Resources Made Available

Narrative

The City of North Miami received \$746,909 in CDBG funds and \$ 197,700 from the HOME Program, totaling \$944,609 in formula grants. In addition, the City of North Miami received \$8,443.76 in CDBG recaptured funds and \$257,333 in HOME recaptured funds (program income) to carry out its planned activities as outlined in the Program Year 2015/First Program Year Action Plan.

CDBG and HOME funds totaling \$600,187.21 were expended on single-family housing rehabilitation and home painting activities. The State Housing Initiatives Partnership (SHIP) program contributed \$129,683.00 to the single-family housing rehabilitation activities.

Overall, CDBG funds of \$655,597.61 and HOME funds of \$305,361.14 (including \$905.00 in HOME TBRA assistance and \$20,000.00 in HOME first-time homebuyer assistance) totaling \$960,958.75 were expended and made available in the jurisdiction to further objectives of the City's 2015-2020 Consolidated Plan.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	92	99	Majority of the activities were carried out citywide
Low & Moderate-Income Areas	3	1	3 business assisted in census tract 0004.05
N Miami Community Redevelopment Area (CRA)	5		

Table 4 – Identify the geographic distribution and location of investments

Narrative

The majority of the City's CDBG and HOME activities are carried out on a Citywide basis and are focused

on people and not places. However, there are two investments that are geography based: the NW 7th Avenue Commercial Façade Rehabilitation Grant which is located in census tract 0004.05.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

For FY 2016-2016, North Miami utilized HOME and CDBG funding to leverage \$129,385 in State of Florida SHIP finds for owner-occupied housing rehabilitation. Private capital in the amount of \$195,000 for one homebuyer assisted through the First Time Homebuyer Assistance program was also leveraged. No HOME match was required.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	47
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	47

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	1
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	45
Number of households supported through Acquisition of Existing Units	0	1
Total	0	47

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Affordable housing activities funded included support for housing development, first-time homebuyer assistance, housing rehabilitation, roof and window replacements, painting, hurricane shutter installation assistance, tenant based rental assistance and lead based paint inspections.

The City exceeded its overall annual goal of assisting 26 households with affordable housing by 161%. An additional 19 households were assisted with housing rehabilitation, first time homebuyer assistance and tenant based rental assistance using CDBG and HOME. The increase in assistance was due in part to \$257,333 in recaptured HOME funds being used for owner occupied housing rehabilitation.

The City fell short of meeting the goal of producing one (1) new unit but was able to finalize a CHDO agreement to build an affordable 6-unit rental development using FY 2015-2016 HOME CHDO funds and donation of City owned land.

Discuss how these outcomes will impact future annual action plans.

FY 2015-2016 is the first year of the City’s Five Year Consolidated Plan. Housing accomplishments for this year total 45 units/households assisted, which is 35% of the Five Year Plan goal. As a result, at a minimum, the five year target will be surpassed unless the City Council decides to do an amendment to reallocate funding to other activities.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	16	6
Low-income	9	7
Moderate-income	0	0
Total	25	13

Table 13 – Number of Persons Served

Narrative Information

Housing

During FY 2015-2016, a total of 45 persons were served through CDBG and HOME programs.

Under CDBG, 6 non-elderly and 19 elderly individuals were assisted with homeowner rehabilitation.

Under HOME, 6 non-elderly and 7 elderly individuals were assisted with homeowner rehabilitation, 1 non elderly individual was assisted with homeowner First-time Homebuyer Assistance Program or the Purchase Assistance Program. One non-elderly (1) household was assisted with tenant based rental assistance.

Under SHIP, five (5) housing units were extremely low, one (1) housing unit was low, and one (1) housing unit was moderate.

Public Services

Under CDBG, 1,333 individuals were assisted through public services.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City of North Miami does not have the resources to implement a sustainable homelessness prevention program. Inquiries in this regard are referred to Miami Dade County Homeless Trust.

