City of North Miami
HOME-American Rescue Plan Grant Allocation Plan

DRAFT
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**Introduction**

In September 2021, the U.S. Department of Housing and Urban Development announced the allocation of $1,088,181 to the City of North Miami, Florida for a new grant called the Home Investment Partnerships Grant American Relief Plan (HOME-ARP). The purpose of HOME-ARP funds is to provide homelessness assistance and supportive services through several eligible activities. Eligible activities include acquisition and development of non-congregate shelter, tenant based rental assistance, supportive services, HOME-ARP rental housing development, administration and planning, and nonprofit operating and capacity building assistance.

HOME-ARP funds must assist people in HOME-ARP "qualifying populations", which include:

- Sheltered and unsheltered homeless populations
- Those currently housed populations at risk of homelessness
- Those fleeing or attempting to flee domestic violence or human trafficking
- Other families requiring services or housing assistance or to prevent homelessness
- Those at greatest risk of housing instability or in unstable housing situations

To receive funding, the City must develop a HOME-ARP Allocation Plan which describes the distribution of HOME-ARP funds and identifies any preferences for eligible activities. This plan will be submitted and approved by HUD. The development of the HOME-ARP Allocation Plan must also be informed through stakeholder consultation and public engagement. The following is the City’s HOME-ARP Allocation Plan.

**Consultation**

Before developing its plan, a PJ must consult with the CoC(s) serving the jurisdiction’s geographic area, homeless and domestic violence service providers, veterans’ groups, public housing agencies (PHAs), public agencies that address the needs of the qualifying populations, and public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities, at a minimum. State PJs are not required to consult with every PHA or CoC within the state’s boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

**Summarize the consultation process:**

The City of North Miami’s consultation process was made up of two key components. The first component was developing and disseminating an online stakeholder survey in order to capture
broad assessments of the community needs and areas for ARP allocation. The online survey was open from April 20, 2022 through May 31, 2022. The survey included seven ARP program-specific questions and one open ended comment section for community needs assessment. The survey received 9 respondents, including those representing homeless services providers, the Continuum of Care (CoC), Fair Housing agencies, affordable housing developers, domestic violence advocacy groups, and others.

The City held two workshops on May 12-13 as second component to discuss program parameters and help gather feedback to identify areas that data does not fully address for developing priorities.

List the organizations consulted, and summarize the feedback received from these entities.

<table>
<thead>
<tr>
<th>Agency/Org Consulted</th>
<th>Type of Agency/Org</th>
<th>Method of Consultation</th>
<th>Feedback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Miami-Dade Homeless Trust</td>
<td>CoC – Homeless Service Provider</td>
<td>Survey/Letter</td>
<td>Unmet need: 1) Senior citizens are among the fastest growing homeless population. One in four persons experiencing homelessness is 55+. Special accommodations for older individuals with complex medical/behavioral health issues is needed. 2) Lack of affordable housing for low- and extremely low-income households. 3) Supportive services for severely mentally ill households. We need housing stock for people experiencing homelessness. The Miami-Dade County Homeless Trust is seeking a acquire and operate a non-congregate shelter property (formerly ALF) at 12221 West Dixie Highway in North Miami. The property has been operating successfully as a quarantine/isolation site for seniors 65+ experiencing homelessness. There is also a dearth of extremely low-income housing for persons experiencing homelessness and creation or conversion of properties to create new rental units would help the Homeless Trust exit persons experiencing homelessness and in shelters to permanent housing.</td>
</tr>
<tr>
<td>Operation Sacred Trust</td>
<td>Homeless Service Provider; Veterans Group</td>
<td>Survey</td>
<td>Lack of affordable housing.</td>
</tr>
<tr>
<td>Miami-Dade County</td>
<td>Community Development</td>
<td>Survey</td>
<td>Unmet needs: affordable rental housing; Inventory for entry level professionals.</td>
</tr>
</tbody>
</table>
The challenge of providing an affordable place for all residents in a community is a nation-wide challenge that requires cooperation. Supportive services: Housing counseling, outreach, mental health services, legal services, homeless prevention are highly needed.