Addressing the emergency shelter and transitional housing needs of homeless persons

No funds were specifically allocated for Homeless Needs as this is not a priority need in the City. Individual residents who may become homeless are referred to Miami-Dade County Homeless Trust and social services agencies who undertake direct homeless prevention activities. Inquiries in this regard are referred to Miami Dade County Homeless Trust.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

While the City of North Miami does not provide resources for meeting the needs of those that are currently homeless, the City does provide some resources to prevent families from becoming homeless. Housing rehabilitation deferred loans for homeowners that are low- to moderate-income and elderly help them to maintain their homes in livable conditions. The City also provides a small allocation for financial assistance to families experienced financial difficulties. The assistance is in the form of rent/utility subsistence payments not to exceed \$1,500 per household for two households.

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

No funds were specifically allocated for Homeless Needs in this category as this is not a priority need in

the City. Individual residents who have a need for these services are referred to Miami-Dade County Homeless Trust.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

There are no Public Housing units located in the City of North Miami. However, families with Section 8 housing choice vouchers are residents of the City. The City of North Miami doesn't manage public housing activities.

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

Not applicable.

Actions taken to provide assistance to troubled PHAs

Not applicable.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The public policies of the City of North Miami are not intended to be barriers to affordable housing. The following actions/activities were taken during the year to increase the production and availability of affordable housing units to City residents of Palm:

- Amended its Comprehensive Plan including the Housing Element to address affordable housing. Some of the policies include, but are not limited to, the following:
 1. pursue innovative strategies such as community land trusts and shared appreciation models;
 2. amend housing guidelines and land development regulations to encourage the use of Universal Design in new construction, residential rehabilitation and remodeling to benefit people of all ages and abilities;
 3. provide technical assistance concerning energy conservation and neighborhood enhancements;
 4. partner with local banks to create low interest loan pools for housing rehabilitation;
 5. promote affordable and varied housing opportunities for all residents;
 6. provide locations for special needs housing by maintaining zoning classifications that facilitate their development;
 7. evaluate and pursuing a reasonable accommodation ordinance for persons with disabilities to address housing barriers and retrofitting needs,
 8. continue to monitor affordable housing supply and identifying housing needs, cost burden, etc.
 9. allow deferred payment of impact fees for hardship to encourage more affordable housing.

The high cost of homes, low wages and unemployment of many low and moderate income City residents are the major barriers to affordable housing. Also the lack of available land to build affordable housing is also a barrier to affordable housing. The City Housing program continues to work with Miami-Dade Housing Agency, Haitian American Community Development Corporation, and other developers to make housing available and more affordable for residents by funding when possible homeownership development projects.

The use of CDBG and HOME funds allow existing low- to moderate income and elderly homeowners to maintain affordable housing through housing rehabilitation deferred loans.

The City's Community Redevelopment Agency (CRA) is working to identify and purchase multi-unit residential properties to increase the affordable housing stock for low and moderate income renters.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City of North Miami carried out the following activities in FY 2015-2016 to address underserved housing and non-housing community development needs.

Housing

- The City continued to support applications from organizations and individuals for grants for housing rehabilitation for existing homeowners and new construction for buyers.

Non-Housing Community Development

In Program Year 1, the City allocated \$90,500.00 in CDBG funding to not-for-profit community based organizations to provide social services to the City's at risk population. Funds provided after-school activities for youths, home delivered meals, counseling recreational activities for seniors, fair housing education and crime prevention youth activities. Additionally, the City expended \$23,172.22 in CDBG funding to Summer Youth Employment Training Program which benefited students; 20 of the students were families with extremely low income and were from families with very-low and low income.

In this reporting period \$64,886.14 in CDBG funds was expended on these activities. 1,333 individuals were assisted.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

To protect young children from lead hazards posed by paint, dust and soil in residential structures, the Housing and Community Development Act of 1974 was amended to include the Residential Lead-Based Paint Hazard Reduction Act of 1992 also referred to as Title X. The CPD Department conducts a lead-based paint (LBP) assessment of all housing rehabilitation units constructed prior to 1978 when implementing housing programs. During the reporting period, the City hired Associated Consulting Professionals to conduct lead based paint inspections of housing rehabilitation and first-time homebuyer projects.