<table>
<thead>
<tr>
<th>Organization</th>
<th>Services Provided</th>
<th>Highest Unmet Need</th>
<th>Survey Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>REVA Development Corporation</td>
<td>Community Housing Development Organization (CHDO)</td>
<td>Lack of new, quality, affordable housing within the City of North Miami. Need a central location for residents to for all needs related to homelessness. Supportive services: Mental health services, legal services, homeless prevention are highly needed.</td>
<td>Survey</td>
</tr>
<tr>
<td>Kristi House</td>
<td>Homeless Service Provider; Children's Advocacy Center</td>
<td>Not enough places to send families after being in shelter for so long. Needs include rental assistance, new affordable housing development. Outreach services and legal services are needed.</td>
<td>Survey</td>
</tr>
<tr>
<td>North Miami Police Department Victim Services</td>
<td>Domestic Violence Service Provider</td>
<td>Insufficient and unaffordable housing. Assistance with finding the right housing per need. Case management, childcare and Landlord/tenant liaison are Highly Needed. There are also language barriers in the targeted population</td>
<td>Survey</td>
</tr>
<tr>
<td>Miami Workers Center</td>
<td>Fair Housing Organization / Civil Rights Organization</td>
<td>Community members are not aware of the inventory that exist while they are in crisis. Access to the inventory and converting public land, public property, vacant buildings, empty luxury housing, etc. to meet the demands of the community is critical. We need both long-term solutions. The city shouldn't build a shelter. It should repurpose property that it already owns. We need to address housing on a macro-level. Outreach services, legal services, housing counseling, mental health services, homeless prevention are highly needed.</td>
<td>Survey</td>
</tr>
<tr>
<td>Legal Services of Greater Miami</td>
<td>Civil Rights/Legal Services</td>
<td>Affordable Rental Units Availability. TBRA and supportive services would be best use of funds. Outreach services, mental health, legal all highly needed.</td>
<td>Survey</td>
</tr>
</tbody>
</table>
Public Participation

PJ's must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJ's must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of no less than 15 calendar days. The PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJ’s must hold at least one public hearing during the development of the HOME-ARP allocation plan and prior to submission.

For the purposes of HOME-ARP, PJ's are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive,
- The range of activities the PJ may undertake.

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- **Public comment period**: start date - 6/8/2022 end date - 6/22/2022
- **City Planning Commission Session**: June 7, 2022
- **Public hearing**: 7/12/2022

Describe any efforts to broaden public participation:

In addition to the public notice and public comment period, the City of North Miami sent invitations via email to key stakeholders in the community. Key stakeholders included representatives of social service organizations, homeless services providers, neighborhood associations, and other nonprofit organizations. The City of North Miami also posted a public notice of funding availability, the draft HOME-ARP allocation plan, and presentations on the City’s website.

A PJ must consider any comments or views of residents received in writing, or orally at a public hearing, when preparing the HOME-ARP allocation plan.

Summarize the comments and recommendations received through the public participation process:

To be completed after public comment period.

Summarize any comments or recommendations not accepted and state the reasons why:

To be completed after public comment period.
Needs Assessment and Gaps Analysis

PJ's must evaluate the size and demographic composition of qualifying populations within its boundaries and assess the unmet needs of those populations. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services. The PJ may use the optional tables provided below and/or attach additional data tables to this template.

Homeless Needs Inventory and Gap Analysis Table

<table>
<thead>
<tr>
<th></th>
<th>Current Inventory</th>
<th>Homeless Population</th>
<th>Gap Analysis</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Family</td>
<td>Adults Only</td>
<td>Vets</td>
</tr>
<tr>
<td># of Beds</td>
<td># of Units</td>
<td># of Beds</td>
<td># of Units</td>
</tr>
<tr>
<td>Emergency Shelter</td>
<td>883</td>
<td>337</td>
<td>880</td>
</tr>
<tr>
<td>Transitional Housing</td>
<td>81</td>
<td>19</td>
<td>126</td>
</tr>
<tr>
<td>Permanent Supportive Housing</td>
<td>2,051</td>
<td>555</td>
<td>2,832</td>
</tr>
<tr>
<td>Other Permanent Housing</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sheltered Homeless</td>
<td></td>
<td></td>
<td>408</td>
</tr>
<tr>
<td>Unsheltered Homeless</td>
<td></td>
<td></td>
<td>0</td>
</tr>
<tr>
<td>Current Gap</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Data Sources: 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation
### Housing Needs Inventory and Gap Analysis Table

<table>
<thead>
<tr>
<th>Non-Homeless</th>
<th>Current Inventory</th>
<th>Level of Need</th>
<th>Gap Analysis</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td># of Units</td>
<td># of Households</td>
<td># of Households</td>
</tr>
<tr>
<td>Total Rental Units</td>
<td>11,767</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)</td>
<td>1,006</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rental Units Affordable to HH at 50% AMI (Other Populations)</td>
<td>7,774</td>
<td></td>
<td></td>
</tr>
<tr>
<td>0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)</td>
<td></td>
<td>2,075</td>
<td></td>
</tr>
<tr>
<td>30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)</td>
<td></td>
<td>1,815</td>
<td></td>
</tr>
<tr>
<td><strong>Current Gap (0-30% AMI)</strong></td>
<td></td>
<td></td>
<td>-1,069</td>
</tr>
<tr>
<td><strong>Current Gap (30-50% AMI)</strong></td>
<td></td>
<td></td>
<td>5,959</td>
</tr>
</tbody>
</table>

Data Sources: 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS)

**Describe the size and demographic composition of qualifying populations within the PJ’s boundaries:**

**Homelessness**

The CoC releases an annual Point-in-Time (PIT) Count that includes valuable data for addressing the needs of residents who are experiencing homelessness. The 2020 Miami-Dade County CoC PIT count data was used to capture the most recent and relevant homeless population data due to alterations in methodology during the 2021 count to mitigate the effects of the COVID-19 pandemic. It is noted that the Continuum of Care’s jurisdiction is the entirety of Miami-Dade County so the data reflected in the PIT count is for the county, some numbers may not accurately capture the precise counts of the jurisdiction. Therefore, estimates and rates combined with stakeholder input have led the overall content of estimated composition.

According to the 2020 PIT count, Black or African American residents are the largest demographic of people experiencing homelessness. Just over 56% of people experiencing homelessness are Black or African American, 42% are White/Caucasian, and the remainder are American Indian or Alaskan Native, Native Hawaiian or Other Pacific Islander, Asian, or multi-racial. 36% percent of overall homeless are Hispanic/Latino. 64% of homeless individuals identify as Male. 72% are over the age of 24 and 24% being under the age of 18, mostly in households with other adults. About 15% were reported as chronically homeless. 833 individuals reported having a mental illness, 329 reported having a substance use disorder, 163 are veterans, 91 are unaccompanied youth, and 24 are victims of domestic violence.
Populations At-risk of Homelessness

HUD defines those at risk of homelessness as individuals and families who have an income at or below 30% of the area median income (AMI), do not have sufficient resources or support networks to prevent them from becoming homeless, or live with instability. Using HUD’s 2014-2018 CHAS data, the county has 3,545 households with incomes at or below 30% AMI, (over 19% of all city households). Seventy two percent of these households are renter households. Households at-risk of homelessness include an estimated 7,980 households who are extremely cost burdened, paying over 50% of their income toward housing and 4,340 who are cost burdened (above 30%, less than 50%). An estimated 6,070 LMI (<=80% AMI) renters are cost burdened at the 30% mark, approximately 34% of total households in the City. The City’s demographic makeup is primarily 60% Black or African American and 30% Hispanic or Latino (ACS 2016-2020). As previous documented in the consolidated planning process, minority households are disproportionately at greater risk of being LMI and homelessness.

Victims of Domestic Violence or Human Trafficking

According to the Miami-Dade County Domestic Violence Oversight Board’s 2020 Gaps and Needs Workgroup Report, the City of North Miami reported 4,187 reported domestic violence incidents between 2008 and 2018, an average of about 419 incidents each year. About 90% of victims were reported to be female while 94% of perpetrators of domestic violence were reported to be male. There is no data available regarding size and demographics of victims of human trafficking. The State of Florida reported 738 human trafficking cases in 2020.

Other - requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability

There is a large overlap between those at-risk of homelessness (above data) and households in need of assistance to prevent homelessness or at greatest risk of housing instability. Lack of affordability is the primary issue highlighted in data and consultation. Of the severely cost burdened, 2,060 are renting households who are also in the extremely low-income range (<=30%) and are considered at greatest risk of housing instability. Last year, the city assisted 78 very low income households with HOME tenant based rental assistance to cover rental payment and prevent homelessness (85.9% were Black with non-Hispanic ethnicity; 14.1% were White with Hispanic ethnicity). The city provided CDBG-CV emergency subsistence payments for rent assistance to 118 households of which 85.6% were Black, and 14.4% were White. All 118 were extremely low income. These trends remain consistent, further, many of the city’s extremely low-income and low-income households are elderly with one or more members having a disability.