Lead Based Paint Inspections- 29 homes were inspected and evaluated for lead based paint hazards

through CDBG, HOME and SHIP funds. Two homes contained lead based paint hazards which were abated through rehabilitation. A total of \$12,150.00 was expended on this activity in the reporting period. Lead based paint inspections were done in accordance with applicable health and safety standards and done by licensed professionals. Lead based paint notices were provided to residents as required under local and federal laws.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Per the 2011-2015 American Community Survey Census Bureau data, 25.4% of the City's population were below the federal poverty level. The City has not allocated funds directly to any particular anti-poverty strategy. However, In order to reduce the number of persons currently living below the poverty level, the City's Housing Program assists eligible homeowners with home repairs by providing deferred loans in amounts up to \$25,000 each from CDBG Program. Also, low-income homeowners are eligible for deferred loans from the HOME Program for housing repairs up to \$40,000. In addition, home owners also receive grants up to \$5,000 for painting and shutter installation projects.

The HOME and SHIP Programs also provide deferred loans in amounts up to \$40,000 to assist first-time homebuyers with purchase of their homes and both the housing rehabilitation and first-time homebuyer deferred loans are forgiven after a seven (7) year period for the SHIP program and up to years (15) for the HOME program.

These housing assistance programs reduce the financial costs for low- to moderate-income and elderly households on fixed incomes to afford and maintain their homes thereby freeing up their own resources to help them stay above the poverty level. Although the City doesn't keep that data, there are temporary construction jobs provided during new construction and rehabilitation.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

In Program Year 1, CP&D program staff worked closely with various housing and social service organizations in carrying out its housing and community development activities. Staff provided technical assistance to community based organizations in order to assist them with submittal of proposals for CDBG funding. Program staff also met, on a regular basis, with the City's Community Redevelopment Agency (CRA), Haitian American Community Development Corporation, Opa-Locka Community Development Corporation, Miami-Dade OCED, local housing organizations, housing developers, local banks and mortgage companies to coordinate efforts to assist provide affordable housing for low and moderate income households.

The City of North Miami is committed to a more comprehensive planning system to meet its goal and objectives of addressing the housing and community development needs of the very low, low, and moderate-income households. City staff conducted research on the feasibility of using Section 108 loan

funding for use in subsidizing new affordable housing to counter the high cost of housing in the City.

The City continues to follow established policies and procedures for meeting grant requirements. CDBG and HOME program staff attended HUD sponsored training sessions; consults with HUD representatives on program regulations and request technical assistance when needed. Housing, monitoring and environmental consultants were hired to assist program staff with various program requirements and ensure compliance grant requirements. Staff has also take advantage of the free workshops and numerous webinars.

In order to comply with Section 3 Requirements, the City notifies all participating contractors of the Section 3 Business Registry Program. Contractors were encouraged to attend any available training in the area, where they would learn more about the program and promoting their businesses as Section 3 Certified. Furthermore, the Section clause has been incorporated into out Contractor's Guidelines. Additionally, program staff submits Section 3 form 60002 as required.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of North Miami collaborated with 11 private housing and social services agencies located within and/or serving City residents. The 11 agencies provide public services for seniors, youth, personal with disabilities, persons needing educational support, health and substance abuse prevention services. Under the CDBG program funding was awarded through a competitive Request for Proposal (RFP) process.

The CPD Department works with the Public Works and Parks and Recreation Department as well as the North Miami Community Redevelopment Agency in carrying out its housing and community development activities. CPD Department also works with the Miami Dade County Homeless Trust and refers clients for assistance.