Describe the unmet housing and service needs of qualifying populations, including but not limited to:

- Sheltered and unsheltered homeless populations;
- Those currently housed populations at risk of homelessness;
- Other families requiring services or housing assistance or to prevent homelessness; and,
- Those at greatest risk of housing instability or in unstable housing situations:
Homelessness
The primary unmet need is the availability of rental units for those that are experiencing homelessness. There is a large need for units that are affordable to extremely low-income households. This isn’t reflected in the Homeless Needs Inventory and Gaps Analysis Table due to having limited data homeless beds within the city limits and the number of persons experiencing homelessness in the city limits. During our consultation, many respondents highlighted the need for additional affordable housing within the city. Respondents also highlighted the following unmet service needs for the homeless population: legal aid, housing search and counseling, mental health services, translation services, and additional outreach services. Many of these services are available in the city, but residents are unaware. Additional outreach and intentional community engagement is needed to raise awareness of the services available in the city.

Populations At-risk of Homelessness
The unmet needs for the populations at risk of homelessness include resources for rental or utility deposit assistance and development of affordable rental housing units. This common theme was highlighted by multiple stakeholders citing the unmet need of safe and affordable rental housing. Housing counseling, mental health services, and legal aid/landlord mediation for eviction proceedings were highlighted during our consultation as service needs for the at-risk of homelessness and greatest risk of housing insecurity.

Further, ACS estimates 70.8% of the city’s renters are costs burdened (paying over 30% of income to housing costs). This amounts to a little over 7,500 households who are cost burdened. Lack of affordable housing inventory and a persistent affordability gap challenge both populations recovering from homelessness and those households at risk of homelessness or housing instability. Those at-risk of homeless or housing instability often need short-term subsidies such as mortgage/rent assistance to avoid foreclosure or eviction, as well as utility assistance to avoid shutoff or security deposits to allow new rental contracts. Supportive services such as housing or financial counseling, landlord mediation for eviction proceedings will also benefit these groups.

Victims of Domestic Violence or Human Trafficking
According to the 2022 Domestic Violence Counts Report for Florida conducted by the National Network to End Domestic Violence victims of domestic violence made 31 requests for shelter, housing, and other supportive services that providers could not provide. With approximately 90% of these unmet requests being for housing and emergency shelter. While there are several organizations in Miami-Dade County that provide emergency shelter and supportive services to victims of domestic and sexual violence and human trafficking, there are not enough beds available to meet the needs of victims in the area. Miami-Dade County Domestic Violence Oversight Board reported increasingly urgent need for additional emergency shelter beds and transitional housing units dedicated specifically to victims of domestic violence. They also called for a centralized coordinated entry system that makes it easy for victims to access the emergency services that they need. Likewise, none of the available emergency shelter beds are located within the city limits of North Miami, which emphasizes the need for more localized housing and
services to reach North Miami individuals and families fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, staking, or human trafficking.

Other - requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability
The unmet needs for the populations needing assistance to prevent homelessness or at risk of greater housing instability mirror those from above, including rental payment assistance or utility deposit assistance and development of affordable rental housing units. Housing counseling, mental health services, and homeless prevention were highlighted during our consultation as service needs for those at greatest risk of housing insecurity. Healthcare assistance greatly benefits those at-risk of housing instability who are also disabled or elderly.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, Tenant-Based Rental Assistance (TBRA), and affordable and permanent supportive rental housing:

The Miami-Dade County Homeless Trust manages the Continuum of Care for the Miami Metropolitan area and services individuals experiencing homelessness in and around North Miami.

Better Way of Miami provides alcohol and drug addiction treatment to individuals in the Miami metropolitan area.

Camillus House provides comprehensive services to individuals experiencing homelessness and those in need of assistance. Services include overnight shelter, showers, clothing, mail services, restrooms, and telephone usage. Camillus House also provides access to Transitional Housing and Permanent Supportive Housing.