Collaboration was also fostered by involving housing and social service agencies in the creation of the FY 2015-2019 Five Year Consolidated Plan and the FY 2015-2016 Annual Action Plan. The agencies were invited to participate in three (3) public meetings and focus groups held to solicit input and comments on the formulation and development of the Plans.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City of North Miami has contracted with HOPE, Inc. consecutively since 2000. The most recent Analysis of Impediments (AI) was conducted in 2015, and identified the following impediments: discrimination based upon protected classes; disparities in fair and equal lending practices; a strongly segregated housing market; insufficient number of accessible housing units; racial and ethnically based tensions due to growing numbers of new residents from different ethnic groups.

In response to the impediments to fair housing choice, the City of North Miami has funded a Fair Housing Education & Outreach Initiative (E&O), implemented throughout the City of North Miami and delivered by HOPE, Inc. The E&O initiative is designed to inform the general public about their rights to fair housing under federal, state, and local laws. In particular, fair housing workshops educate participants on how to recognize discriminatory housing practices, and the avenues of redress available to them. The initiative benefits persons who are denied access to the housing of their choice because of their race, color, religion, national origin, sex, disability, familial status, age, marital status, or sexual orientation. Service providers are educated similarly to help community-members issue-spot discrimination and make appropriate referrals. In addition, the E&O initiative also addresses a need to educate the housing industry providers about their responsibility to voluntarily comply with the fair housing laws through training and community-wide events.

An on-going media campaign using public service announcements, feature articles, print advertisements and community programs have also been sponsored by the City of North Miami in addition to the dissemination of a quarterly fair housing newsletter that highlights important fair housing news.

Fair housing counseling is provided on the housing discrimination telephone “Help-line” that handles inquiries related to a myriad of housing discrimination related issues.

Fair Housing Initiative activities conducted within the City of North Miami are collected and recorded on an October-thru-September fiscal year calendar. The following tables include data from October 1, 2015 thru September 30, 2016.

City of North Miami Fair Housing Activities

FY 2015-2016 Accomplishments

ACTIVITY	NUMBER OF UNITS	NUMBER OF PEOPLE SERVED	OUTCOME
Fair Housing Community Workshops	33	33	Increased awareness and understanding of fair housing laws and options for recourse if laws are violated.
Fair Housing Service Provider Presentations	1	1	Enhanced ability to identify housing discrimination issues for referral and strengthened understanding of fair housing laws
Fair Housing Community–Wide Events	6	6	Greater awareness and familiarity with fair housing laws
Media Awareness Campaign	4	PSA ran at least once per quarter in North Miami;	Increased detection sensitivity of housing discrimination and increased awareness of fair housing laws
Helpline Counseling Services	32	32	Increased awareness, vindication of fair housing rights and enhanced understanding of housing laws
Publish & Distribute Newsletters	3	Approximately 2,000 distributed in The city of north Miami	Increased accessibility to fair housing resources, programs, studies and cases that address discrimination
Total	79 Units	2076	N/A

North Miami FY 2015-2016 Fair Housing Activities

CR-40 - Monitoring 91.220 and 91.230

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

The CPD Department has policies and procedures that are used to monitor all CDBG and HOME activities. They are based on the federal, state and local program requirements in the agreement between the sub-grantee and the City. The type and nature of the activity, requirements, and sub-grantee capacity determines the type and frequency of the monitoring.

Activities are monitored to identify problems which may result in non-compliance with program requirements, identify any findings or concerns, and to recommend corrective actions to address these. Monitoring of subrecipients/developers can be carried out using the following:

- Desk review of monthly reports to identify expenditure rates, number of clients to be served, adherence to contract scope and any implementation challenges. If concerns or findings are identified, they are conveyed to the organization via e-mail, telephone or letter.
- Site visit to confirm observations from desk review and to review the organization's records to ensure program eligibility requirements such as proper financial management, agreements, procurement, policies and procedures, fair employment practices, labor standards are being met.

Community Planning and Development staff performed on-site monitoring of the City's CDBG subrecipients for FY 2014-2015. City's staff performs an annual desk review which includes monitoring activity reports and financial status reports of expenditures submitted by the subrecipients. On-site monitoring was completed for ten (10) subrecipients. The City's Department staff are coordinating to perform on-site monitoring for FY 2015-2016 subrecipients. Additionally, the City hired auditors to conduct on-site fiscal monitoring reviews and prepare monitoring reports of its subrecipients in order to ensure compliance with program requirements.