Carrfour Supportive Housing provides housing assistance to Miami residents, including Permanent Supportive Housing, Rapid Rehousing Program, general housing support, advocacy, life skills, and job search and placement programs.

Chapman Partnership manages two Homeless Assistance Centers where they provide comprehensive support for homeless individuals and families. Support includes housing, case management, medical and dental clinics, a Family Resource Center, workforce development, and more. Chapman Partnership serves as a primary point of entry for individuals experiencing homelessness to enter into Miami-Dade County’s Continuum of Care.

Douglas Gardens Community Mental Health Center provides comprehensive mental health services and connects individuals to housing services, including emergency shelter and permanent supportive housing.
Hermanos de la Calle is a non-profit organization that supports individuals experiencing homelessness through housing, healthcare, substance abuse recovery, legal services, employment support and more.

Legal Services of Greater Miami provides free legal services and support for individuals in the Miami metropolitan area.

Lotus House provides emergency shelter and comprehensive supportive services for women and children who are experiencing homelessness.

Miami Rescue Mission provides emergency shelter, residential programs, job training, education, healthcare, transitional housing, permanent supportive housing, and more for men, women, and children who are experiencing homelessness.

New Hope CORPS provides substance abuse treatment and behavioral healthcare services to people experiencing homelessness in the greater Miami area.

The Advocate Program, Inc manages a Rapid Rehousing Program in addition to comprehensive supportive services.

Salvation Army of Miami provides emergency shelter, transitional housing, and supportive services to individuals and families, including food, clothing, hygiene services, healthcare and more.

Volunteers of America provides housing facilities, including emergency shelter and Transitional Housing, in addition to healthcare services, job training, and substance abuse recovery to elderly, disabled, families and individuals in the greater Miami area.

Miami-Dade Public Housing and Community Development acts as the local Public Housing Authority to provide affordable housing options, Tenant-Based Rental Assistance (TBRA) and support to individuals and families.

NoMi Food Pantry provides food, health, and hygiene items to families and individuals. They operate weekly to provide the essentials for residents of North Miami.

Vision to Victory Destination Home North Miami operates a certified housing program which assists individuals in the homeownership process to promote homeownership of affordable housing.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:
Current gaps within the shelter, housing inventory, and service delivery systems include:
emergency shelter bed availability; sufficient case management to quickly resolve the household’s homelessness; staffing to allow for a reasonable caseload; non-congregate shelter beds for single adults, and permanent supportive housing. As noted above, the primary gap in the housing inventory is availability of rental units for those that are experiencing homelessness. There is a large need for units that are affordable to extremely low-income households.

There is a shortage of affordable housing in the City of North Miami. The availability of affordable housing units does not meet the needs of the qualifying population. There is a need for quality affordable housing units of multiple sizes in neighborhoods throughout the City. Housing inventory gaps include affordable 1-bedroom and 2-bedroom units. High cost of new construction underscores the importance of preserving affordable rental housing that can address the housing needs of the most vulnerable. Stagnating wages and rising house prices as noted in the City’s most recent ConPlan and Analysis of Impediments to Fair Housing report continue to serve as challenges to LMI households.

Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:
The City of North Miami does not plan to formally adopt a definition of “other populations, it will focus its HOME-ARP activities to assist homeless populations, those at-risk of homelessness, and persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking.

Identify priority needs for qualifying populations:
The analysis above and consultation with key stakeholders have identified the following priority needs:

1. Rental Assistance / Rental Affordability
2. McKinney-Vento Supportive Services
3. Homeless Prevention Supportive Services

Stakeholder input was clear that the biggest challenge is lack of affordable rental housing and the need to provide further rental assistance to LMI households in order to prevent homelessness or assist those who are at-risk of housing instability. These needs are immediate and ongoing due to various impacts of the COVID pandemic as well the rising costs of housing in the city.