HOME monitoring FY 2015-16 was conducted and completed in accordance with federal regulations to ensure compliance with program requirements.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The notice of the CAPER availability advertisement was published in a local newspaper, the Miami Herald "Neighbors" on December 11, 2016. The advertisement provided for a 15-day public comment period commencing December 12, 2016 and ending December 27, 2016. The CAPER in a Microsoft Word document format was also made available at the North Miami Public Library and the Community Planning and Development Department for public review and comment. See attached advertisement.

No comments were received from the public.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

No changes are anticipated in program objectives. The City of North Miami, in accordance with its Five Year Consolidated Plan (2015-2019), works to comply with HUD’s programmatic objectives of providing decent housing, a suitable living environment and expanding economic opportunities for low and moderate income City residents. The City has carefully selected its activities based on the needs and demands of the community. Furthermore, the activities are consistent with the Consolidated Plan and the Annual Action Plan.

During FY 2015-2016, the City did not make any major changes to its goals under the CDBG Program. However, increased focus was given to funding for housing activities due to increasing housing prices in the City and limited resources. New single family housing or acquisition and rehabilitated houses for homeownership are so costly that there is not enough development subsidy to develop more than two houses per year. City staff conducted research on the Section 108 program to determine whether the City could increase its available pool of funds for affordable housing. Beside the research, no specific action was taken during the period. The CPD Department identified City owned properties to transfer them non-profits to reduce the cost of affordable housing.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?	No
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[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Not applicable. The City of North Miami does not fund any rental housing using HOME or CDBG.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The City of North Miami, in its commitment to fair, non-discriminatory, affordable housing, seeks to ensure that all potential low- to moderate-income beneficiaries for HOME-assisted homeownership units are informed of the opportunities. The City includes language in its HOME agreement with a Community Housing Development Organizations (CHDOs) that directs the CHDO to affirmatively market the assisted units. Outreach is done through signage, notices, materials, and technical assistance. The CHDO works with the lending community to offer financial products that meet its affirmative marketing efforts and the real estate community to offer housing units that meet the needs of households at or below 80 percent AMI.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

The City received \$257,333 in recaptured HOME funds which was all used towards owner occupied housing rehabilitation.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

Not Applicable.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	NORTH MIAMI
Organizational DUNS Number	076987692
EIN/TIN Number	596000390
Identify the Field Office	SOUTH FLORIDA
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix
First Name
Middle Name
Last Name
Suffix
Title

ESG Contact Address

Street Address 1
Street Address 2
City
State
ZIP Code
Phone Number
Extension
Fax Number
Email Address

ESG Secondary Contact

Prefix
First Name
Last Name
Suffix
Title
Phone Number
Extension
Email Address

2. Reporting Period—All Recipients Complete

Program Year Start Date	10/01/2015
Program Year End Date	09/30/2016

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name
City
State
Zip Code
DUNS Number
Is subrecipient a victim services provider
Subrecipient Organization Type
ESG Subgrant or Contract Award Amount

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 14 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 15 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 16 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 17 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 18 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 19 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 20 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
Persons with Disabilities:				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

Table 21 – Special Population Served

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units – Rehabbed	
Number of New Units – Conversion	
Total Number of bed - nighths available	
Total Number of bed - nights provided	
Capacity Utilization	

Table 22 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
Subtotal Homelessness Prevention			

Table 23 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
Subtotal Rapid Re-Housing			

Table 24 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
Subtotal			

Table 25 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Street Outreach			
HMIS			
Administration			

Table 26 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2013	2014	2015

Table 27 - Total ESG Funds Expended

11f. Match Source

	2013	2014	2015
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
Total Match Amount			

Table 28 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2013	2014	2015

Table 29 - Total Amount of Funds Expended on ESG Activities