Regarding supportive services, for homeless populations, priority needs include outreach and supportive services to achieve housing stability. For households experiencing housing instability or who are at-risk of homelessness, priority needs include providing appropriate supportive services, including medical and mental health treatment, housing counseling, childcare, case management services, and other services essential for achieving/maintaining independent living to help prevent homelessness and increase housing stability. Persons fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking have a particular need in transitional housing support as well as pertinent supportive services.
Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:

To determine the level of need and gaps the City of North Miami looked at both qualitative and quantitative measures. Data from the US Census, CHAS, 2020 CoC Point in Time Count, and 2020 Housing Inventory Count were used in partnership with feedback and on-the-ground insights from key stakeholders in the area. The takeaways from data analysis and stakeholder input were incorporated into the needs assessment.
HOME-ARP Activities

Describe the method for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors and whether the PJ will administer eligible activities directly:

The City expects to administer programs directly. Once the City has received the full HOME-ARP grant award from HUD, the City will conduct a Request for Proposals for a specified period of time to make it a more competitive process in awarding these funds. During that time any organization, developer, subrecipient, or Community Housing Development Organization (CHDO) is eligible to apply. At the close of the application period, all applications received will be reviewed for completeness, eligibility, and their ability to deliver on the priority needs identified within this plan. Each applicant will also be reviewed for their ability to carry out the project meeting all eligibility criteria.

Award(s) will be made based on the applicant’s project scope as it pertains to the outlined priority needs in this plan as well as the applicant’s familiarity with utilizing federal funding and ability to comply with all federal and local requirements.

If any portion of the PJ’s HOME-ARP administrative funds were provided to a subrecipient or contractor prior to HUD’s acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ’s entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ’s HOME-ARP program:

The City will administer the program. The City used a portion of the HOME-ARP administrative funds to procure Civitas, LLC, a HUD grants management consultant to assist in the development of the HOME-ARP allocation plan. Civitas assisted the City with data collection and analysis, stakeholder outreach, and Allocation Plan development.

PJ’s must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits. The following table may be used to meet this requirement.

Use of HOME-ARP Funding

<table>
<thead>
<tr>
<th>Use of HOME-ARP Funding</th>
<th>Funding Amount</th>
<th>Percent of the Grant</th>
<th>Statutory Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Supportive Services</td>
<td>$225,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Acquisition and Development of Non-Congregate Shelters</td>
<td>$0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tenant Based Rental Assistance (TBRA)</td>
<td>$700,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Development of Affordable Rental Housing</td>
<td>$0</td>
<td>0%</td>
<td>5%</td>
</tr>
<tr>
<td>Non-Profit Operating</td>
<td>$0</td>
<td>0%</td>
<td>5%</td>
</tr>
<tr>
<td>Non-Profit Capacity Building</td>
<td>$0</td>
<td>0%</td>
<td>5%</td>
</tr>
<tr>
<td>Administration and Planning</td>
<td>$163,181</td>
<td>15%</td>
<td>15%</td>
</tr>
<tr>
<td>Total HOME ARP Allocation</td>
<td>$1,088,181</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

15
Additional narrative, if applicable:
N/A

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:
The City has identified activities that will assist families and individuals of the most vulnerable qualified populations. The gap analysis and stakeholder input express that there is a need to address the City’s lack of affordable housing and rising costs of rental housing that impacts those experiencing homelessness, as well as those at-risk of homelessness and housing instability. One of the major gaps in the City’s homeless inventory is access to affordable housing as they transition to permanent housing. With limited funding and increasing costs of construction, the city has opted to use most of its allocation for TBRA in order to help alleviate this growing problem rental cost burdened and risk of eviction/homelessness.

Among the most vulnerable qualified populations in jeopardy of housing instability are families and individuals who have challenges with housing affordability. Households at-risk of homelessness include an estimated 7,980 households who are extremely cost burdened, paying over 50% of their income toward housing and 4,340 who are cost burdened. An estimated 6,070 LMI renters are cost burdened at the 30% mark, approximately 34% of total households in the City. Rental assistance can be a means to help the QPs in need of financial assistance to lessen the risk of homelessness and/or housing instability. It can also help transition households from shelters into more permanent housing and thus open emergency shelter beds for other in need of immediate housing/shelter.

Many of the families or individuals who receive assistance to mitigate homelessness or to flee violent circumstances require layered services with their housing because of the compounding challenges they face. The City will continue to support organizations that provide supportive services to help program participants achieve self-sufficiency.
HOME-ARP Production Housing Goals

*Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:*

N/A.

*Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how it will address the PJ’s priority needs:*

N/A.

Preferences

*Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:*

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- PJs are not required to describe specific projects to which the preferences will apply.

The City of North Miami will not provide preferences to any population or subpopulation.

HOME-ARP Refinancing Guidelines

The City does not intend to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing.