

MIAMIBEACH

FY 2018-2022

CONSOLIDATED PLAN

Prepared by:

City of Miami Beach

Office of Housing and Community Services

Executive Summary

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

1. Introduction

The City of Miami Beach's *FY 2018-2022 Consolidated Plan* represents and summarizes the objectives and outcomes identified by citizens, advisory committees, public service providers, community development corporations and City staff.

The overall goal of the community planning and development programs covered by this plan is to develop and redevelop viable urban communities by:

A. Providing decent housing and suitable living environments and expanding economic opportunities for principally low- and moderate-income persons. The primary strategy towards this goal is to foster, extend and strengthen partnerships among all levels of government (including the local housing authority) and the private sector (including for-profit and non-profit organizations) in the creation and operation of affordable housing.

The pursuit of decent housing includes assisting homeless persons to obtain appropriate housing and assisting persons at risk of becoming homeless; retention of the City's limited affordable housing stock; and increasing the availability of permanent housing in standard condition and affordable cost to low-income and moderate-income families, particularly members of disadvantaged minorities, without discrimination on the basis of race, color, religion, sex, national origin, familial status or disability. Decent housing also includes increasing the supply of supportive housing, which combines structural features and services needed to enable persons with special needs (including persons with HIV/AIDS and their families) to live with dignity and independence; and providing housing affordable to low-income persons accessible to job opportunities and needed community services.

B. Providing a suitable, sustainable living environment includes improving the safety and livability of neighborhoods; increasing access to quality public and private facilities and services; reducing the isolation of income groups within a community or geographical area through the spatial deconcentration of housing opportunities for persons of lower income; the revitalization of deteriorating or deteriorated neighborhoods; restoring and preserving properties of special historic, architectural, or aesthetic value; and conservation of energy resources. For our community which faces sea-level rise and other shocks and stressors that threaten our community, resilience is also an important objective in our efforts.

C. Expanding economic opportunities includes job creation and retention; establishment, stabilization and expansion of small businesses (including microbusinesses); the provision of public services concerned with employment; the provision of jobs involved in carrying out activities under programs covered by this plan to low-income persons living in areas affected by those programs and activities; availability of mortgage financing for low-income persons at reasonable rates using nondiscriminatory lending practices; access to capital and credit for development activities that promote the long-term economic and social viability of the community; and empowerment and self-sufficiency opportunities for low-income persons to reduce generational poverty in federally-assisted and public housing.

Our Mission

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

Our Vision

The City of Miami Beach will be:

- Cleaner and Safer;

- More Beautiful and Vibrant;
- A Mature, Stable Residential Community with Well-improved Infrastructure;
- A Unique Urban and Historic Environment;
- A Cultural, Entertainment and Tourism Capital; and
- An International Center for Innovation in Culture, Recreation and Business.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Objectives and outcomes identified in the Plan include:

Public Facilities and Improvements

- Drainage and infrastructure improvements that will enable resilient design and withstand future community growth and investment

Public Services

- Enable Disabled individuals to access programming and services
- Empowering Youth including their educational attainment and health
- Improving the lives of Senior Citizens
- Childcare for low-income persons enabling workforce participation
- Reduce/eliminate Homelessness especially among veterans and vulnerable populations
- Serving the HIV/AIDS population while working to substantially reducing new transmissions in our area (which leads the nation in infection rates)

Housing

- Development of housing (to especially serve our cost-burdened households)
- Homeownership Assistance to promote community investment and stable housing for all
- Energy Efficiency Improvements that promote conservation, economic stability and greater community resilience
- Multi-Family Rental Rehabilitation to maximize housing opportunities in our land-locked community with limited development opportunities

Economic Development

- Promote and support our local businesses through housing initiatives that provide workforce housing and encourage the investment of leveraging resources
- The promotion of employment of our low income residents to sustain a healthy economy that fuels overall quality of life for our community and provides stability for those emerging from homelessness.

3. Evaluation of past performance

The City meets monthly with the Affordable Housing Advisory Committee to evaluate the past and ongoing performance of activities and agencies funded by the City as well as identify and assess evolving community needs. The activities funded by the City benefit low- and moderate-income individuals, households and neighborhoods with a variety of services including delivered food to address food insecurity among elderly residents, rent and utility assistance to prevent homelessness, and programming for youth and elderly persons.

In order to meet the needs of low- and moderate-income youth in the South Beach area, the City collaborated with Boys and Girls Clubs of Miami to build the Boys and Girls Club at Flamingo Park which opened for services on May 5, 2016. At its inauguration, the Boys and Girls Club reported serving 182 low-to moderate-income youth who were benefiting from the programs offered.

In order to meet the burgeoning housing needs of low- and moderate-income households including those with disabilities and children, the City rehabilitated the London House Apartments offering 24 new affordable housing units across the street from the newly-rehabilitated Miami Beach Convention Center located in the heart of the City Center district.

The City replaced 36 water heaters and rehabilitated 11 bathrooms at the Neptune Apartments, an affordable housing project located south of world famous Lincoln Road and home to low-income households many of whom live with a variety of disabilities.

The City is also near the completion of Phase 1 of the Lottie Apartments, a 9-unit affordable housing building featuring 2- and 3- bedroom units. Phase 1 addressed exterior conditions, the roof, building accessibility and the interior of four of the building's units, Phase 2 will address the interior of the remaining units including kitchens, floors and bathrooms.

FY 2017/2018 CDBG funds provided public service funds that benefited 66 households including the provision of groceries to elder households facing food insecurity because of economic hardship pronounced by the burden of housing costs.

The City also leveraged its modest rent and utility resources to pursue additional funds from the Emergency Food and Shelter Program to provide expanded financial safety nets for those at risk of homelessness.

4. Summary of citizen participation process and consultation process

- The City advertised a Notice of Public hearing and Public 30-day comment Period (April 29, 2018 – May 28, 2018) for community development needs. The public meeting was held on May 15, 2018 along with the Affordable Housing Advisory Committee (AHAC).
- On July 8, 2018 the City advertised a Notice of Public hearing and 30-day Public comment period (July 10, 2018 – August 9, 2018) for the draft Consolidated Plan and Action Plan. The public meeting will be held on July 25, 2018 at the City's Commission meeting.

5. Summary of public comments in accordance with the Citizen Participation Plan:

No comments were received

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

There were no comments or views that were not accepted.

The Process

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	MIAMI BEACH	Housing & Community Development

CDBG Administrator	MIAMI BEACH	Office of Housing and Community Development
HOME Administrator	MIAMI BEACH	Office of Housing and Community Development

Table 1 – Responsible Agencies

Narrative

The City of Miami Beach Office of Housing and Community Services is the entity responsible for the administration of each grant program and funding source.

Consolidated Plan Public Contact Information

Cristina Cabrera, CDBG Projects Coordinator, 305-673-7260 x 6872, cristinacabrera@miamibeachfl.gov

Marcela Rubio, HOME/SHIP Coordinator, 305-673-7000 ext. 6182, marcelarubio@miamibeachfl.gov

Maria Ruiz, Department Director, 305-673-7491, mariaruiz@miamibeachfl.gov

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

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

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

The City enhanced coordination between public and assisted housing providers and private and governmental health, mental health and service agencies by meeting with the following entities, among others:

Housing Providers

- The Housing Authority of the City of Miami Beach
- Miami Beach CDC
- Carrfour Supportive Housing
- Douglas Gardens

Public Service Providers

- UNIDAD of Miami Beach, Inc.

- Boys and Girls Clubs of Miami Dade County

Homeless Service Providers

- The Miami-Dade County Homeless Trust
- Citrus Health Network, Inc.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

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

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

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

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

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

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

and conduct referrals from one program to another in accordance with both Homeless Trust and HUD policies and procedures.

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	UNIDAD of Miami Beach, Inc.
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Education Services-Employment Service-Fair Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy Non Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted during the non-housing community development needs assessment.
2	Agency/Group/Organization	Housing Authority of the City of Miami Beach
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The HACMB was consulted during the housing needs assessment process.
3	Agency/Group/Organization	Boys & Girls Club of Miami-Dade
	Agency/Group/Organization Type	Services-Children Regional organization
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Non Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was consulted during the non-housing needs assessment.

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section presents local data to provide a clear picture of Miami Beach’s needs in the area of affordable housing, special needs housing, community development, and homelessness. Miami Beach’s highest priority needs are identified based on the data presented in this section. Miami Beach is a unique, tropical community that is known for its beaches and restaurants as it is a world-renowned vacation destination. However, it also home to a diverse, multi-ethnic community of residents who struggle with housing costs and a variety of other familial and economic challenges. These challenges include wide income inequality as the Miami-Ft. Lauderdale-West Palm Beach metro area is ranked eighth in the country for income disparity with the average 20th percentile household earning only \$19,775 compared to the 95th percentile household earning \$202,461 per year, according to the Brookings Institute.

This income disparity further amplifies the housing burdens faced in our community. More than 50 percent of the City’s elder households, regardless of ownership or rental status, are cost burdened and spending more than a third of their income for housing, according to Miami-Dade County. More so, this disparity is widened for our minority residents who face a disproportionate hardship in housing costs as will be demonstrated in the next section.

Our community’s public school students come from disproportionately low-income households that must overcome economic challenges prior to tackling academics as demonstrated by data published by GreatSchools.org regarding the poverty rates for children attending the City’s public schools:

<i>School</i>	<i>% of students from low-income families</i>
<i>Biscayne Elementary</i>	<i>89%</i>
<i>Fienberg Fisher K-8 Center</i>	<i>86%</i>
<i>South Pointe Elementary</i>	<i>49%</i>
<i>Treasure Island Elementary</i>	<i>80%</i>
<i>Nautilus Middle School</i>	<i>69%</i>
<i>Miami Beach Senior High School</i>	<i>69%</i>

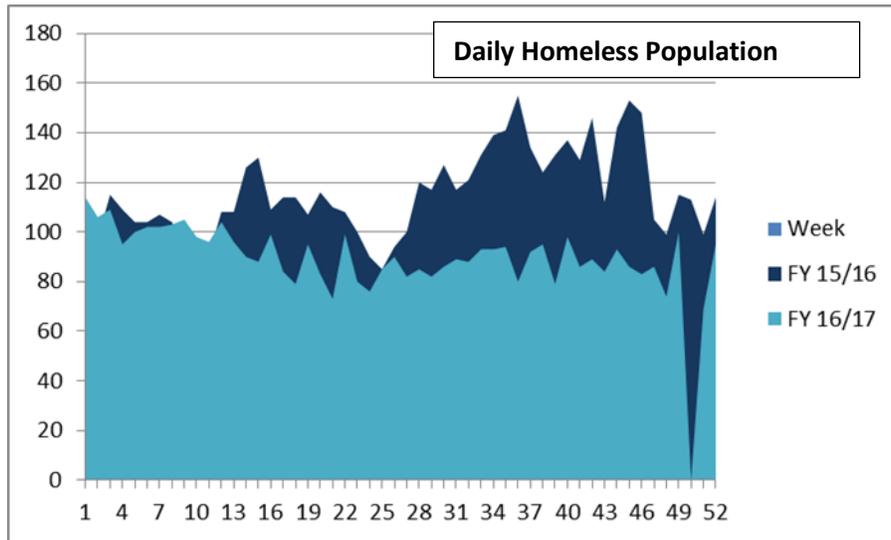
Our students, many of whom represent hopeful futures for their immigrant families, live in homes where a language other than English is spoken 68.3% of the time, according GreatSchools.org. This language barrier explains why Miami Beach High School students are achieving only 51% proficiency in English, lower than their counterparts throughout the state (GreatSchools.org).

According to the Florida Department of Health, Miami-Dade County ranks number one in the United States for new HIV infections per 100,000 residents. This unprecedented epidemic has led the City to partner with the University of Miami School of Medicine to initiate a prevention and intervention campaign targeting a local gay hotel to reduce HIV infections which have risen 71% in South Beach since 2011. This rate exceeds sub-Saharan Africa and all but thirteen African countries, according to the University of Miami. Miami Beach’s HIV rate is 97 times the national average and South Beach’s rate is 167 times the national average (University of Miami, 2018).

According to Feeding South Florida, 79 percent of the food insecure population in South Florida qualify for food assistance based on income for SNAP (foods stamps) and other federal nutrition programs, while 21 percent do **not** qualify for federal nutrition programs, and often must rely on emergency food assistance programs and need better wages and employment opportunities to help them meet their basic needs. Feeding South Florida further reports that 12 percent of the Miami-Dade County population is food insecure, with 306,330 people not knowing where they will get

their next meal. The City sought to address this issue among its elderly residents by leveraging Community Development Block Grant funds with local area faith partners to deliver much-needed fresh produce and groceries to area seniors. The food fed their hunger and the welcoming visits by volunteers nourished their souls by combatting loneliness among the elderly being served.

Miami Beach, like much of the country, has a significant number of homeless people. Unlike the rest of the country, the City has the shelter capacity to serve its population proactively. The City has been making gains in reducing its overall daily homeless population:



While most major metropolitan cities face shelter shortages and often turn homeless people away because of space constraints, the City of Miami Beach has had an average daily shelter vacancy rate of 7.409 beds. The City has access to 55 beds funded by the Miami-Dade County Homeless Trust and purchases an additional 52 beds from three shelters: The Salvation Army, Miami Rescue Mission and Camillus House. While the City does not control service provision for the Trust-funded beds, the City requires shelters to provide care coordination services with City-purchased beds ensuring that clients are provided the tools and support to successfully transition to sustainable independence.

The official count of City’s homeless population is measured through the annual Point-in-Time Homeless Census managed by the Miami-Dade County Homeless Trust and reported to the US Department of Housing and Urban Development. While a biannual census count is held, the winter (January) count is the one held as the formal, official homeless census. Below are the official census results for the past eight years along with their annual variances:

Point-in-Time Homeless Census Count

Census Year	Winter Census	Summer Census	Variance (Winter to Summer)	Year to Year Variance	
				Winter	Summer
2010	149	196	+47	N/A	N/A
2011	177	218	+41	+28	+22
2012	173	186	+13	-4	-32
2013	138	106	-32	-35	-80
2014	122	157	+35	-16	+51
2015	193	196	+3	+71	+39
2016	156	208	+52	-37	+12
2017	133	143	+10	-23	-65

Our community has been experiencing the effects of sea level rise for several years as localized flooding has impaired specific neighborhoods during the King tides, the highest tides of the year. This experience has served as a catalyst to address the broader issue of resilience, climate change and the community's ability to survive, adapt, and grow regardless of chronic stresses and acute shocks the City experiences, according to Miami Beach Rising Above, the City's resilience initiative. "Resilience planning is about making a city better, in both good times and bad, for the benefit of all its residents and visitors, particularly the poor and vulnerable," says Rising Above.

In addition to having a dedicated resiliency team, the City joined the 100 Resilient Cities network through a unique collaboration among Miami-Dade County and the City of Miami. This collaboration came to be known as Greater Miami and the Beaches (GM&B) and was created to respond to trends major metropolis' face: urbanization, globalization, and climate change, among other challenges.

Finally, home ownership has always been the American dream as ownership fostered housing stability which, in turn, fostered family and community stability. Homes were a foundational asset that typically increase in value, build equity and provide a nest egg for the future. Housing costs are more predictable and more stable than renting because they're ideally based on a fixed-rate mortgage. The home ownership rate in Miami Beach is 37.2%, far lower than the national average of 63.6%. While the City has worked diligently to market its First-Time Homebuyer Program funded through SHIP, it is also trying to build its affordable rental housing stock to meet the needs of area workers, elder residents who have left the workforce and entry-level workers in our area workforce who make low wages and may have to commute far distances to maintain their employment.

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

While property values in the City have been strong as demonstrated by the median property value in the City being 94% greater than the national median of \$205,000, this strong indicator also serves to impair the ability of low- to moderate-income households from becoming homeowners (Source: Shimberg Center at the University of Florida). As a result of the strong homeownership market, low- to moderate-income households are more likely to be renters and also face housing options with smaller units and fewer bedrooms (Shimberg Center at the University of Florida). It is worth noting that 86% of all housing units in the City have two or fewer bedrooms, according to the American Community Survey, 2016.

Interestingly enough, Miami Beach ranks number one on the list of Top 100 Cities with Smallest Houses, according to city-data.com

According to the U.S. Census, only 78.4% of our residents lived in the same house the year before. This high mobility leads to family and community instability that influences crime, community attachment, educational attainment and community perception. More so, 2,016 housing units are home to households with 1.51 or more people per room creating overcrowded conditions (Source: American Community Survey, 2016).

The City has 69,771 total housing units. However, 25,581 of these units are vacant. Our community's vacancy rate is influenced by seasonal owners/visitors, foreign investment in real estate and the prevalent use of apartments for short-term and Air B & B rentals which proliferate this tourist community. More than 63% of the City's housing units are concentrated in buildings with 20 or more units, according to the American Community Survey, 2016.

To bring the crux of our community's housing needs to the fore, it should be noted that 13,137 households or roughly 49.6% of all households paying rent are spending at least 35% of their household income on housing costs (Source: American Community Survey, 2016). This cost burden to maintain housing undermines a household's ability to save for a home, acquire suitable insurance coverage, obtain higher education and provide economic stability, among other milestones.

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	87,933	89,412	2%
Households	59,723	43,312	-27%
Median Income	\$27,322.00	\$43,316.00	59%

Table 1 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Number of Households Table – HAMFI= Household Annual Family Median Income

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households	8,170	6,310	6,695	3,715	18,420
Small Family Households	1,350	1,715	2,300	1,000	5,945
Large Family Households	55	185	195	90	505
Household contains at least one person 62-74 years of age	1,510	965	970	555	2,580
Household contains at least one person age 75 or older	2,285	1,380	705	250	1,205
Households with one or more children 6 years old or younger	455	610	640	330	1,630

Table 2 - Total Households Table

Data Source: 2009-2013 CHAS

The City’s household compositions clearly show that our families are more likely to be comprised of small families and have elder members than to be large with children. This may also be reinforced by the nature of our community’s housing stock which is overwhelming multi-family housing with two or fewer bedrooms and built prior to 1970 (when amenities were not necessarily priorities in the development of housing and families with children were not necessarily the target market).

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	135	80	90	25	330	30	4	25	0	59

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	225	360	385	205	1,175	4	0	0	10	14
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	50	220	205	75	550	0	10	0	15	25
Housing cost burden greater than 50% of income (and none of the above problems)	3,815	2,120	970	240	7,145	1,055	910	725	380	3,070
Housing cost burden greater than 30% of income (and none of the above problems)	515	1,180	2,680	640	5,015	290	385	575	260	1,510
Zero/negative Income (and none of the above problems)	360	0	0	0	360	305	0	0	0	305

Table 3 – Housing Problems Table

Data Source: 2009-2013 Comprehensive Housing Affordability Strategy (CHAS)

The data clearly shows how low-income families are impacted by housing problems ranging from substandard conditions to overcrowding and cost burden. More so, those with the least income are most vulnerable to facing these hardships given their limited financial capacity and inability to move to better housing. This is amplified for those households earning less than 80% AMI or \$44,100 for a household of one or \$62,950 for a household of four.

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,225	2,780	1,650	550	9,205	1,090	925	750	405	3,170
Having none of four housing problems	1,810	1,875	3,295	2,005	8,985	375	725	1,000	755	2,855

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Household has negative income, but none of the other housing problems	360	0	0	0	360	305	0	0	0	305

Table 4 – Housing Problems 2

Data Source: 2009-2013 CHAS; AMI= Area Median Income

Almost half of all renter households in the City earning up to 100% AMI experiencing one of four housing problems earn less than 30% AMI. While one third of all owner households earning up to 100% represent 34% of those experiencing housing problems.

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	950	1,475	1,575	4,000	175	105	340	620
Large Related	30	155	109	294	25	15	15	55
Elderly	1,685	625	350	2,660	875	775	620	2,270
Other	2,025	1,685	1,965	5,675	315	415	320	1,050
Total need by income	4,690	3,940	3,999	12,629	1,390	1,310	1,295	3,995

Table 6 – Cost Burden > 50%

Data Source: 2009-2013 CHAS; AMI= Area Median Income

While cost burden in and of itself is a difficult challenge to overcome, the nature of our diverse population including its preponderance of immigrants, makes these challenges that much more to overcome. As stated in “Miami and the State of Low- and Middle Income Housing”, a report issued in March 2017: “In addition to the cultural and language barriers, tens of thousands of immigrants who come to Miami each year are extremely low income, resulting in overcrowding in many housing units. Consequently, affordable housing for LMI households in Miami has to be considered within the context of language barriers, cultural sensitivities, as the limited resources new immigrants have when they arrive. These factors have important implications for equal access to housing information, gentrification and displacement, as well as how Miami funds for affordable housing are used to assist diverse and resource-constrained populations.” Please be reminded that the City’s *Comprehensive Plan* established a goal of creating 6,800 affordable housing units and has only achieved in the creation of less than 5,000 units as of this writing (City’s *Comprehensive Plan*).

4. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	235	515	450	190	1,390	4	10	0	25	39
Multiple, unrelated family households	0	0	70	0	70	0	0	0	0	0
Other, non-family households	55	90	110	100	355	0	0	0	0	0

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Total need by income	290	605	630	290	1,815	4	10	0	25	39

Table 7 – Crowding Information – 1/2

Data Source: 2009-2013 CHAS; AMI= Area Median Income

Fifty-six percent of all housing units in the City have three or fewer rooms, according to the *American Community Survey, 2016*. While the City’s housing stock is notorious for failing to accommodate households needing three or more bedrooms, fully 16.4% of all housing units in the City are studios (zero bedrooms) and fewer than 14% of all housing units have three or more bedrooms. The nature of our housing stock poses a challenge for working class families with two or more children who find themselves gravitating west to Miami-Dade County suburbs because affordable family housing is hard to come by in our City.

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

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

Table 3 – Crowding Information – 2/2

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

According to the *2012-2016 American Community Survey 5-Year Estimates*, 46.9% of occupied housing units are one-person households. The percentage of renter-occupied units with single-member households is higher (50.7%) than owner-occupied units (40.4%). This is higher than average when compared to other cities.

Given that single-person households are more likely to be renters, it is important to note that 56% of renters in Miami Beach are cost-burdened compared to 36.7% of homeowners. Housing stability is further challenged with social isolation.

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

The chance of becoming a victim of violent crime in Florida is 1 in 232 but an astounding 1 in 98 in Miami Beach, according to NeighborhoodScout.com. The violent crime rate is 10.24 per 1,000 residents in Miami Beach and only 4.3 per 1,000 in Florida, according to the same site. The site also reports that the property crime rate is an astounding 91.59 per 1,000 in Miami Beach compared to only 26.87 in Florida. The chance of becoming a victim of property crime is 1 in 11 in Miami Beach compared to 1 in 37 for Florida, according to NeighborhoodScout.com. Below, find greater detail regarding crime rates for the City in comparison to the state and nation.

Reported Annual Crime In Miami Beach

Statistic	Reported incidents	Miami Beach /100k people	Florida /100k people	National /100k people
Total crime	9,359	10,046	3,117	2,837

Statistic	Reported incidents	Miami Beach /100k people	Florida /100k people	National /100k people
Murder	7	7.5	5.4	5.3
Rape	57	61.2	36.9	40.4
Robbery	345	370.3	97.9	102.8
Assault	531	570.0	290.2	248.5
Violent crime	940	1,009	430	386
Burglary	603	647.2	486.7	468.9
Theft	7,251	7,783.0	1,990.8	1,745.0
Vehicle theft	565	606.5	209.3	236.9
Property crime	8,419	9,037	2,687	2,451

A general overview of all the annual reported crimes in Miami Beach, FL is displayed above. The data has been arranged to make it easier to find both the gross total of reported crimes and the number of crimes reported per 100,000 people in Miami Beach, FL. These statistics are further divided into two distinct categories (violent crimes and property crimes) to provide more insight to how prevalent crime is in the area. You'll find that the rate of crime in Miami Beach, FL averages 222% higher than the rest of Florida while the rate of crime on a national scale is 254% higher than. You'll find that the occurrence of violent crime in Miami Beach, FL is 134% higher than the average rate of crime in Florida and 161% higher than the rest of the nation. Similarly, crime involving property stands 236% higher than the remainder of the state of Florida and 269% higher than the nation's average. Both of these statistics relate to how safe residents and businesses are while performing everyday activities in the Miami Beach, FL area.

Roughly one in three Miami Beach residents aged 65 or older have a disability, according to the *American Community Survey, 2016*. When factored in the overall community population, 9.5% of our residents have a disability. The total number of residents with a disability is 8,640.

A study of women with mobility and both mobility and cognitive disabilities found participants experienced approximately twice the rate of lifetime sexual and physical abuse as generally reported for women without disabilities, according to Florida Council Against Sexual Violence. More so, 8.7% of City households have a female head of household, according to the *2012-2016 American Community Survey 5-Year Estimates*. The Estimate further states that 62% of women 15 and older in Miami Beach are not married.

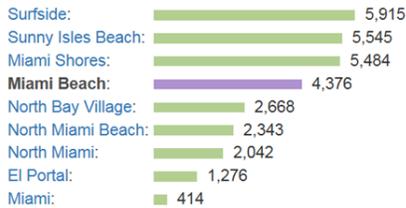
Multiple studies and research over the past twenty years continue to confirm that childhood sexual abuse puts children at significant risk for a wide range of medical, psychological, behavioral, and sexual disorders that can persist into and throughout adulthood. The *2009 National Survey of Children's Exposure to Violence* found that 6.1% of all children surveyed had been sexually victimized in the past year and nearly 1 in 10 (9.8%) over their lifetimes.

According to the Florida Department of Elder Affairs, 70.6% of disability beneficiaries are aged 65 and older compounding advanced age with at least one disability for many. In our City, 16% of our population is aged 65 years or older, according to Census data. More so, according to the Florida Department of Elder Affairs (FDOE), 31% of elderly have at least one disability and project that 9.5% are possibly Alzheimer's cases, a disease that robs memory, independence and the ability to make decisions. This is an important housing development as the occupancy rate of Skilled Nursing Facilities with community beds is currently 89.5%, according to FDOE. More sobering is that 66.9% of these occupied beds are being paid by Medicaid, according to FDOE.

Miami Beach ranks in the middle amongst area communities with the number of residents to the number of sex offenders:

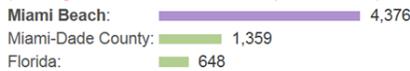
Miami Beach, FL ratio of number of residents to the number of sex offenders compared to nearest cities:

(Note: Higher values mean more residents per sex offender)



Miami Beach, FL ratio of number of residents to the number of sex offenders compared to county and state:

(Note: Higher values mean more residents per sex offender)



According to the Stalking Resource Center, 7.5 million people are stalked in one year in the United States. Unfortunately, according to the Stalking Resource Center, women are almost three times more likely than men to be victims: 15% of women and 6% of men have experienced stalking victimization at some point during their lifetime in which they felt very fearful or believed that they or someone close to them would be harmed or killed.

Sadly, Miami-Dade has the highest number of domestic violence cases reported in Florida, according to the Florida Department of Law Enforcement. Its figures show that 9,811 cases were reported last year in the county, which also has the largest population in the state, with 2.6 million residents.

While rape and forcible sex offenses have been down from their peaks in 2006, the reported number of rapes in the City has been increasing since 2010, according to city.com. In 2016, the City reported 61.2 rapes per 100,000. These figures, however, should be viewed with a grain of salt as the vast majority of sex crime victims do not report offenses. The *National Women's Study Replication*, funded by the National Institute of Justice, found that only 18% of forcible rapes are reported to law enforcement. Below is a snapshot of forcible sex offenses reported to the County Police Department for this calendar year:



MIAMI DADE POLICE DEPARTMENT
85B - Part 1 Crimes YTD Comparison - Automated
 Date Range Jan 1, 2018 - Jun 17, 2018
030



Crime Type	UCR Code	UCR Code Description	JAN - JUN 2017	JAN - JUN 2018	% Change
01- HOMICIDE OFFENSES	090A	MURDER - NONNEG MANSLAUGHTER	43	39	-9.30%
01- HOMICIDE OFFENSES			43	39	-9.30%
02- FORCIBLE SEX OFFENSES	110A	RAPE	217	198	-8.76%
	110B	SODOMY			0.00%
	110C	FONDLING	104	112	7.69%
02- FORCIBLE SEX OFFENSES			321	310	-3.43%
03- ROBBERY	1200	ROBBERY	671	519	-22.65%

Sexual offenses are extremely prevalent in our state. According to the *National Intimate Partner and Sexual Violence Survey, 2010*:

- 1,266,000 women in Florida have been raped at some point in their lives. That's 17% or 1 in 6 women in Florida.
- 41.8% of women, or 3,111,000, in Florida have been victimized by sexual violence other than rape.
- 79.6% of female victims who have experienced one or more completed rape experienced the first rape before the age of 25; 42.2% were under 18 at the time of the first completed rape.
- 20.4% of men, or 1,437,000 men, in Florida have been victimized by sexual violence other than rape.

- More than one quarter (27.8%) of male victims who have experienced at least one completed rape experienced the first rape when they were 10 years of age or younger.

What are the most common housing problems?

The most common housing problems in Miami Beach include:

- Affordability (cost burden)
- Availability (vacancy)
- Size (to accommodate growing households)

The data clearly shows how low income families are impacted by housing problems ranging from substandard conditions to overcrowding and cost burdened. More so, those with the least income are most vulnerable to facing these hardships given their limited financial capacity and inability to move to better housing. This is amplified for those households earning less than 80% AMI or \$44,100 for a household of one or \$62,950 for a household of four. This income disparity further amplifies the housing burdens faced in our community. More than 50 percent of the City’s elder households, regardless of ownership or rental status, are cost burdened and spending more than a third of their income for housing, according to Miami-Dade County. More so, this disparity is widened for our minority residents who face a disproportionate hardship in housing costs.

According to the Miami-Miami Beach-Kendall, *Florida Comprehensive Housing Market Analysis* issued by the US Department of Housing and Urban Development, “rental housing market conditions currently are tight, with an estimated vacancy rate of 6.5 percent, down from 9.0 percent in April 2010.” The report goes on to state that vacancy rates are even more challenging for those looking for apartments: “apartment market conditions are tight, with a vacancy rate of 2.3 percent during the first quarter of 2016, down from 2.4 percent during the first quarter of 2015 (MPF Research).” The future doesn’t look much better, the report continues, as, while 8,700 units are currently under construction, the demand is expected to grow by an additional 13,900 rental units.

Fifty-six percent of all housing units in the City have three or fewer rooms, according to the *American Community Survey, 2016*. While the City’s housing stock is notorious for failing to accommodate households needing three or more bedrooms, fully 16.4% of all housing units in the City are studios (zero bedrooms) and fewer than 14% of all housing units have three or more bedrooms. The nature of our housing stock poses a challenge for working class families with two or more children who find themselves gravitating to the western Miami-Dade County suburbs because affordable family housing is hard to come by in our City.

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

While cost burden in and of itself is a difficult challenge to overcome, the nature of our diverse population including its preponderance of immigrants, amplifies these challenges. As stated in *Miami and the State of Low- and Middle Income Housing*, a report issued in March 2017: “In addition to the cultural and language barriers, tens of thousands of immigrants who come to Miami each year are extremely low income, resulting in overcrowding in many housing units. Consequently, affordable housing for LMI households in Miami has to be considered within the context of language barriers, cultural sensitivities, as the limited resources new immigrants have when they arrive. These factors have important implications for equal access to housing information, gentrification and displacement, as well as how Miami funds for affordable housing are used to assist diverse and resource-constrained populations.” Please be reminded that the City’s *Comprehensive Plan* established a goal of creating 6,800 affordable housing units and has only achieved in the creation of less than 5,000 units as of this writing (*City’s Comprehensive Plan*).

Our community’s elderly, often living on very limited, fixed incomes face a cost burden that is squeezing them from the communities in which they have the strongest ties and supports. More than 50% of elder households in Miami-Dade County are cost burdened, according to the Shimberg Center at the University of Florida. The obstacle of cost burden is amplified when you realize that more than 36% of elderly residents (Source: *American Community Survey, 2016*) also

have a disability which can influence housing, mobility and community integration. Further, the strong real estate market that is driving up rental and homeownership costs (i.e. property taxes), also potentially destabilizes elder housing as renters can find themselves homeless when landlords decide to cash out on their investments and homeowners can find themselves facing larger property tax bills that are overwhelming their fixed incomes.

The Florida Department of Elder Affairs issues an Elder Needs Index (ENI) which is a composite measure that measures the overall risk for elder residents' need for social services and includes the following factors:

- The percentage of the elder population aged 85 years and older;
- The percentage of the populace aged 55 years and older who are members of a racial or ethnic minority group;
- The percentage of the populace aged 65 years and older with one or more disability; and
- The percentage of the populace aged 55 and older living below 125% of the Federal Poverty Level.

The Elder Needs Index for Miami Beach is 28.87 – 40.27%.

Housing problems are prevalent across the population spectrum. However, minorities are disproportionately affected at a higher incidence rate when compared to their representation within the community as a whole. As noted previously, African American/Black and Asian Americans, who are a statistically small population within the community-at-large, are represented in significantly higher proportions reporting housing problems, according to HUD data.

The Hispanic population represents the largest share of the affected population. This ethnic group comprises more than 50% of the total population of Miami Beach. Nearly 60% of Hispanics are impacted by at least one or more of the housing problems, which suggests that housing has an overall impact on 35% of the City's total population, while considering only one ethnic group. The only other large group is the White population, which comprises more than 30% of the total. Its representation in the data with regards to being impacted by at least one housing problem is just slightly more than its population size.

According to *Miami and the State of Low- and Middle Income Housing*, Miami is undergoing a renaissance in its housing and economy. Accompanying such change and growth, however, is a history of challenges for low- and middle-income residents, as well as heightened concerns about preserving and developing affordable housing. Renters, in particular are vulnerable in Miami, with rents on the rise in many neighborhoods and a housing stock that is not keeping pace with the demand for affordable units.”

The spurt in gentrification is also displacing entire South Florida neighborhoods and creating a housing squeeze especially for those living in low- and moderate-income homes. “One such neighborhood is Wynwood, a historically working class neighborhood that was once a thriving industrial factory area. For the past decade, Wynwood has experienced increases in property taxes, rent and evictions, according to *Miami and the State of Low- and Middle Income Housing*. In South Beach, 15 aging Art Deco buildings that were home to very low-, low- and moderate-income households were acquired by a single developer with the intentions of rehabilitating the units and raising rents by 50%, according to *The Miami Herald*, February 3, 2016. This single developer was able to remove 240 affordable units from the market at one closing impacting a substantial swathe of residents working in the local market.

Keep in mind that, following the housing crisis of the 2000s, “Miami experienced severe challenges including the highest rates of mortgages at risk of foreclosure as well as one of the nations' longest foreclosure processes”, according to HUD and the Department of the Treasury, 2012. This is important from a historical context as the State of Florida has been known to have a series of land booms and busts since 1929 (Source: *Paradise for Sale: Florida's Booms and Busts*).

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

There are several factors that place families – and by extension—their children at risk of homelessness. The high cost of housing and low local employment wages combine to create a financial vise on low- and moderate-income families who live in Miami Beach. According to the *American Community Survey 2016*, 25,752 Miami Beach households (51%) pay more than 30% of their income for housing. By comparison, 42% of households statewide are cost-burdened. This financial trade-off reduces the amount of discretionary income households have for educational costs, medical services, extracurricular experiences and savings for the future. This influences seemingly foundational resources such as internet connectivity which is a necessary utility in today's technologically-paced world. According to Florida International University's Metropolitan Center, the Greater Miami area is ranked second worst in the country for internet connectivity. In a world in which banking, employment, and commerce increasingly occur virtually, this digital divide creates a canyon of failed opportunity that further distances low income persons from success and ongoing stability and progress.

According to Community Housing Affordability Strategy (CHAS) data 2010-2014, 63% of homeowner households earning 0-30% AMI have severe housing cost burden greater than 50% and almost 66% of renter households earning 0-30% AMI have severe cost burden greater than 50%. This indicates that 5,395 households in the City are at risk of homelessness due to their extremely low-income and severe cost burden. This risk of homelessness is made more daunting by the fact that there are no homeless shelters in the City. If a family were to become homeless, they would be transported to shelters in the mainland putting them further away from their jobs and schools.

The optics of the severity of cost burden becomes clearer (and more concerning) when you realize that 27% of all Miami Beach households (13,865 households) spend more than 50% of their income to maintain housing. If households are working feverishly to maintain a roof over their heads, they are unable to pursue advanced education, save to purchase their own home or spend discretionary income to support the local area economy fueling a dangerous cycle which can further undermine their economic vulnerability.

In January 2018, Bankrate released a study that Americans would find themselves hard pressed to pay an unexpected \$1,000 expense for an emergency room visit or car repair: "While tapping savings to pay off an emergency was the most common response, more than a third of Americans would sink into one type of debt or another, potentially harming their financial security. Almost 1 in 5 would pay with a credit card and finance the balance over time; 12 percent would borrow from family or friends; and 5 percent would use a personal loan." Further still, the Federal Reserve reported in its May 19, 2017 *Report on the Economic Wellbeing of US Households* that 44% of Americans couldn't cover a \$400 emergency expense out of their pocket.

The Federal Reserve further detailed the grave and vulnerable state of American households as 23% of adults do not expect to pay current month's bills in full and 25% opt out of needed medical care because of cost (Source: May 19, 2017 *Report on the Economic Wellbeing of US Households*). While current conditions are heartbreaking, the report went on to advise that "many adults (28%) have no savings for retirement."

While most major metropolitan cities face shelter shortages and often turn homeless people away because of space constraints, the City has had an average daily shelter vacancy rate of 7.409 beds. The City has access to 55 beds funded by the Miami-Dade County Homeless Trust and purchases an additional 52 beds from three shelters: The Salvation Army, Miami Rescue Mission and Camillus House. While the City does not control service provision for the Trust-funded beds, the City requires shelters to provide care coordination services with City-purchased beds ensuring that clients are provided the tools and support to successfully transition to sustainable independence.

The official count of City's homeless population is measured through the annual Point-in-Time Homeless Census managed by the Miami-Dade County Homeless Trust and reported to the US Department of Housing and Urban Development. While a biannual census count is held, the winter (January) count is the one held as the formal, official homeless census. Below are the official census results for the past eight years:

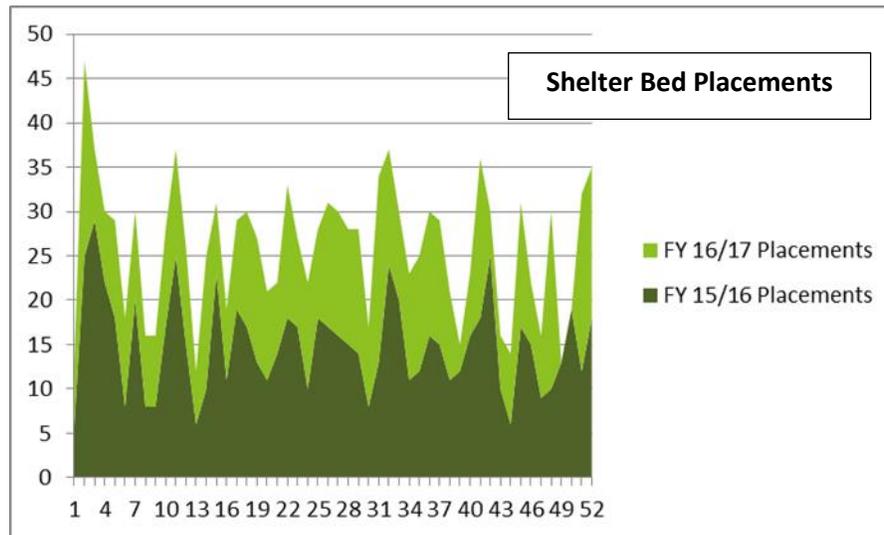
Year	Winter	Summer	Variance (Winter to Summer)	Year to Year Variance	
				Winter	Summer
2010	149	196	+47	N/A	N/A
2011	177	218	+41	+28	+22
2012	173	186	+13	-4	-32
2013	138	106	-32	-35	-80
2014	122	157	+35	-16	+51
2015	193	196	+3	+71	+39
2016	156	208	+52	-37	+12
2017	133	143	+10	-23	-65

Traditionally, as the data above demonstrates, our homeless population rises during our summer/fall and falls during the winter. The City averaged 19 vacant beds per day in May 2017, representing a 17.7% vacancy rate – by far the highest monthly vacancy rate for the year. The lowest vacancy rate occurred in February when an average of 2.1 beds was available or a 1.9% vacancy rate. The greatest number of daily beds was available on May 26, 2017 when 26 beds or 24.2% of beds were vacant. There were 18 days when all shelter beds were occupied or 4.9% of all operating days for the year. Eleven of these days occurred in November 2016. The low vacancy rate coincides with the beginning of the holiday season when there is a greater incidence of people accepting services for a variety of reasons. By contrast, the high vacancy rate period coincides with the Spring Break season. The following chart tracks daily vacancies for shelter beds:

Daily Shelter Bed Vacancies FY 16/17

FY 16-17	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept
1		3	1		8	4		14	18		5	3
2		4	3	Hol	9	3		18	17		4	
3	4	2		4	5	6	8	18		4	10	
4	3	1		5			14	18		Hol	8	0
5	4	0	4	5			15	18	24	14		6
6	0	0	3	4	5	10	13		14	14		12
7	11	2	4		4	11	10		21	21	10	6
8		2	6		3	10		15	20		5	7
9		1	4	3	5	9		16	20		8	
10	6	6		3	2	9	10	14		19	9	
11	5	0		3			8	17		19	7	0
12	3	0	5	3			6	14	15	15		0
13	1	0	3	3	4	16	6		11	14		0
14	0	8	1		4	13	2		9	12	6	2
15		6	3		4	14		16	6		8	14
16		5	4	Hol	5	14		17	7		7	
17	1	4		3	3	11	7	21		6	6	
18	4	2		3			11	21		5	4	13
19	1	0	1	2			9	21	12	6		15
20	2	0	3	1	Hol		13	9		10	6	11
21	4	3	2		6	12	10		10	5	10	14
22		2	4		6	9		24	9		11	3
23		3	2	2	4	9		24	9		11	
24	2	0		5	2	8	11	26		5	10	
25	3	0		3			12	24		3	10	5
26	2	0	1	3			11	13	8	3		0
27	3	0	2	6	7	11	9		7	5		3
28	3	3	2		8	12	5		7	5	10	6
29		3	1			11		Hol	6		7	1
30		3	0	4		8		23	8		2	
31	2			4		5		21		8	0	
Average:	3	2.1	2.7	3	4.9	9.9	9	19	12	9.5	7.3	5.8

Despite the vacancy rate patterns, the City’s actual placement rates have consistently fluctuated on monthly cycles for several years. These cycles fluctuate monthly with placement peaks occurring towards the end of the month and decreasing at the beginning of the month:



The City of Miami Beach currently does not receive Rapid Rehousing funds. However, it applied and has been awarded (though not yet under contract) Emergency Solutions Grant funds from the Miami-Dade County Homeless Trust to provide Rapid Re-housing services beginning in the second half of 2018.

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

As a Continuum of Care of provider within the Miami Dade County, the City of Miami Beach utilizes the Homeless Management Information System (HMIS) to track homeless persons seeking help or resources. The HMIS report for our City indicated that 746 (701 of whom were adults) unique individuals were contacted for homeless services in FY 2016/17. (Report attached.) The City utilizes HUD’s definition of homelessness and requires people accessing homeless certifies to self-certify homelessness if they are not encountered in the field by homeless outreach staff.

The City also manages its Client Information Management System (CIMS) which enables the City to track homeless persons in a variety of ways including: outreach team encounters, walk-in center visits and police field encounters. CIMS enables a holistic view of its homeless population and empowers police and outreach staff to work collaboratively within a humanistic framework to engage homeless persons and persuasively approach encounters.

City staff upholds the highest commitment to excellent customer service. The nature of their business is to interact – often repeatedly – with people who are at arguably the lowest point in their lives. People do not become homeless and remain homeless if they have a stable support system, financial savings and strong resiliency skills. Those that find themselves on the streets are typically long unemployed; separated or estranged from families/friends and the truth of their circumstances; and grapple with depression, solitude and other obstacles (including addiction and mental illness).

The City Outreach Team’s goal is to offer empathy and a clear path to help the homeless emerge from their homelessness. The clear path may mean returning to the workforce, drinking less alcohol or adhering to rules while in shelter to enable the transition to independent permanence. This may not be the path they choose for themselves and the mere suggestion may be perceived as inflammatory. However, the City’s goal is to support their client’s return to the role of contributing member of our community. This cannot be accomplished if homeless residents are not held to the same standards of personal success and accountability as all other members of our community – albeit perhaps with extra help such as food subsidies, counseling and support services. In FY 16/17, the City encountered 1,571 unique

homeless persons and served 1,456 of these of 92.7%. Five hundred and seventy of these clients were placed in shelter and 118 were relocated to love ones. One hundred seventy two clients transitioned to permanent housing.

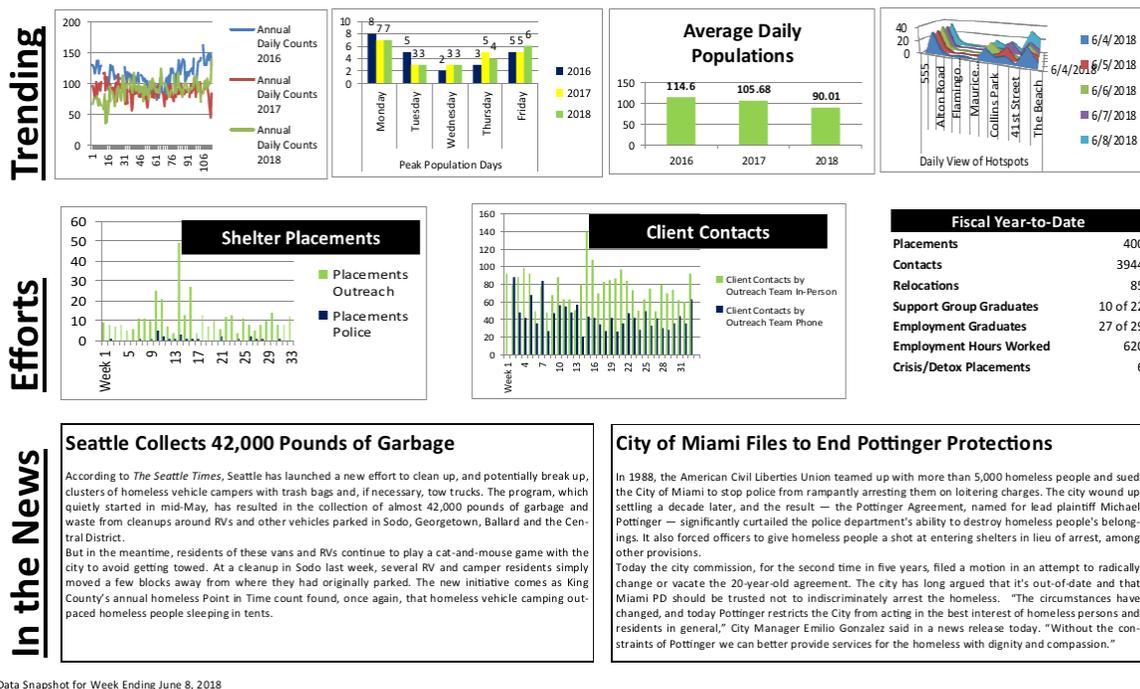
This past fiscal year, the City’s homeless population has declined by several measures:

- Official Point-in-Time Survey
- Self-identified homeless engaged by police and HOT
- Average morning count

The reduction is supported by various rising indicators:

- Number of self-identified homeless served by HOT
- Police direct placements to shelter (a service that began February 2017)
- Number of relocations
- Number of permanent placements

Throughout the year, key stakeholders were kept abreast of data and trends through the weekly data dashboard that is distributed broadly that provides service levels and shared news about homelessness elsewhere:



Data Snapshot for Week Ending June 8, 2018

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

The following housing characteristics have been linked with instability and an increased risk of homelessness:

- Housing stock problems
- High housing costs (low income opportunities).
- High community mobility (low community cohesion/engagement)
- Overcrowding

Discussion

Almost 75% of households in the 0%-30% AMI bracket experienced at least one housing problem. However, more than 96% of Black/African American and 100% of Pacific Island Households in this bracket experienced at least one housing problem, according to HUD's CHAS data. Housing problems are prevalent across the population spectrum. However, minorities are disproportionately affected at a higher incidence rate when compared to their representation within the community as a whole. As noted above, African American/Black and Asian Americans, who are a statistically small population within the community-at-large, are represented in significantly higher proportions reporting housing problems. Further, while Hispanics represent about 54% of the City's population, they more than their proportional share of housing problems except for those at 80-100% AMI.

Almost 40 percent of the local area housing stock was built prior to 1970, according to the *American Community Survey, 2011-2015*. Less than one percent of the current housing stock was built after 2010. By decade, housing built prior to 1959 is the single largest development period for Miami-Dade County with the same time period serving as Miami Beach's architectural heyday and the birth of Art Deco design.

The high cost of housing and low local employment wages combine to create a financial vise on low- and moderate-income families who live in Miami Beach. According to the *American Community Survey 2016*, 25,752 Miami Beach households (51%) pay more than 30% of their income for housing. By comparison, 42% of households statewide are cost-burdened. This financial trade-off reduces the amount of discretionary income households have for educational costs, medical services, extracurricular experiences and savings for the future.

It is important to stress that cost burden poses a significant impediment to providing appropriate housing for both renters and owners. Nearly 45% of all households are at or below 80% AMI and nearly 17% of all households earning up to 30% AMI, represented by a significant number of elderly residents. Half of the households at or below 30% AMI have a household member over 62 years of age; and 33% of those households have a member over 75 years of age. This means a significant number of households may be on fixed income and unable to keep up with the rising cost of properties.

Miami Beach has enjoyed a real estate market that has retained strong market values despite the general downturn in the national real estate market. This fact creates limitations on homeownership opportunities. Virtually all of the single-family homes are financially inaccessible by households that are even at 100% AMI. Ownership is generally left to the acquisition of a condominium; and even that is prohibitive in many of the properties. This issue has created a "double-edged sword" for the City as it struggles with providing affordable housing without negatively impacting rising property values. The median list price per square foot for a Miami Beach home is \$513 while the Miami-Ft. Lauderdale Metro average is \$214, according to Zillow. This huge variance underscores why landlords operating rentals can be enticed to sell their affordable market units in order to cash out on profits.

Miami Beach is a beautiful place to live but is also a much desired place to visit. The demands of the tourism industry have impacted housing with the advent of Air B&B and other short-term, owner driven rental services that have drawn needed housing units away from the rental market to satisfy the burgeoning "home tourist" market. According to the Greater Miami and The Beaches Convention and Visitors Bureau, a record-high number of visitors spent at least one night in the area (15.86 million people). Miami Beach was the number one area for visitor lodging representing 58.5% of all visitors, according to the Great Miami and the Beaches 2017 Visitor Industry Overview.

In the age of virtual living, more and more people are opting to take Uber and Lyft instead of a taxi cab and booking their vacations and business trips in Air B&B rentals instead of hotels. So far in 2018, the City has issued \$2.4 million in code fines to people operating properties as illegal short-term rentals. While a studio apartment in Miami Beach rents for \$1,286 a month, that same unit can generate \$143 per night or up to \$4,290 per month via short-term rental; a 233% revenue gain (Source: airbnbb.com, June 21, 2018).

Mobility in the City discourages community cohesion and attachment. Only 78.4% of residents are living in the same home they lived in one year ago, according to the US Census. This high mobility is driven by rising housing costs, the advent of Air B&B, and the draw to Miami Beach by people from throughout the world. Housing demand is growing while new housing development is limited by the lack of available land and development rules that limit height and density. Visitors to the area were equally likely to come from international ports of origin as they were from America, according to the Great Miami and the Beaches 2017 Visitor Industry Overview. Further, there are 13,529 vacant housing units in the City (or 22.65% of all units) and an additional 7,668 (or 12.84%) of units that are seasonal, recreational or used only occasionally, according to the US Census, 2000.

Overcrowding is also a housing problem on Miami Beach. The problem is more pronounced within the rental market than the ownership market. Many of the available rental multifamily properties on Miami Beach are apartments or condominiums with limited square footage and bedrooms. Most are efficiencies, one-, or two-bedroom units. The absence of units that can accommodate growing families (whether children or multiple family generations) poses an existential challenge for people seeking the space afforded by three or more bedrooms. The median home in Miami Beach has only 3.3 rooms with the single largest unit configuration being one-bedroom units, according to the US Census, *2012-2016 American Community Survey 5-Year Estimates*. One bedroom units serve as a disincentive to families wishing to remain in the City as they grow or to encourage multiple generations from living together for communal benefit.

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

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

Introduction

This section examines housing problems experienced amongst racial and ethnic groups at different income levels to determine if a disproportionately greater need exists for a certain racial or ethnic group. A disproportionately greater need exists when a particular racial or ethnic group experience housing problems at a greater rate (10 points or more).

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,125	1,380	665
White	1,625	370	310
Black / African American	420	0	15
Asian	75	10	10
American Indian, Alaska Native	0	0	0
Pacific Islander	10	0	0
Hispanic	3,980	1,010	320

Table 9 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2009-2013 CHAS; AMI= Area Median Income

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,275	1,035	0
White	1,230	250	0
Black / African American	305	0	0
Asian	35	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	3,635	760	0

Table 4 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,655	1,040	0
White	2,100	240	0
Black / African American	205	0	0
Asian	75	79	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	3,260	705	0

Table 5 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,850	1,860	0
White	885	590	0
Black / African American	60	75	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	870	1,160	0

Table 6 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

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

Discussion

The table below illustrates the disparities in housing problems experienced by different racial or ethnic groups and income. 74.97% of households in the 0%-30% AMI bracket experienced at least one or more housing problems. However, more than 96% of Black/African American and 100% of Pacific Island Households in this bracket experienced at least one housing problem.

Housing problems are prevalent across the population spectrum. However, minorities are disproportionately affected at a higher incidence rate when compared to their representation within the community as a whole. As noted above, African American/Black and Asian Americans, who are a statistically small population within the community-at-large, are represented in significantly higher proportions reporting housing problems.

Further, while Hispanics represent about 54% of the City's population, they experience more than their proportional share of housing problems except for those at 80-100% AMI:

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Hispanics Reporting Housing Problems	65%	68.9%	57.6%	47%

AMI= Area Median Income

More strikingly, Hispanics are more than twice as likely as their White counterparts to experience housing problems until you compare those in the 80-100% AMI income category:

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Hispanics Reporting Housing Problems	65%	68.9%	57.6%	47%
Whites Reporting Housing Problems	26.5%	23.3%	37.1%	47.8%

AMI= Area Median Income

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

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

Introduction

A disproportionately greater need exists when the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

Severe housing problems include:

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

The following series of tables look at the housing problems amongst different racial and ethnic groups and income levels.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,315	2,185	665
White	1,430	560	310
Black / African American	390	29	15
Asian	75	10	10
American Indian, Alaska Native	0	0	0
Pacific Islander	0	10	0
Hispanic	3,410	1,580	320

Table 13 – Severe Housing Problems 0 - 30% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,705	2,600	0
White	785	695	0
Black / African American	135	175	0
Asian	25	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,710	1,685	0

Table 14 – Severe Housing Problems 30 - 50% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,400	4,295	0
White	1,005	1,335	0
Black / African American	125	80	0
Asian	0	154	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,265	2,695	0

Table 15 – Severe Housing Problems 50 - 80% AMI

Data Source: 2009-2013 CHAS

***The four severe housing problems are:**

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	955	2,760	0
White	365	1,110	0
Black / African American	60	75	0
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	515	1,510	0

Table 16 – Severe Housing Problems 80 - 100% AMI

Data Source: 2009-2013 CHAS

***The four severe housing problems are:**

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

Discussion

	Hispanics (which represent 53.8% of overall population) Experiencing Housing Problems
0-30% AMI	65%

30-50% AMI	73.4%
50-80% AMI	57.6%

AMI= Area Median Income

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

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

Introduction:

There are two important factors when measuring affordability: income and housing price. Cost burden is considered a problem when housing cost exceeds 30% of income, and a severe problem when the cost burden exceeds 50%. According to CHAS data, 22,065 households --almost 51% of all households -- are experiencing housing cost burden. Clearly, the community as a whole is burdened by its ability to house itself. If a household is expending 50% of its income to maintain housing, it is absent of discretionary income that compels them to forgo activities and services instrumental to quality of life including: medical care, advanced education, savings for retirement, cultural experiences and more. More so, since so much of a household's funds are invested in housing costs, households are unable to support the economy through increased discretionary spending.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	20,555	10,135	11,930	680
White	10,125	4,455	4,040	320
Black / African American	445	345	635	15
Asian	385	135	105	10
American Indian, Alaska Native	75	0	0	0
Pacific Islander	0	10	0	0
Hispanic	9,240	5,130	7,070	320

Table 17 – Greater Need: Housing Cost Burdens AMI

Data Source: 2009-2013 CHAS; AMI= Area Median Income

Discussion:

According to the CHAS data, Black/African Americans experience a disproportionate greater need with regard to severe cost burden. 44.10% of Black/African American households experience severe cost burden compared to 27.55% of the City as a whole.

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

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

With regards to housing problems versus severe housing problems, the data delivers similar results for each category within Miami Beach. Hispanics represents the largest share of the affected population. This ethnic

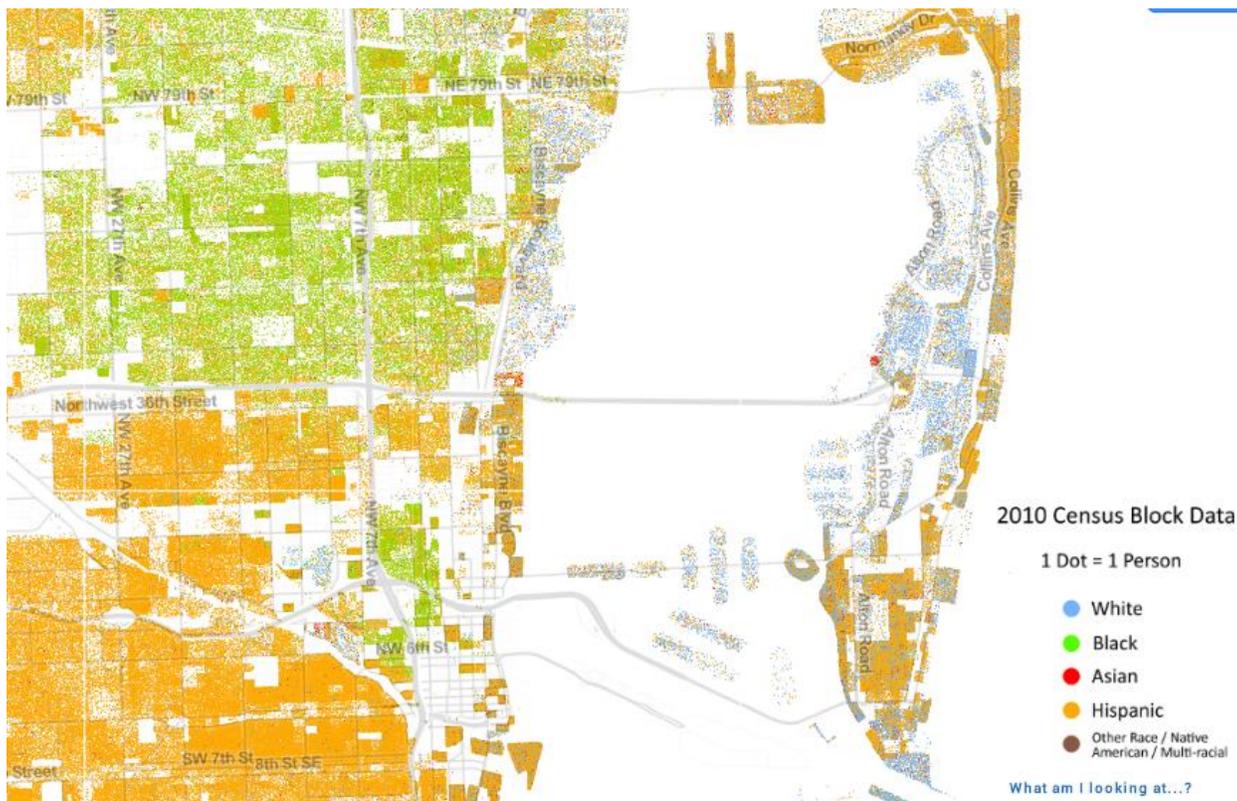
group comprises more than 53.8% of the City's total population, Whites represent 39%, and Blacks/African Americans represent 3.11%. Nearly 60% of Hispanics are impacted by at least one or more of the housing problems, suggesting that more than a third of the City's overall population face at least one housing problem.

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

NA

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

There are no ethnic- or race-specific neighborhoods within the City as residents of all backgrounds are fairly diversified throughout the City's 15.22 square miles based on existing population representations. However, according to US Census, there are population concentrations throughout South Florida along racial and ethnic divides:



NA-35 Public Housing – 91.205(b)

Introduction

The City of Miami Beach has only one public housing property and it is owned and administered by the Housing Authority of the City of Miami Beach. Rebecca Towers South, a twin-towered property located at 150 -200 Alton Road, fronts Biscayne Bay to the west and faces the South of Fifth Neighborhood to the east. Its South Tower is public housing. Rebecca Towers South serves provides 200 units for low-income elderly residents in its a 13-story buildings. The Housing Authority of Miami Beach Provided the updated data below:

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	20	200	3407	20	3053	334	0	0

Totals in Use

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

Table 7 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	9,229	9,733	11,333	10,193	11,222	12,666	0
Average length of stay	0	6	8	7	2	7	0	0
Average Household size	0	1	1	1	2	1	1	0
# Homeless at admission	0	0	1	143	6	24	113	0
# of Elderly Program Participants (>62)	0	111	195	1,299	3	1,262	34	0
# of Disabled Families	0	13	1	664	4	590	70	0
# of Families requesting accessibility features	0	126	196	2,802	10	2,604	183	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 19 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

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

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

Table 20 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

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

Table 21 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

As foretold by the disproportionate cost burden in the general population, affordable housing is the greatest need of public housing tenants and applicants on the housing waitlist. The most immediate need is the availability of accessible units. The Rebecca Towers South development contains ten Section 504 accessible units and is in compliance with Section 504 UFAS accessibility requirements.

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

The waiting list for Rebecca Towers South consists of 656 applicants, of which 38% are extremely-low income. The waiting list consists of 212 applicants with disabilities, equivalent to 32 percent. The waiting list for the Section 8 Housing Choice Voucher Program consists of 1,204 applicant households.

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

The public housing tenants/Housing Choice Voucher holders and applicants on the waiting list for accessible units have a greater need than the population at-large due to housing options limited by their low incomes and the City's low vacancy rate.

Discussion

The greatest current need in public housing is the availability of accessible units, and options are limited. The Housing Choice Voucher Program provides more options for affordable housing; however demand continues to significantly exceed the supply, especially when larger unit needs are considered.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The information in the table below is derived from Miami-Dade County's Homeless Information Management System (HMIS). The data is specific to the City for the fiscal year Oct 1, 2016-September 30, 2017. Where data does not appear in the column no data is available.

The City, which operates the only municipal walk-in center serving the homeless in Miami-Dade County, is open Monday through Friday, 7:30am – 12pm and 1pm – 3:30pm. Our walk-in center provides a variety of services in addition to shelter placement including:

- Care coordination (coordinated case management services held Thursdays)
- Employment services (offered Monday through Thursday)
- Identification document replacement (offered daily)
- Relocation services (with validated consent from the receiving party offered Mondays and Wednesdays)
- Support group meetings for those transitioning from the streets (offered Tuesday through Friday)
- Access Florida services (including LifeLink and SNAP benefits offered daily)
- Legal services from the Office of the State Attorney (Wednesdays only)

The City is a member agency of the Miami-Dade County Continuum of Care (CoC) led by the Miami-Dade County Homeless Trust. As a CoC member agency, the City must adhere to US Department of Housing and Urban Development (HUD) regulations for the certification and provision of services for people who are homeless. The definition of "homeless" is established by HUD and delineated in 24 CFR Parts 91, 582 and 583 as:

- (1) An individual or family who lacks a fixed, regular, and adequate nighttime residence;
- (2) An individual or family who will imminently lose their primary nighttime residence;
- (3) Unaccompanied youth under 25 years of age, or families with children and youth; or
- (4) Any individual or family who is fleeing, or is attempting to flee domestic violence.

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

Furthermore, prior to the receipt of services, the CoC requires that all clients complete several documents authorizing the provision of services including:

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

- Acknowledgement of Grievance Procedures
- HUD Client Questionnaire

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

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

Once the documentation is complete and the shelter consents to receiving the client, the client is transported to shelter. All emergency shelter providers are located in Miami. Staff's goal is to make the first drop-off of the day to shelters by noon so that clients can have a meal upon arrival. All shelter placements should be completed by 3pm as shelter administrative offices typically close by 4pm. The time of shelter clearance and traffic impact the actual time of arrival to shelter and return to the office. On at least two instances last year, staff had to leave early to accommodate simultaneous shelter placements at multiple providers and relocations at the Greyhound Bus Depot in Miami. Please note that the Homeless Outreach Office utilizes two vans for client transport. During the school year, one of these vans is used after 4pm by Success University for client transport.

The homeless population in America is varied. Each community is influenced by the economic conditions and cultural influences of its resident population. More than 95 percent of all people served by the City became homeless in another community and migrated to our community. This is an anomaly not encountered in other metropolitan areas with a homeless population. In San Francisco, for example, 71 percent of their homeless population had former residences within the area. This population had a connection to their community that pre-dated their homelessness and included their previous homes and places of work.

Conversely, our City's homeless population, as a whole, lacks these historical connections as they neither lived nor worked here. Oftentimes, this lack of connection, leads to objectionable behaviors including criminal offenses. The Miami Beach Police completed 1,645 arrests of people claiming to be homeless in FY 15/16. Sixty-three of these people were arrested five or more times. On average, the top 10 residents with arrests who claimed to be homeless in FY15/16 were arrested 12.2 times for crimes ranging from trespass to strong arm robbery.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)		0				
Persons in Households with Only Children	0	0				
Persons in Households with Only Adults						
Chronically Homeless Individuals						
Chronically Homeless Families						
Veterans	38	3				
Unaccompanied Child	0	0	0			
Persons with HIV	28	0				

Table 22 - Homeless Needs Assessment Data Source Comments:

Indicate if the homeless population is: **Has No Rural Homeless**

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

In fiscal year 16/17, the City served:

- 0 chronically homeless individuals with their families;
- 102 chronically homeless individuals;
- 15 families with children;

- 0 veterans with families;
- 35 veterans;
- 0 unaccompanied youth under 18 years of age; and
- 67 unaccompanied youth aged 18 - 25

While the City of Miami Beach participates in the Miami-Dade County Homeless Management Information System (HMIS), it also maintains a more extensive Client Management Information System (CIMS) that tracks longitudinal progress for the homeless clients served by the City.

In addition to the 15.8 million tourists who visited last year, our City also welcomed 1,571 people who self-identified as homeless, a significant drop from the 1,998 homeless people who visited the year before. As a matter of perspective, the City's resident population was 91,917 in 2016 and Florida's statewide homeless rate was 440 persons per 100,000 of the population or approximately 1 of every 227 residents (Source: State of Florida Report: 2016 Homeless Census Estimates). The City's homeless rate is almost four times the State average.

As noted in previous years, the vast majority of homeless persons in our City became homeless in another jurisdiction and migrated to our community without housing plans. This migration pattern continued in FY 16/17 and was exacerbated by Hurricane Irma which brought additional homeless people from the Florida Keys and our west coast at a time when seasonal homelessness traditionally rises in advance of dropping temperatures up North.

Further, the data underscores what has become evident over time: the City's homeless population is reluctant to engagement and is highly transient, as demonstrated by the January 2017 homeless census count which was 133, a mere 8.4% of documented homeless persons. Furthermore, while the placement rate remains at about one third of our overall homeless population for the past two years, the daily shelter vacancy rate rose from 2.88 beds (calculated for only 9 months when such data collection began) in FY 15/16 to 7.40 beds in FY 16/17.

The City achieved several milestones in FY 16/17 including:

- Captured significantly more data about our homeless population
- Fully launched its homeless employment program, Hope Exists, as a means of fast-tracking the transition from the streets to independent, stable living
- Began offering daily support groups based on the 7 Habits of Highly Effective People for the homeless transitioning away from the streets
- Engaged more civilians in community outreach and joint outreach missions
- Presented the City's innovative strategies at the Big Data Conference on Human Services held in Seattle

Nature and Extent of Homelessness: (Optional)

Below are the demographic data sets for the January 2017 Point in Time Survey:

Miami Dade South Homeless Census Geographic Summary Results						
January, 2017						
AREAS	Kendall, Pinecrest, The Crossings	Palmetto Bay, Cutler Bay, Perrine, Country Walk, South Miami Heights	Goulds, Princeton, Redlands	Naranja, Leisure City, North Homestead	South Homestead, Florida City	TOTALS
Gender Breakdown						
Males	19	34	14	20	14	101
Females	1	7	3	5	0	16
Transgender M to F	0	0	0	0	0	0
Transgender F to M	0	0	0	0	0	0
Unable to Identify	2	0	0	0	0	2
Total	22	41	17	25	14	119
Ethnic Breakdown						
Hispanic / Latino	9	2	0	7	0	18
Non-Hispanic / Non-Latino	11	39	17	16	0	83
Unable to Identify	2	0	0	2	14	18
Total	22	41	17	25	14	119
Racial Breakdown						
Black or African-American	8	32	13	11	0	64
White	12	9	4	12	0	37
Asian	0	0	0	0	0	0
American Indian or Alaska Native	0	0	0	0	0	0
Unable to Identify	2	0	0	2	14	18
Total	22	41	17	25	14	119
Age Estimates						
0-17	0	0	0	0	0	0
18-24	0	1	2	0	0	3
25-34	3	6	3	4	0	16
35-44	5	4	4	6	0	19
45-54	3	13	6	5	0	27
55-61	5	7	1	5	0	18
62+	3	10	1	3	0	17
Unable to Identify	3	0	0	2	14	19
Total	22	41	17	25	14	119
%	18%	34%	14%	21%	12%	100%

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

The City maintains a zero tolerance policy for homeless families with children; this means the City immediately finds secured housing to ensure that no child lives on the streets. Thankfully, the City does not have a large homeless family population as it serves roughly one family per month. In large measure, this is because the City has outreach workers assigned to schools throughout the City to provide a variety of prevention and

intervention services including rent and utility assistance, emergency food cards and other supports. The City has not served any families of veterans in the past fiscal year but has served 35 veterans.

The chart below summarizes key performance measures for the past fiscal year:

Measure	FY 15/16	FY 16/17	Variance
Homeless Encountered in City ¹	1,998	1,571	-21.4%
Average Morning Count ²	115.51	90.82	-21.4%
Official City Census ³	156	133	-14.8%
Served by HOT ⁴	1,370	1,456	+7.0%
HOT Shelter Placements	676	570	-15.5%
Direct Police Placements ⁵	0	24	N/A
Relocations ⁶	88	118	+34%
Permanent Placements ⁷	154	172	+11.7%
Homeless Employed by City ⁸	22	42	+90.9%

1 – The number of unduplicated, self-identified homeless contacted by Hot and PD

2 – The morning count factors high-traffic areas. This will include beach in FU 17/18

3 – The Point-in-Time Survey, January 2016 and 2017, respectively

4 – People contacted in the walk-in center and field

5 – Police were provided placement privileges in February 2017

6 – Relocations are provided once in a lifetime per client with verification of destination

7 – Placements in sustainable housing. Only City-funded beds are tracked as there is no access to Trust-funded bed data

8 – Employment program began full year implementation in FY 16/17

This past fiscal year, the City’s homeless population has declined by several measures:

- Official Point-in-Time Survey
- Self-identified homeless engaged by police and HOT
- Average morning count

The reduction is supported by various rising indicators:

Number of self-identified homeless served by HOT

- Police direct placements to shelter (a service that began February 2017)
- Number of relocations
- Number of permanent placements

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

Based on data collected through the Homeless Management System (HMIS) in Fiscal Year, the City’s demographic composition for its homeless population was:

- 58.6% percent White;
- 35.8% percent Black/ African American;
- less than 1% Asian;
- less than 1% American Indian/ Native; and

- less than 1% Pacific Islander.

Of these individuals, 35% percent identified as Hispanic and 62.3% as non-Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The “Point-in-Time” (PIT) homeless count covers all of Miami-Dade County including Miami Beach and as far North as the Broward County boundary, and as far South as the Monroe County boundary. The PIT is a mandatory census consisting of two components: a comprehensive geographic count of sheltered and unsheltered persons, and a collection of an informational survey from a random sample of the population. It is required by US Housing and Urban Development (USHUD) to count and survey the homeless nationwide on one day during the last ten days of January.

Below are the sheltered and unsheltered counts for the City and County:

 HOMELESS TRUST CENSUS RESULTS & COMPARISON: JANUARY 2017/JANUARY 2018				
UNSHELTERED HOMELESS COUNT				
	# ON 1/26/17	# ON 1/25/18	Difference +/-	%
City of Miami-City of Miami, City Limits	609	665	56	9%
City of Miami Beach- Miami Beach	133	124	-9	-7%
Miami-Dade County-South Dade, South of Kendall Drive to Monroe County Line	119	85	-34	-29%
Miami-Dade County-Unincorporated Miami-Dade County, North of Kendall Drive to Broward County Line	150	156	6	4%
Subtotal- # of UNSHELTERED Homeless:	1011	1030	19	2%
SHELTERED HOMELESS COUNT				
	# ON 1/26/17	# ON 1/25/18	Difference +/-	%
Total Homeless in Emergency Shelter	1,723	1,643	-80	-5%
Cold Weather Placements	0	0	0	0%
Hotel/Motel	209	204	-5	-2%
Total Homeless in Transitional Housing	877	622	-255	-29%
Safe Haven	27	27	0	0%
Subtotal-SHELTERED Homeless:	2836	2496	-340	-12%
TOTAL - SHELTERED AND UNSHELTERED HOMELESS:	3847	3526	-321	-8%
<p>There was a 8% (n=321) overall decrease in homelessness countywide when comparing the 2017 and 2018 PIT counts. The unsheltered count increased 2% (n=19), and the sheltered count decreased 12% (n=340).</p>				

Discussion:

The City's Point-in-Time Count in January 2018 was 124 people, nine less than January 2017.

This past fiscal year, the City's homeless population declined by several measures:

- Official Point-in-Time Survey
- Self-identified homeless engaged by police and HOT
- Average morning count (as the City measures overnight sleepers by high-concentration locations to determine the deployment of resources for outreach)

The reduction is supported by various rising indicators:

- Number of self-identified homeless served by HOT
- Police direct placements to shelter (a service that began February 2017)
- Number of relocations
- Number of permanent placements

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

Introduction:

The Non-Homeless Needs Assessment describes:

- The characteristics of special needs populations;
- The housing and supportive needs of these population and how the needs are determined;
- The characteristics of persons with HIV/AIDS.

Describe the characteristics of special needs populations in your community:

Characteristics of people with special needs populations include the following:

- **Elderly** - Florida has the greatest proportion of people aged 65 and older in the country, according to the National Institutes of Health (NIH). By virtue of this age distribution, the NIH warns that, coupled with a major shift in the leading cause of death within all age groups from acute illnesses to chronic disease, the state will face unprecedented health challenges. More so, the NIH analyzed the findings of 3 different household-based surveys in our area that showed "predominantly elderly, female, uninsured, poor minority populations living in the County."

According to *Demographics in Miami: Miami's Face, America's Future*, "Hispanics represent 66% of the urban Miami-Dade County population overall but 69% of the elderly population versus 62% of the 17 years of age and under population." The report went on to state that "Cubans are, on average, the oldest of Miami's major Hispanic groups with a median age of 44, followed by Peruvians (median age of 43), Colombians (median age 38) and Venezuelans (median age 36).

The Office of Economic and Demographic Research projects that the Florida population aged 60 and older will grow substantially between 2020 and 2040 with projections of this growth reaching 52% to 966,005 people. To put this growth in perspective, the projected growth anticipates a 71% growth in one generation from today's numbers.

- **Frail elderly** – According to the Florida Department of Elder Affairs, 111,924 Floridians aged 60 and older are living alone and 66% of these are women. Mount Sinai Medical Center, the only hospital and emergency services provider on Miami Beach and the barrier islands, reported that 16.2% of residents in the area served were aged 65 and older compared to the national average of 13.1% (Source: *2012 Community Health Needs Assessment*, Mount Sinai Medical Center).

- **Severe mental illness** – According to the American Psychiatric Association, 3% of the population suffers from severe and persistent mental illness and 20% of Americans are affected by mental disorders each year. Mental and behavioral disorders accounted for 913 total deaths for patients over age 20 in Miami-Dade County, according to the Community Health Needs Assessment, 2012. Mount Sinai Medical Center, the only hospital and emergency services provider for the City, has 89 adult psychiatric beds, according to this assessment.

According to the Treatment Advocacy Center, 185,000 Floridians suffer the effects of schizophrenia. This number of Florida residents who suffer the effects of severe bi-polar disorder is 369,000, according to the Treatment Advocacy Center. The Center went on to rate the State of Florida an “F” for its inpatient commitment services. The basis for this dismal grade is the lack of treatment beds. A minimum of 50 beds per 100,000 persons is considered minimally adequate to meet community needs. Florida has only 2,648 beds or 13.1 per 100,000, according to the Treatment Advocacy Center. Despite this, the state has lost 673 treatment beds since 2010.

- **Developmentally disabled** – According to the US Department of Education, Florida students have a higher rate of disability among students than the nation, with 13.4% compared to 12.9% nationwide. More so, the graduation rate for children with disabilities in Florida is only 44% compared to 71% for all students (Source: US Department of Education).

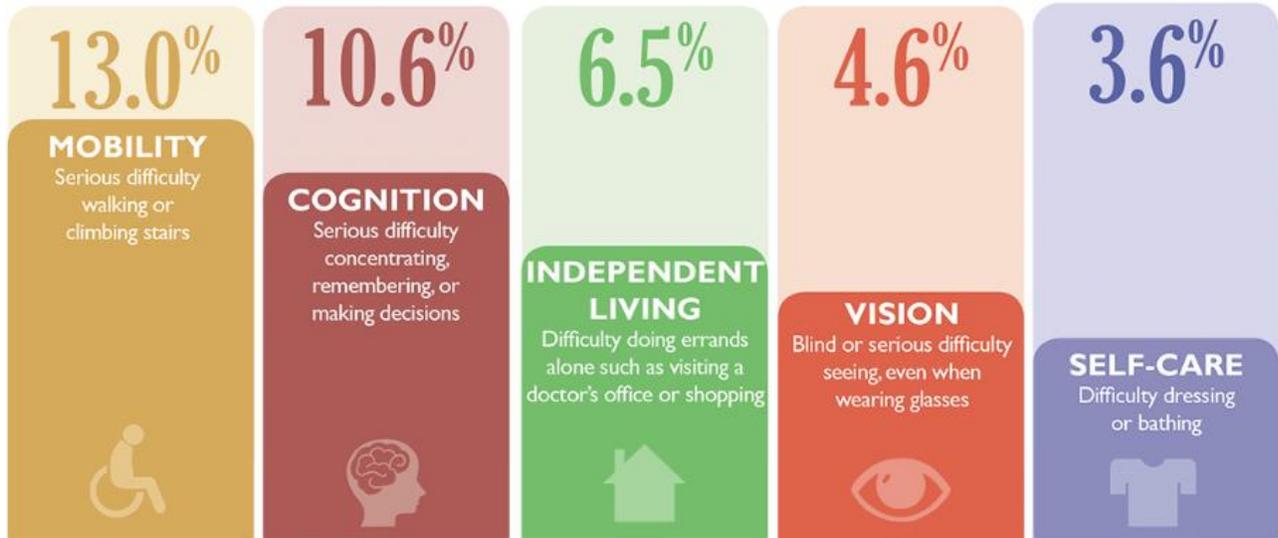
According to Florida’s Voice on Developmental, more than one in five families has at least one child with special health care needs (SHCN). Families of children/youth with SHCN typically experience greater stress as they struggle to meet the needs of their child in a maze of multiple and complex systems of care. Many families find that insurance is not adequate, care coordination is ineffective, and referrals are difficult. This hardship is compounded by the increasing incidence of diagnoses. On April 26, 2018, the Centers for Disease Control and Prevention released new data on the prevalence of autism in the United States as its surveillance study identified 1 in 59 children (1 in 37 boys and 1 in 151 girls) as having autism spectrum disorder (ASD).

For those youth diagnosed on the autism spectrum, their diagnoses can also mean confronting a psychiatric condition. According to Florida’s Voice on Developmental Disabilities, young adults on the autism spectrum are more likely to also have been diagnosed with a psychiatric condition, such as depression, anxiety and attention deficit hyperactivity disorder (ADHD) than are typically developing people or those with other developmental disabilities, a study finds, and that managing those multiple conditions can make the transition to young adulthood especially difficult.

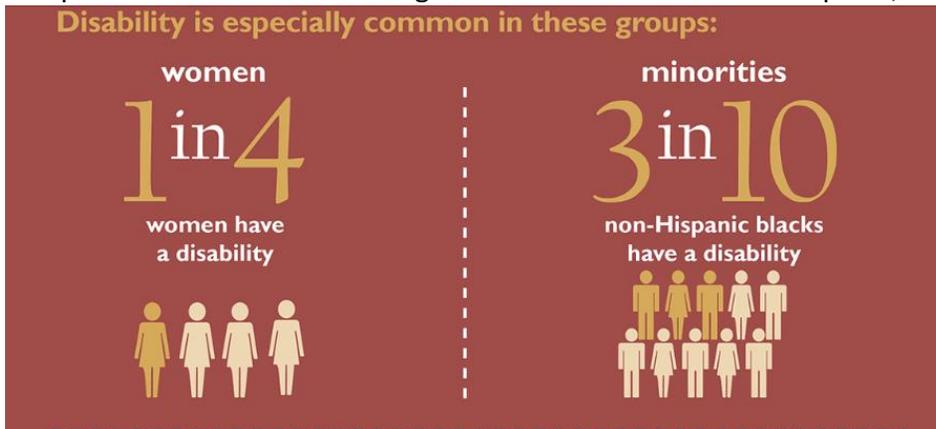
The North Shore Margaret M. Swett Social Club, a program offered by the City’s Parks and Recreation Department, is celebrating 51 years of providing quality recreational/social programs for our community’s developmentally disabled population. Registered members meet on Saturdays from 1:00 p.m. – 3:00 p.m. at North Shore Park and attend weekly theme parties, field trips, banquets, dances, and special programs. The program is free for Miami Beach Residents.

- **Physically disabled** – While 22% of adults in America have some type of disability according to the Centers for Disease Control, mobility impairments (serious difficulty walking or climbing stairs) represent the largest proportion of disability types:

Percentage of adults with select functional disability types*



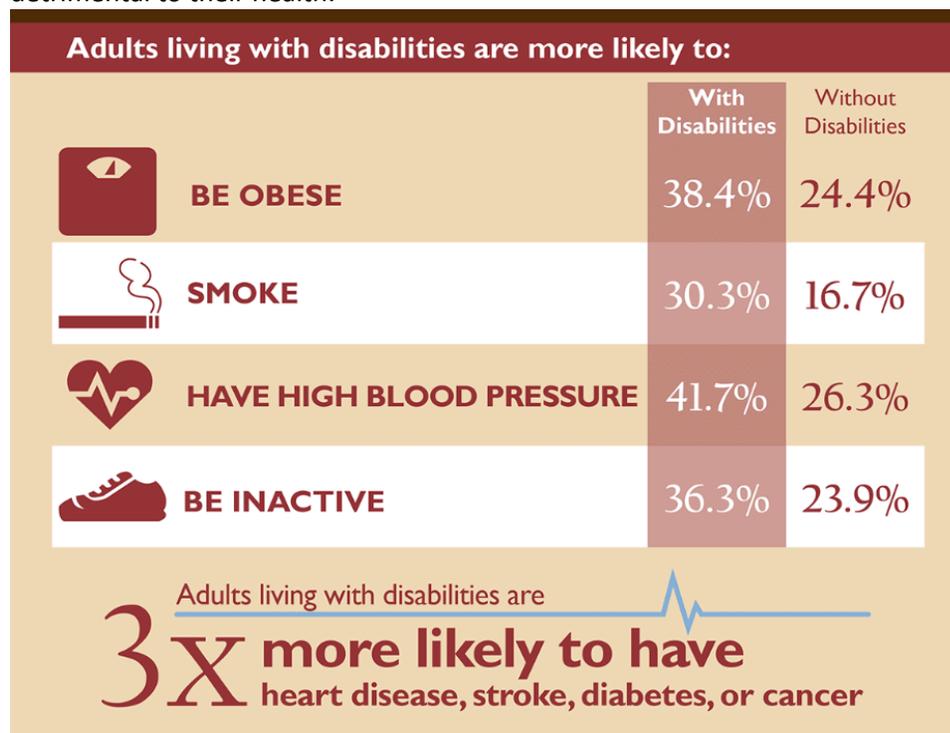
The prevalence of disabilities is greater for women and non-Hispanic, according to the CDC:



More so, the CDC contends that people with financial hardships and education limitations are impacted more often by disabilities:



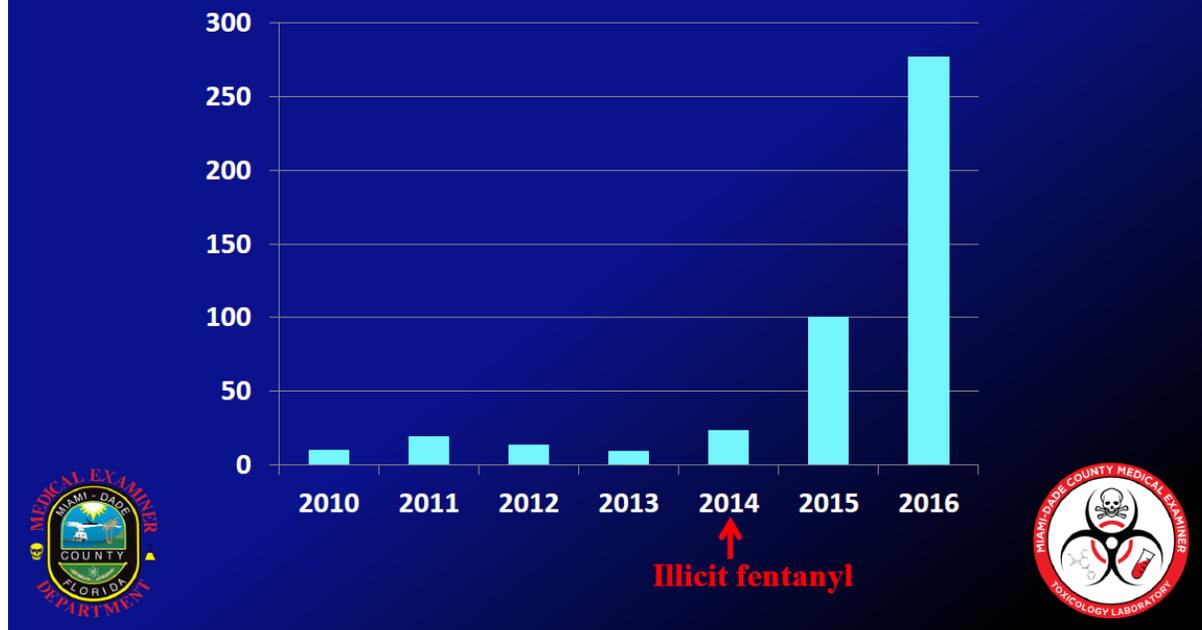
The CDC further argues that adults with disabilities are also more likely to have behavior and conditions detrimental to their health:



- **Persons with alcohol/other drug addictions** – According to the Centers for Disease Control and Prevention, there were a half million overdose deaths in 2014, more than double the amount in 2001. Florida had the fourth-highest number of deaths in 2014, with approximately 2,600, according to the CDC.

According to the Miami-Dade County Medical Examiner, fentanyl has exploded as a cause of death in the County:

MDME Fentanyl Cases Present and Cause 2010 - 2016



The Medical Examiner reports that “fentanyl has been listed in the cause of death in 67% of the cases in which fentanyl was identified” and that from April 2014-2016, the majority of deaths involving fentanyl were poly-drug overdose cases. Victims were overwhelmingly white (80% white to 12% black) males (80% to 20% female) aged 30 to 39. According to the Medical Examiner, the City of Miami Police Department and Miami-Dade County lead police agencies with fentanyl reports. Miami Beach Police ranks third of nine police agencies tracked in the county.

According to the National Institute on Alcohol Abuse and Alcoholism, a part of the National Institutes, 26.9% of people ages 18 or older reported that they engaged in binge drinking in the past month and 7% percent reported that they engaged in heavy alcohol use in the past month. Problem drinking that becomes severe is given the medical diagnosis of “alcohol use disorder “(AUD). According to the NIH, 15.1 million adults ages 18 and older (6.2 percent of this age group) have AUD. According to the Florida Department of Health, the number of Americans living with substance abuse disorder is equivalent to those with diabetes and 1.5 times the number of people who have all cancers combined.

The incidence of alcohol abuse is higher in the City than the overall County rate. According to the 2012 Community Health Needs Assessment, 24.46% of South Beach residents abuse alcohol. All Miami Beach zip codes had a 24% to 46% higher rate of alcohol hospitalizations compared to Miami-Dade County, the Assessment reported.

- Victims of domestic violence** – 105,668 crimes of domestic violence were reported to Florida law enforcement agencies in 2016, according to the Florida Coalition Against Domestic Violence, a private, nonprofit organization that serves as the statewide professional association for Florida’s 42 certified domestic violence centers. Of these reported crimes, only 63,193 resulted in arrests. Domestic violence centers in the state provided 682,311

nights of emergency shelter to 14,394 survivors of domestic violence and their children, accord to the Coalition. The Coalition reported that 193 individuals died as a result of domestic violence homicide, representing approximately 17.4 percent of all homicides in Florida in 2016.

Domestic violence is a significant problem in Florida as noted by the statistics for the 2016/17 fiscal year provided by the Florida Coalition Against Domestic Violence:

- 14,394 individuals received emergency shelter at a certified domestic violence center
- Domestic violence survivors and their children spent 682,311 nights in emergency shelter
- Advocates received 84,457 hotline calls
- 145,327 safety plans were completed with survivors
- 37,025 women, children, and men received outreach services
- 5,212 requests for emergency shelter went unmet due to lack of capacity and resources

Interestingly enough, domestic violence cases spike during the hottest months:

	July	August	September	October	November	December	January	February	March	April	May	June	Year to Date
Unduplicated Victim Services - Individuals Served													
New Residential Admissions													
Children	933	600	579	522	427	475	467	401	530	559	558	525	6576
Women	1042	653	679	618	503	514	618	532	648	633	654	669	7763
Men	10	7	8	6	3	5	5	6	4	8	7	3	72
Other	0	0	0	0	0	1	0	0	0	0	0	0	1
New Residential Admissions Total	1985	1260	1266	1146	933	995	1090	999	1182	1200	1219	1197	14412
New Non-residential Admissions													
Children	536	345	252	236	213	185	292	228	220	228	260	332	3327
Women	4265	3268	2634	2262	2109	1933	2257	2068	2304	2154	2732	2585	30571
Men	349	334	301	210	229	209	263	228	274	233	255	232	3137
Other	3	3	1	3	2	3	0	1	0	1	1	2	20
New Non-residential Admissions Total	5153	3950	3188	2711	2553	2330	2812	2525	2798	2636	3248	3151	37035
Non-Residents with Safety Plan (2+ Counseling sessions) Total	662	839	772	653	746	618	692	587	685	616	665	632	8168
Residential Children - Youth IPV Total	48	62	60	82	74	71	67	64	75	86	86	86	852
Non-Residential Children - Youth IPV Total	0	0	3	1	1	0	1	1	1	3	2	3	16

- **Persons with HIV/AIDS** - Within Miami-Dade County, Miami Beach’s 33139 zip code ranks in the top three zip codes of highest reported HIV and AIDS cases through 2012. The Miami-Dade County Health Department estimated that there are between 1,006 – 1,884 people living with HIV/AIDS in 33139, the City’s southern-most neighborhood; this represents between 3.8-7.1% of all people impacted in the County. The same report estimates another 194 – 384 people living with HIV/AIDS in the 33140 zip code (the City’s northernmost neighborhood) for a total of between 1,200 and 2,268 people living with HIV/AIDS in the City. Collectively, 1.3-2.5% of the City’s population is living with HIV/AIDS.

The City has committed \$250,000 for a targeted education and prevention campaign spearheaded by the University of Miami School of Medicine (UM). This special initiative will target registrants at The Gaythering Hotel, a hotel tailored for gay guests with Pre-exposure prophylaxis “PrEP.” Pre-exposure prophylaxis, a daily medication that reduces the risk of HIV infection by 99 percent, has been cited in the dramatic reduction of HIV infections in London, New York and San Francisco. After its widespread adoption in San Francisco, new HIV diagnoses dropped 17%. The San Francisco AIDS Foundation PrEP Clinic, which has enrolled 1,200 people, has not seen any new infections since 2014. Meanwhile, in London, the city’s busiest sexual health clinic attributed a 40% reduction in new HIV cases to PrEP, according to the University of Miami.

Seeking to combat the rise in new HIV infections, UM is partnering with Prevention 305, Inc. (“PAC”), and The Gaythering Hotel (1409 Lincoln Road, Miami Beach 33139), to offer twice-weekly evening sexual wellness and PrEP services in a mobile clinic in order to reduce the rate of new HIV infections in Miami Beach. The Mobile Clinic will enroll 250 candidates for PrEP services in its first year, with a goal of keeping 200 individuals (80%) adherent to their PrEP medication schedule for six months after commencing treatment, and 175 individuals (70%) adherent to their PrEP medication schedule after a full year, with adherence to be monitored by appointment compliance and continued prescriptions. Non-adherent patients will be replaced by new patients after a two-month lapse in care. When possible, PrEP patients will be offered transfer of care to available community providers where they may also receive primary care services. For patients who are unable to access PrEP through alternative means, the UM Mobile Clinic will provide ongoing services. By 2019, the project is expected to be fiscally self-sufficient.

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

Housing needs of these populations include affordable housing (as this is a universal need within our community regardless of income or demographic) and ADA accessible housing (which includes housing in place) for the growing number of people being diagnosed with disabilities including autism and Alzheimer's. Supportive services of these populations includes senior services; congregate meals and food supplanting services and other public service programs (including economic empowerment, addiction intervention and prevention) that support households as they try to gain an economic and social foothold in our community while overcoming the myriad of adversities they may face.

The housing and supportive service needs of these populations were determined by the examination of a variety of data sets within a macro- and micro-analysis lens. The data sets came from a variety of government and non-profit sources including the federal, state and local governments and advocacy organizations sanctioned for their respective work areas. Demographics analysis relied on the US Census, American Community Survey and Comprehensive Housing Affordability Strategy, among others. Where possible, data was corroborated by multiple sources with a local and national lens.

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

The rate of new HIV diagnoses in South Florida spiked to more than three times the national average in 2015, according to the Centers for Disease Control and Prevention's annual HIV Surveillance Report, which found that diagnoses in the Miami-Fort Lauderdale-West Palm Beach area last year averaged about 38.8 cases per 100,000 people (Source: *The Miami Herald*, December 6, 2016) Nationally, the rate of new HIV diagnoses in 2015 averaged 12.3 cases per 100,000 people, according to the CDC data.

Within Miami-Dade County, Miami Beach's 33139 zip code ranks in the top three zip codes of highest reported HIV and AIDS. The Miami-Dade County Health Department estimated that there are between 1,006 – 1,884 people living with HIV/AIDS in 33139, the City's southern-most neighborhood; this represents between 3.8-7.1% of all people impacted in the County. The same report estimates another 194 – 384 people living with HIV/AIDS in the 33140 zip code (the City's northernmost neighborhood) for a total of between 1,200 and 2,268 people living with HIV/AIDS in the City. Collectively, 1.3-2.5% of the City's population is living with HIV/AIDS.

The greatest number of HIV cases in Miami-Dade involve adult men who have sex with men, a group that accounted for 8,293 cases, or 52.6 percent, of the total through October, according to the health department's latest surveillance figures, according to *The Miami Herald*. An additional 4,901 HIV cases in Miami-Dade, or about 31 percent of the total, are attributed to adult heterosexual contact. The greatest number of HIV cases are reported among men aged 20 to 49. (Source: Florida Department of Health)

Individuals living with HIV and AIDS are representative of the population as a whole, but some groups are more at risk than others. These individuals have some unique social, demographic, and economic characteristics which make them a special population with high need for social and community services. The AIDS rate is declining over time while the HIV diagnosis rate remains constant; this means that there are constantly increasing numbers of individuals who are living with HIV. As of 2010, people living with HIV/AIDS identified as 58% Black/African American, 33% Hispanic, and 7% White.

Discussion:

The Non-Homeless Needs Special Needs Assessment has determined that there is a need for affordable housing and supportive services across the population spectrum as noted in several sections of this report. While the City has been revising its development ordinances to spur private development of affordable housing (including reduced minimum unit sizes and reduced parking requirements), it continues to explore other options with the Housing Authority of the City of Miami Beach and other affordable housing providers. The City and its partners have developed strategies and will leverage CDBG and HOME funds to address these needs.

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

Describe the jurisdiction's need for Public Facilities:

The City constructed a new senior center in North Beach target area, a new youth center at Flamingo Park and rehabilitated the JCS Senior Center on Espanola Way all within the past six years.

How were these needs determined?

Needs were determined via meetings with the Affordable Housing Advisory Committee, other departments and agencies of the City and Public Meetings.

Describe the jurisdiction's need for Public Improvements:

There is a need for drainage improvements in flood prone areas of the City as rising seas and the increased frequency of extreme weather events have taxed existing infrastructure and demanded entirely new service approaches to adapt to these changing conditions.

How were these needs determined?

Needs were determined via meetings with the Affordable Housing Advisory Committee, other departments and agencies of the City and Public Meetings.

Describe the jurisdiction's need for Public Services:

- **Handicapped services** - According to *The Miami Herald*, 660,000 adults and about 181,000 children in Florida live with serious mental health issues (Source: *The Miami Herald*, October 6, 2014). Florida ranks 49th in the country for per capita spending for mental health services, according to the Florida Council for Community Mental Health. According to the National Alliance for Mental Illness, the cost of untreated mental illness is more than \$100 billion annually in the United States.

The Sun Sentinel conducted a six-month investigation and determined that people with mental illness have killed or brutally assaulted at least 500 loved ones in Florida since 2000 (Source: *The Sun Sentinel*, December 15, 2016). During that time, the paper reports, Florida's spending on mental health programs declined significantly: adjusted for inflation, the state spent one third less in 2015 than it did in 2000. To place the gap in perspective, Florida spent \$36.05 per person while Maine spent ten times more than Florida.

- **Youth services** – Community youth face a variety of challenges that can potentially adversely impact their health and futures including bullying, alcohol and drug abuse, unsafe sex practices, and violence among others.

Bullying was experienced across the demographic spectrum and included appearance, weight and sexual identity according to data provided by Florida Department of Health:

Bullying

PERCENTAGE OF HIGH SCHOOL STUDENTS WHO WERE	TOTAL	MALE	FEMALE	BLACK	HISPANIC	WHITE
Bullied on school property	14.3	11.2	17.4	12.4	12.4	16.4
Bullied electronically	11.5	7.9	15.2	9.2	10.3	14.3
Teased because of size, weight, or physical appearance	21.9	18.1	25.9	19.5	20.3	23.7
Teased because someone thought they were gay, bisexual, or lesbian	9.7	9	10.4	7.9	9.3	10.8

Violence was a major factor for many youth as more than 21% of youth reported participating in a physical fight, according to the Florida Youth Risk Behavior Survey:

Other Violence

PERCENTAGE OF HIGH SCHOOL STUDENTS WHO	TOTAL	MALE	FEMALE	BLACK	HISPANIC	WHITE
Did not go to school due to feeling unsafe	10.2	9.6	10.6	11.6	11.3	8.1
Carried a weapon	14.2	20.1	7.9	9.5	12	18.9
Were threatened or injured with a weapon on school property	8.4	10.1	6.5	9.9	7.8	6.9
Participated in a physical fight	21.1	27	15	24.8	19.7	18.8
Experienced physical dating violence	8.4	7.7	9.2	8.1	7.6	8.6
Experienced sexual dating violence	6.2	4.9	7.6	4.9	6.6	6.7

The Behavior Survey also highlighted the impact of mental health concerns and addiction among youth as:

- 27.8% of high school students felt sad or hopeless for two or more weeks in a row
- 13.8% of high school students seriously considered attempting suicide
- 20.2% of high school students admit to currently using marijuana
- Only 57.4% of high school students used a condom during their last sexual intercourse
- 27% currently drink alcohol
- 11.2% have used prescription drugs not prescribed to them
- 10% had sexual intercourse with four or more partners

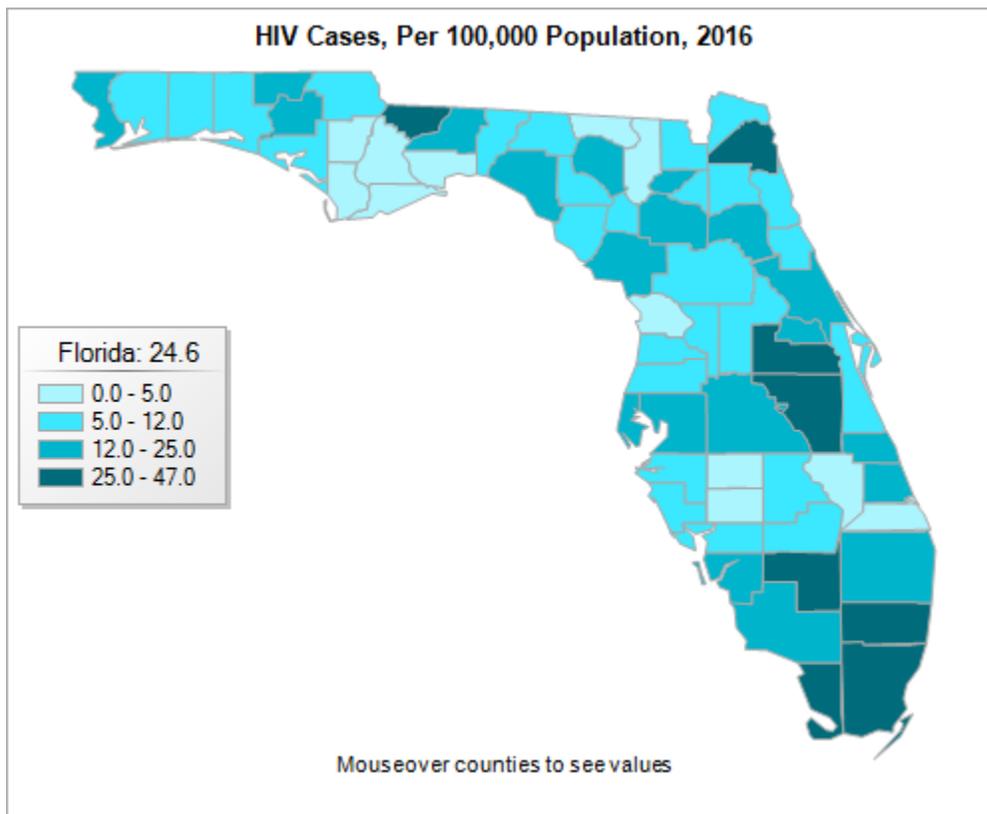
The diversity of challenges facing youth today and the permeation of media in their lives makes it challenging to reach youth in a meaningful and sustained way. The City works in collaboration with area schools to use school campuses as the meeting ground to connect youth to needed services from a variety of community-based providers. Currently, the City is receiving a variety of grants from The Children’s Trust providing services to youth aged infants to 18 in a variety of programmatic settings.

- **Senior services** – According to *Profile of the Older Population Living in Miami-Dade County, Florida*, published in May 2016, Florida has the greatest proportion (19%) of older population (65 years or older) in the United States. The age distribution of its residents, in conjunction with a major shift in the leading cause of death within all age groups from acute illnesses to chronic disease, creates unprecedented health care challenges for the state. This local study highlighted that this population will be predominantly female members of minority populations who will have a variety of health, economic and social challenges. These challenges will require communities to provide a variety of services (housing, chronic health management, food insecurity, social isolation and economic hardship).

- Childcare** – Access to affordable child care is a major challenge for Floridians. According to the *Wall Street Journal*, it has become more expensive to teach a 4-year-old in preschool than it is an 18-year-old enrolling in college. The largest disparity between the cost to attend day care and the cost to attend college resides in Florida, according to the report. It is 73 percent more expensive to care for a 4-year-old than it is a student attending college. The average child care costs in Florida, according to the *Wall Street Journal*, are \$7,668 a year. According to the *Boston Globe*, infant care in Florida is even more expensive costing \$8,299 per year.

According to the Economic Policy Institute, child care costs exceeded the median income of a family of four by 10 percent in 40 states. The government defines affordable child care as costing less than 10 percent of a family income. Dual income households are the norm in America and working parents need access to quality, affordable child care in order to succeed in the workplace. There are currently only 6 registered day care centers in 33139, 8 in 33140 and 18 in 33141 (please note that elementary schools with after care programs are listed as day care providers).

- HIV/AIDS programs** – According to Patch.com, Miami has the highest rate of HIV diagnosis among metropolitan areas, which includes Fort Lauderdale and West Palm Beach. The area had 2,332 residents test positive for HIV in 2015. That's a rate of nearly 39 new HIV cases for every 100,000 residents, according to the Centers for Disease Control. This rate represents growth of more than three times the national average while the national as a whole saw the incidence of new HIV cases drop, says *The Miami Herald* (Source: *The Miami Herald*, December 6, 2016). The new HIV case rate in Miami-Dade County is 51.2 per 100,000 individuals. As noted in the chart below provided the Florida Department of Health. South Florida has among the highest concentration of HIV cases in the State.



- Homeless programs** – The City, which operates the only municipal walk-in center serving the homeless in Miami-Dade County, is open Monday through Friday, 7:30am – 12pm and 1pm – 3:30pm. Our walk-in center provides a variety of services in addition to shelter placement including:

- Care coordination (coordinated case management services held Thursdays)
- Employment services (offered Monday through Thursday)
- Identification document replacement (offered daily)
- Relocation services (with validated consent from the receiving party offered Mondays and Wednesdays)
- Support group meetings for those transitioning from the streets (offered Tuesday through Friday)
- Access Florida services (including LifeLink and SNAP benefits offered daily)
- Legal services from the Office of the State Attorney (Wednesdays only)

The City is a member agency of the Miami-Dade County Continuum of Care (CoC) led by the Miami-Dade County Homeless Trust. As a CoC member agency, the City must adhere to US Department of Housing and Urban Development (HUD) regulations for the certification and provision of services for people who are homeless. The definition of “homeless” is established by HUD and delineated in 24 CFR Parts 91, 582 and 583 as:

- (1) An individual or family who lacks a fixed, regular, and adequate nighttime residence;
- (2) An individual or family who will imminently lose their primary nighttime residence;
- (3) Unaccompanied youth under 25 years of age, or families with children and youth; or
- (4) Any individual or family who is fleeing, or is attempting to flee domestic violence.

The City is more than just an outreach team. The City’s demonstrated success – which has been lauded at the Metro Lab Workshop on Big Data and Human Services held in Seattle January 2017 and has led to City staff providing consultations on its best practices to representatives from Sunny Isles Beach, North Miami Beach and Miami -- is attributable to its care coordination process, a starkly different approach than traditional case management and vastly more cost-effective and centered on client assets than Housing First. Care coordination centers on client responsibility building on natural assets to create a sustainable living plan that limits reliance on external resources.

Operational Plan

Realistic Assessments

Gauge what is working in his life to help the client fix what isn't working in his life

Honest Communication

No one deserves to be on the street; we should work for what we deserve

Professional Culture

Staff adheres to NASW and IACM values and ethics

Efficient Processes

Create processes, forms and standards that support your desired outcome



Networked Resources

Our shelter providers are required to utilize the Care Coordination model to ensure that clients receive sustained support

RealTime Deadlines

Expectations should be reached when they can realistically be achieved

Honest Outcomes

Not everyone can realistically sustain ideal housing; goals should be realistic

Our job is not to judge. Our job is not to figure out if someone deserves something. Our job is to **lift** the fallen, **restore** the broken and **heal** the hurting.

Care coordination has specific variances from other service models used in the Continuum of Care and elsewhere that promote its successful use with the spectrum of clients served by the City including individuals and families. More so, its operational efficiencies enable re-engagement more seamlessly for those who fail at first effort:

Traditional Case Management Model	Housing First Model	Care Coordination Model
Client entry: Emergency shelter	Client entry: Permanent home (<i>regardless of income or client sustainability</i>)	Client entry: Emergency shelter
Focus: Transitioning client to permanent housing	Focus: Getting client to accept wraparound services to remain stably housed	Focus: Securing stable financial source, accessing community resources in conjunction with natural assets and obtaining sustainable, independent housing
Typical Length of Support: Up to 90 days regardless of outcome	Typical Length of Support: Indefinite (as long as client remains housed)	Typical Length of Support: =/ $<$ 6 months (but can exceed 1 year)

- **Housing Counseling** – According to the Opportunity Finance Network, housing counseling remains in very high demand and extends beyond the traditional use in advance of purchasing your first home. As a result of natural disasters, homeowners seek help to deal with hazard and flood insurance, home repairs, mortgage payments, and temporary housing. As America’s homeowners age, they may also seek counseling to cash out home equity to augment fixed incomes.

As stated throughout this document, the dearth of affordable housing and the affordability crisis being experienced in South Florida make the need for unbiased guidance and information critical. The City funds housing counseling through a special grant from Florida Housing Finance Corporation and is currently being provided by the Opa Locka Community Development Corporation at local area public facilities.

How were these needs determined?

These needs were determined through an analysis of local, county, state and national data and the consultation from City staff, community-based providers and the public. Community demographics and citizens conditions affecting quality of life were major drivers of consideration.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Miami Beach experienced a more successful economic condition than many other South Florida jurisdictions during the housing market crash and national recession. The housing market in Miami Beach continues to experience modest growth in development, which points toward a clear sign of market recovery. Most of the new starts, however, are in multi-family, condominium properties; in many cases high end properties.

The slowdown in the housing market is the result of the tightening of credit and underwriting standards and the sub-prime mortgage market crash, and the tightening of credit and underwriting of commercial loans to real estate developers. Despite this downturn, the median home price is \$374,600, which is well above the national average. Unfortunately, the strong real estate market has pushed rent prices up severely handicapping very low-, low- and moderate-income households:



Market conditions bode well for the rental apartment industry, as more households will opt for renting versus buying – including use of units for short-term rentals that feed the Air BnB industry. However, this creates upward pressure on rental rates, which results in fewer available affordable units. Larger households and low-income households face problems with locating affordable units that meet their size and income needs.

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

Introduction

The predominant type of housing in Miami Beach is multifamily; with properties of more than 20 units representing 64% of total residences and properties with 5-19 units representing 19% of total residences. When comparing tenure type, 62% of owners have units with 2 or more bedrooms, while 75% of renters have units with one or less bedrooms.

Housing demand is growing while new housing development is limited by the lack of available land and development rules that limit height and density. Land in Miami Beach is limited and built out.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	6,392	9%
1-unit, attached structure	1,002	1%
2-4 units	3,821	6%
5-19 units	13,175	19%
20 or more units	43,333	64%
Mobile Home, boat, RV, van, etc.	252	0%
Total	67,975	100%

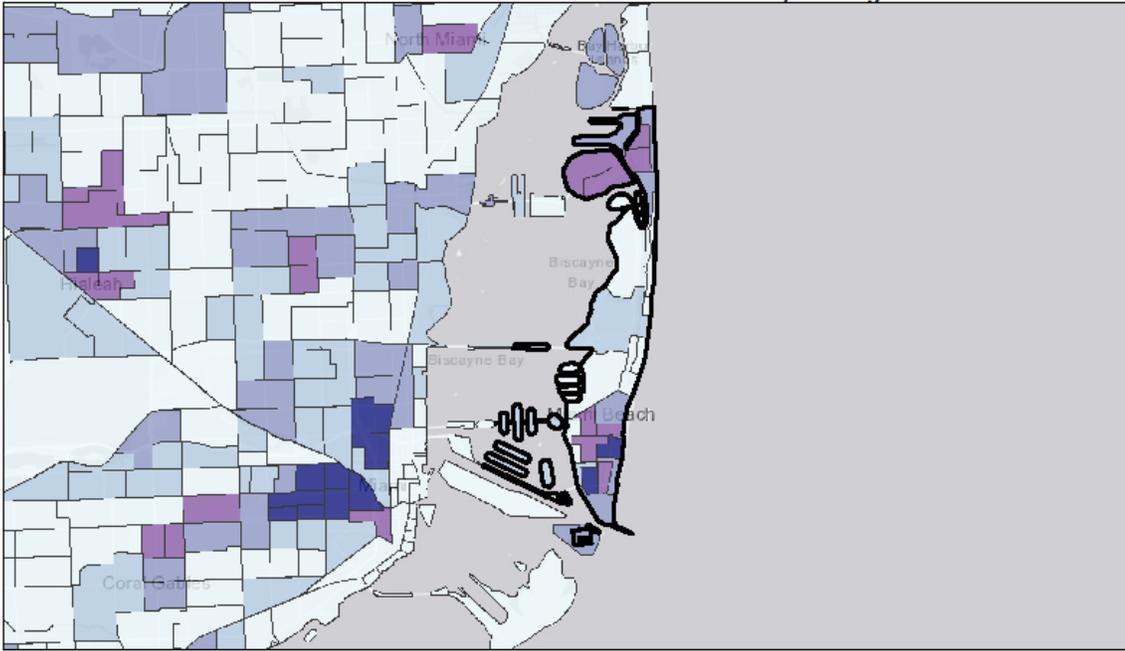
Table 1 – Residential Properties by Unit Number

Data Source: 2009-2013 ACS

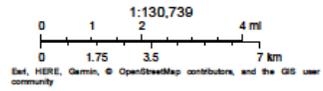
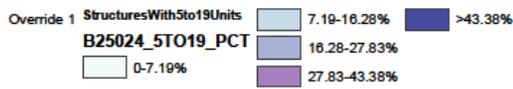
The table above displays the total number of residential units by property type and number of units. The vast majority of housing in Miami Beach is multifamily and only 9% of housing is 1-unit detached structure.

The two maps below highlight the distribution of multifamily buildings throughout the City. Purple and darker blue shaded areas indicate higher concentrations of multifamily buildings while the lighter shaded areas indicate a lower concentration of multifamily buildings. Most small and medium sized multifamily buildings are concentrated in the South and North end of Miami Beach. The predominant type of housing in Miami Beach is large multifamily buildings. Large multifamily buildings make up 35% to 60.92% or over 60.92% of housing in most of the City's Census tracts.

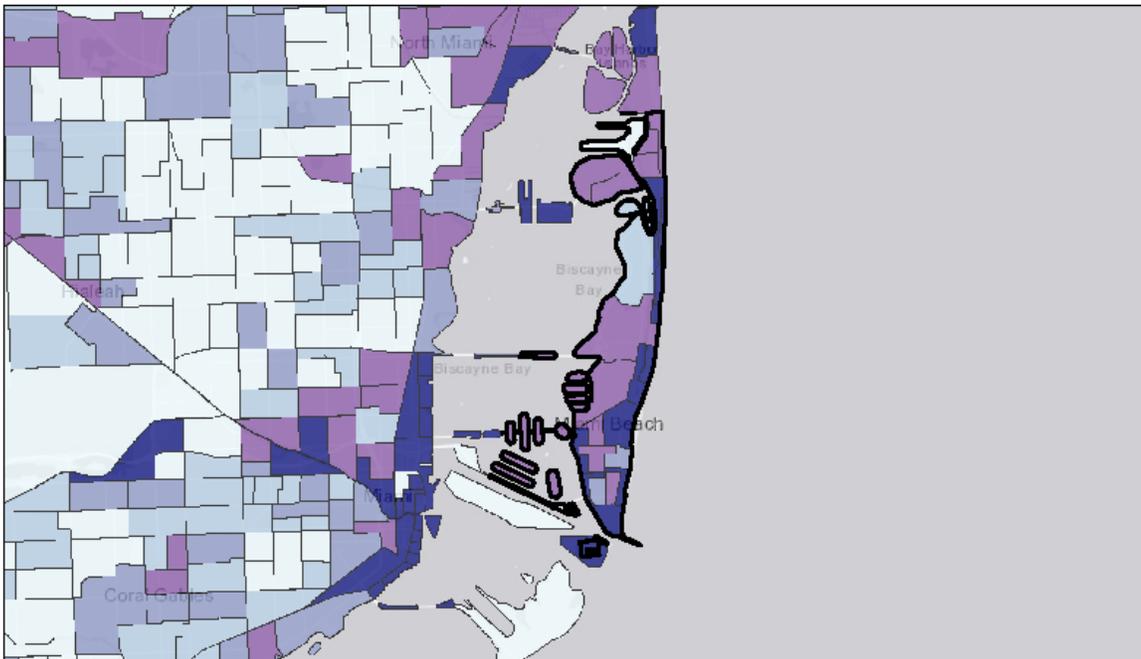
Concentration of Small and Medium-Sized Multifamily Buildings



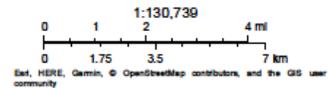
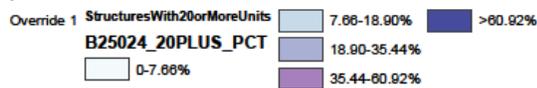
June 14, 2018



Concentration of Large Multifamily Buildings



June 14, 2018



Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	618	4%	5,408	20%
1 bedroom	5,119	32%	13,421	49%
2 bedrooms	5,273	33%	6,345	23%
3 or more bedrooms	5,144	32%	1,984	7%
Total	16,154	101%	27,158	99%

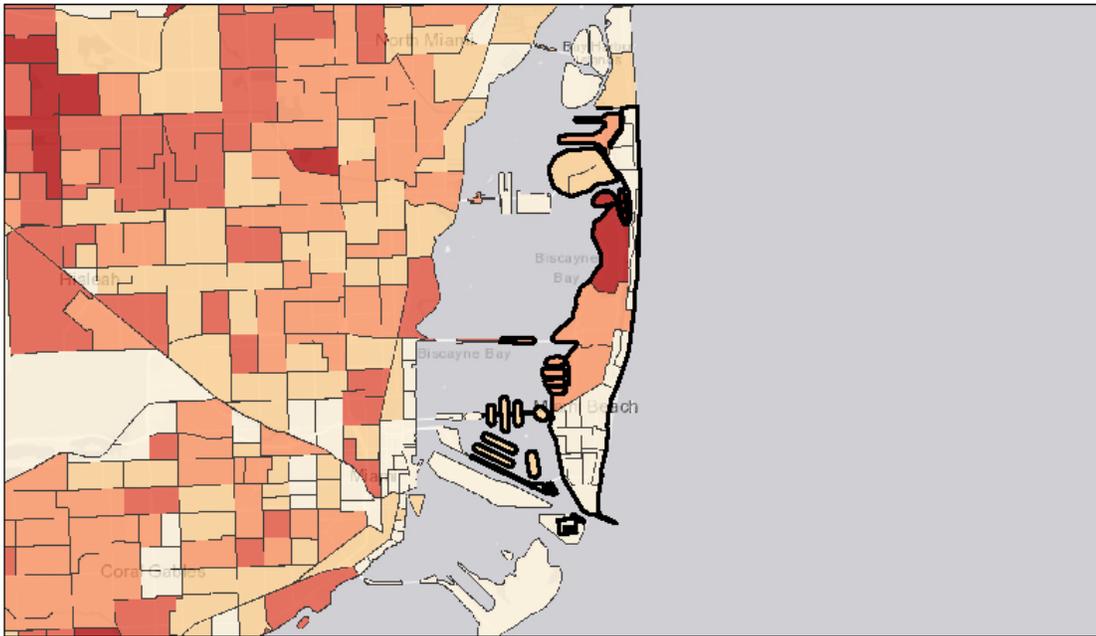
Table 8 – Unit Size by Tenure

Data 2009-2013 ACS

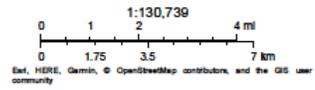
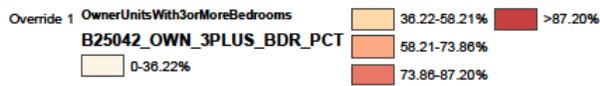
Source:

The maps below illustrate the limited amount of rental units with 3 or more bedrooms available in Miami Beach. In the majority of census tracts less than 19.57% of units have 3 or more bedrooms. Similarly to rental units, there is a smaller housing stock of units that have 3 or more bedrooms. However, there are larger percentages of owner-occupied units with 3 or more bedrooms compared to rental units.

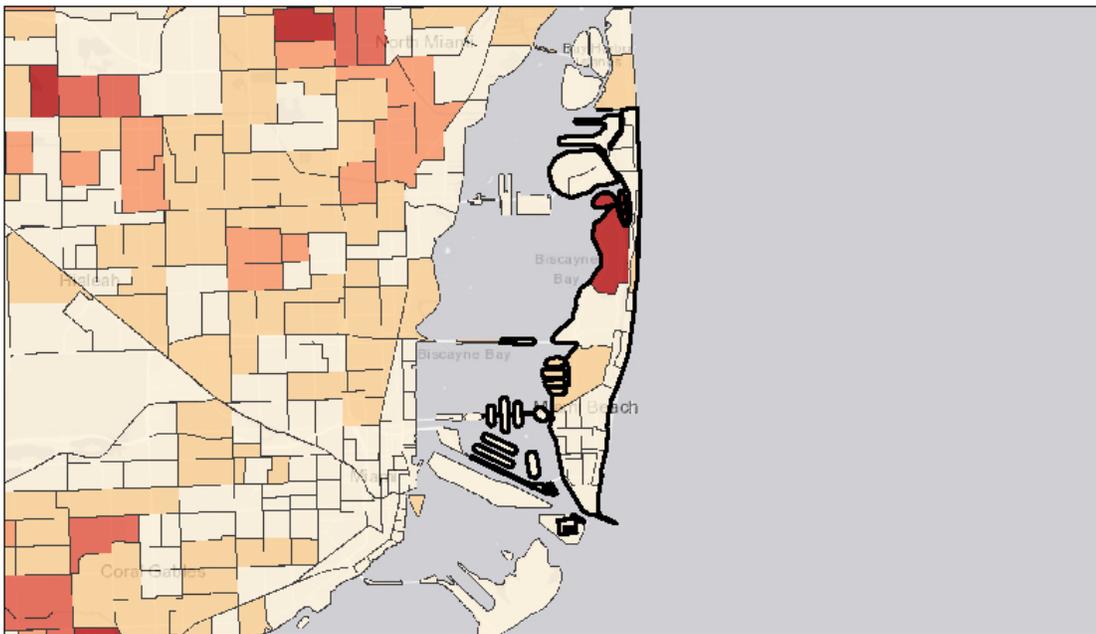
Percent of Owner-Occupied Units with 3+ Bedrooms



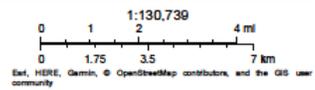
June 14, 2018



Renter Occupied Units with 3+ Bedrooms



June 14, 2018



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

Currently, the City is targeting low- to moderate- households through 4 residential buildings comprised of 84 affordable housing units that were acquired in 2014 and 2015. The City is leveraging federal funds to rehabilitate these buildings to ensure safe, decent housing.

The City utilizes State Housing Initiatives Program (SHIP) funds to provide eligible, would-be first-time homeowners with up to \$150,000 of down payment assistance to acquire their home in Miami Beach. SHIP funds prioritize assistance to very low- and low-income households and applicants must spend a portion of their awarded allocation to make improvements on the home. SHIP funds also provide income-eligible homeowners in Miami Beach with up to \$70,000 in housing rehabilitation funds. Owners can remodel homes to enable aging in place, acquire energy efficient cooling and heating systems, or address code and safety concerns.

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

The units assisted with housing funds 15 years ago are now being lost from the affordable housing inventory as owners cash out their equity to take advantage of the strong market. In addition, at least two project-based rental properties have left the inventory in the past year. Earlier this year, Miami Beach Community Development Corporation notified tenants of its intent to convert affordable units into workforce housing units as a means of creating financial stability for the organization. The outcome of this effort is unclear as of this writing. Given the growing population, coupled with a housing market that encourages the development of market-rate units; the demand for affordable units is expected to continue its upward trend.

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

No. As demonstrated in the data presented, the vast majority of housing in Miami Beach is multifamily and only 9% of housing is 1-unit detached structure. Interestingly enough, Miami Beach ranks number one on the list of Top 100 Cities with Smallest Houses, according to city-data.com

The City's household compositions clearly show that our families are more likely to be comprised of small families and have elder members than to be large with children. This may also be reinforced by the nature of our community's housing stock which is overwhelming multi-family housing with two or fewer bedrooms and built prior to 1970 (when amenities were not necessarily priorities in the development of housing and families with children were not necessarily the target market).

Fifty-six percent of all housing units in the City have three or fewer rooms, according to the American Community Survey, 2016. While the City's housing stock is notorious for failing to accommodate households needing three or more bedrooms, fully 16.4% of all housing units in the City are studios (zero bedrooms) and fewer than 14% of all housing units have three or more bedrooms. The nature of our housing stock poses a challenge for working class families with two or more children who find themselves gravitating to the western Miami-Dade County suburbs because affordable family housing is hard to come by in our City.

Overcrowding is also a housing problem on Miami Beach. It is important to note that, "research has linked to greater risk of injury, higher infection rates, depression and various child development problems" to housing overcrowding (<http://www.governing.com/topics/urban/gov-urban-affordable-housing-families.html>). The problem is more pronounced within the rental market than the ownership market. Many of the available rental multifamily properties on Miami Beach are apartments or condominiums with limited square footage and bedrooms. Most are efficiencies or one-, or two-bedroom units. The absence of units that can accommodate growing families (whether children or multiple family generations) poses an existential challenge for people seeking the space afforded by three or more bedrooms. The median home in Miami Beach has only 3.3 rooms with the single largest unit configuration being one-bedroom

units, according to the US Census, *2012-2016 American Community Survey 5-Year Estimates*. One bedroom units serve as a disincentive to families wishing to remain in the City as they grow or to encourage multiple generations from living together for communal benefit.

Describe the need for specific types of housing:

There is a need for units that relieve cost burden and overcrowding. Miami Beach is a unique, tropical community that is known for its beaches and restaurants as it is a world-renowned vacation destination. However, it also home to a diverse, multi-ethnic community of residents who struggle with housing costs and a variety of other familial and economic challenges. These challenges include wide income inequality as the Miami-Ft. Lauderdale-West Palm Beach metro area is ranked 8th in the country for income disparity with the average 20th percentile household earning only \$19,775 compared to the 95th percentile household earning \$202,461 per year, according to the Brookings Institute. This income disparity further amplifies the housing burdens faced in our community. More than 50 percent of the City's elder households, regardless of ownership or rental status, are cost burdened and spending more than a third of their income for housing, according to Miami-Dade County. More so, this disparity is widened for our minority residents who face a disproportionate hardship in housing costs as will be demonstrated in the next section.

While property values in the City have been strong as demonstrated by the median property value in the City being 94% greater than the national median of \$205,000, this strong indicator also serves to impair the ability of low- to moderate-income households from becoming homeowners (Source: Shimberg Center at the University of Florida). As a result of the strong homeownership market, low- to moderate-income households are more likely to be renters and also face housing options with smaller units and fewer bedrooms (Shimberg Center at the University of Florida). It is worth noting that 86% of all housing units in the City have two or fewer bedrooms, according to the American Community Survey, 2016. Miami Beach ranks number one on the list of Top 100 Cities with Smallest Houses, according to city-data.com

According to the U.S. Census, only 78.4% of our residents lived in the same house the year before. This high mobility leads to family and community instability that influences crime, community attachment, educational attainment and community perception. More so, 2,016 housing units are home to households with 1.51 or more people per room creating overcrowded conditions (Source: American Community Survey, 2016).

The City has 69,771 total housing units. However, 25,581 of these units are vacant. Our community's vacancy rate is influenced by seasonal owners/visitors, foreign investment in real estate and the prevalent use of apartments for short-term and Air B & B rentals which proliferate this tourist community. More than 63% of the City's housing units are concentrated in buildings with 20 or more units, according to the American Community Survey, 2016.

To bring the crux of our community's housing needs to the fore, it should be noted that 13,137 households or roughly 49.6% of all households paying rent are spending at least 35% of their household income on housing costs (Source: American Community Survey, 2016). This cost burden to maintain housing undermines a household's ability to save for a home, acquire suitable insurance coverage, obtain higher education and provide economic stability, among other milestones.

Discussion

Due to the current condition of the real estate market which places demand on high end properties, the need for affordable units, particularly ones that meet the space requirements of larger low-income families, will remain difficult to satisfy. The rental market, which many low-income families must rely on, is feeling greater upward pricing pressure due to more families being forced out of the buying market due to tighter credit standards and loan underwriting standards.

A summary of housing supply is:

- Low percentage of homeowners compared to the national average

- High vacancy rate, due in part to the nature of Miami Beach as an entertainment and vacation destination where short-term rentals are displacing low-income renters
- Strong dominance in the housing mix by condominiums, particularly in residential towers
- Substantial share of housing units do not feature two or more bedrooms and thus are not ideal for households with children
- Majority of the housing stock built prior to the 1970s and much is in need of being rehabilitated or replaced
- Median condo and single-family home prices have declined significantly since 2008 but are now stabilizing
- Median monthly rents are increasing and not affordable to a majority of Miami Beach residents
- The rate of home sales increased by 70 percent from 2008 to 2012, indicating healthy housing demand
- Market Action Index of 18.67 indicates that Miami Beach is a buyer's market

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

Introduction:

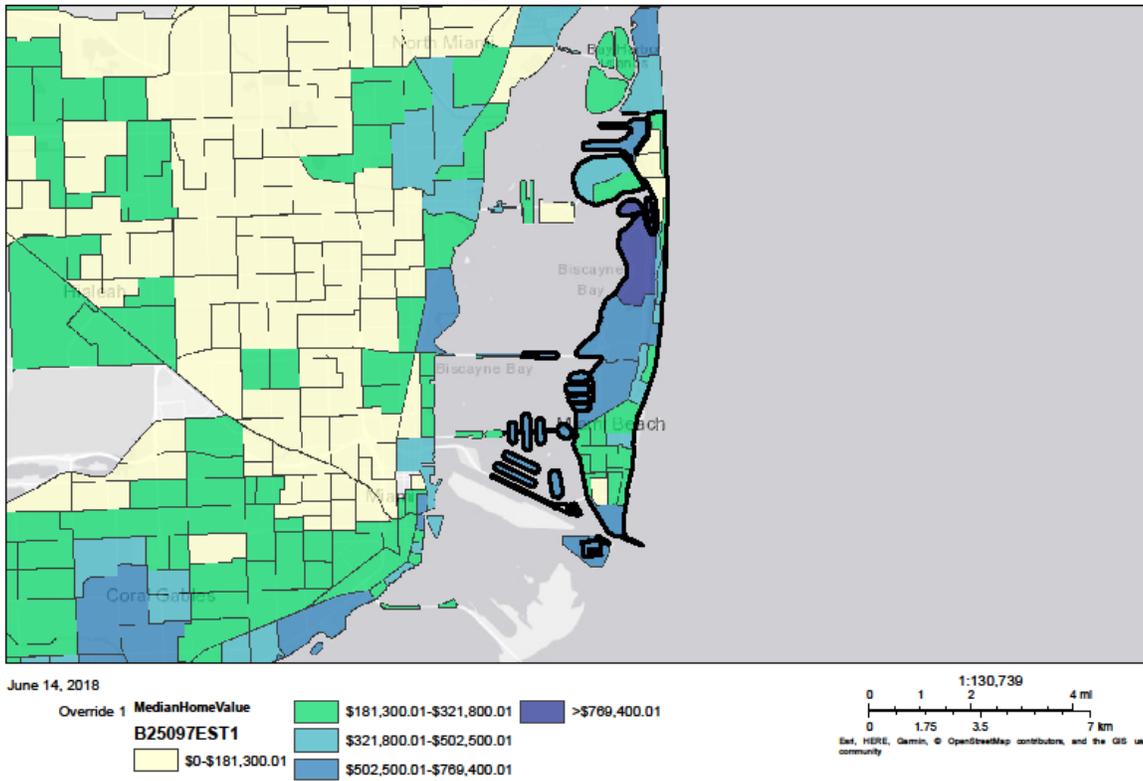
As rents and home prices continue to rise, the ability of a low-income household to find affordable accommodations becomes significantly more difficult. To be considered affordable, the cost of housing cannot exceed 30% of household income. For example: a household earning \$25,100 per year would be limited to monthly rent of \$625, which is considerably lower than the median rent of \$985, and significantly lower than the market rent of \$1,351 for a two-bedroom unit.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	\$138,700	\$327,200	136%
Median Contract Rent	\$581	\$985	70%

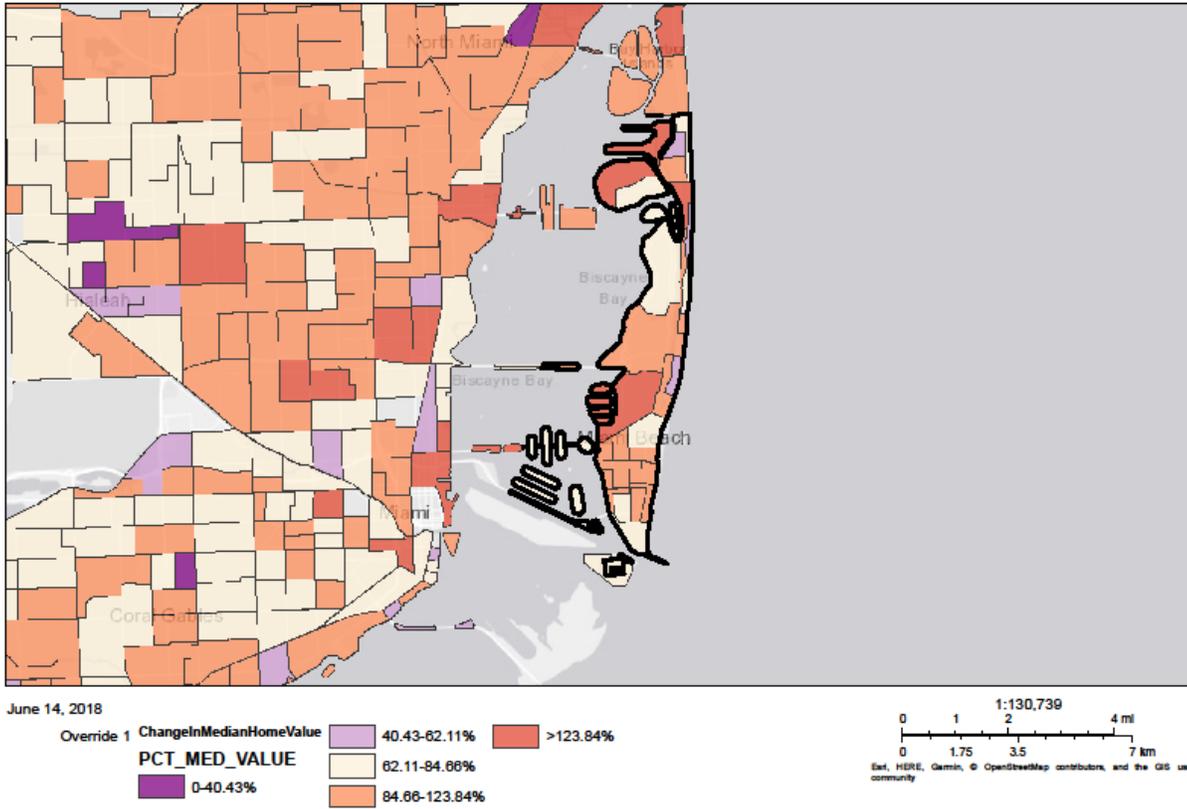
Rent Paid	Number	%
Less than \$500	3,860	14.2%
\$500-999	10,622	39.1%
\$1,000-1,499	7,793	28.7%
\$1,500-1,999	2,723	10.0%
\$2,000 or more	2,160	8.0%
Total	27,158	100.0%

Median Home Value



The map above illustrates the median home values in each particular census tract. There are very few Census tracts with home less than \$180,300. More so, those that remain below that cost thresholds are studios or one-bedroom units that cannot accommodate families with children or multiple generations.

Change in the Median Home Value



Change in Median Home Value

The map above shows that all Census tracts experienced an increase in home values. The median home value increased by more than 84.66% the majority of areas (light orange and darker orange areas). The table below shows median sales prices for the past five years:

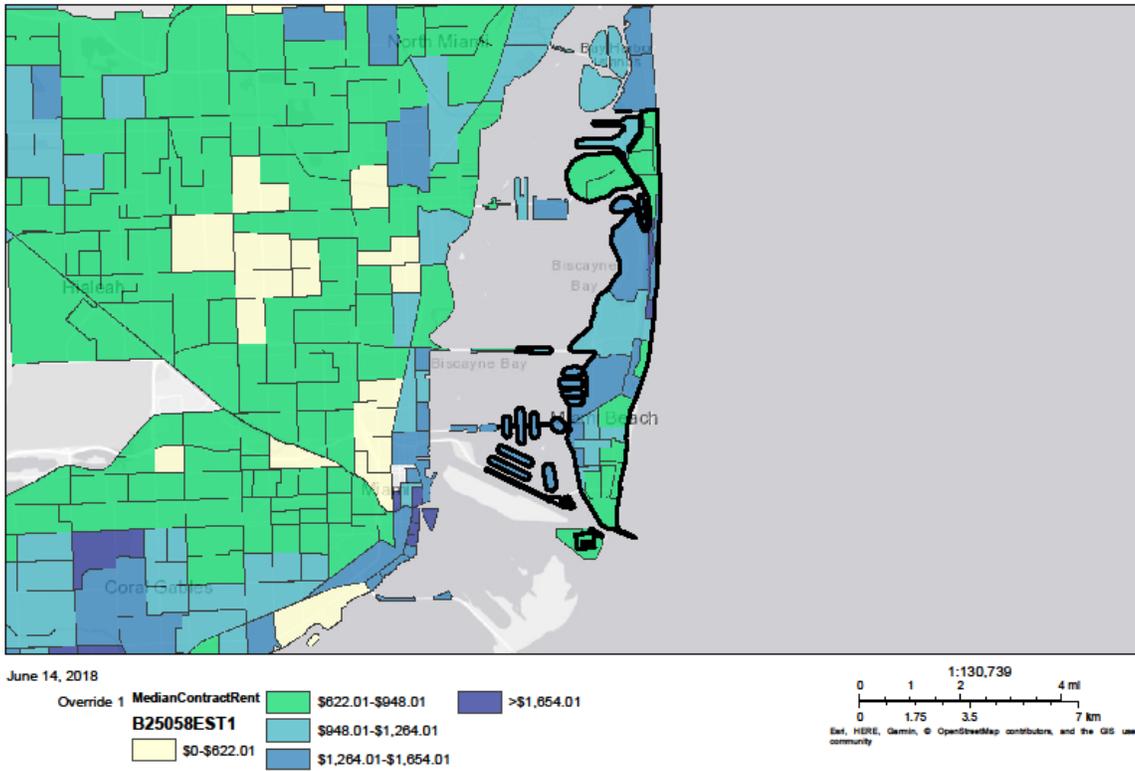
Median Sales Price (Closed Sales)

	33139	33140	33141
2013	\$310,000	\$470,000	\$230,000
2014	\$365,000	\$549,000	\$252,000
2015	N/A	N/A	N/A
2016	\$350,000	\$470,000	\$275,000
2017	\$322,260	\$550,000	\$260,000

Source: Miami Association of Realtors

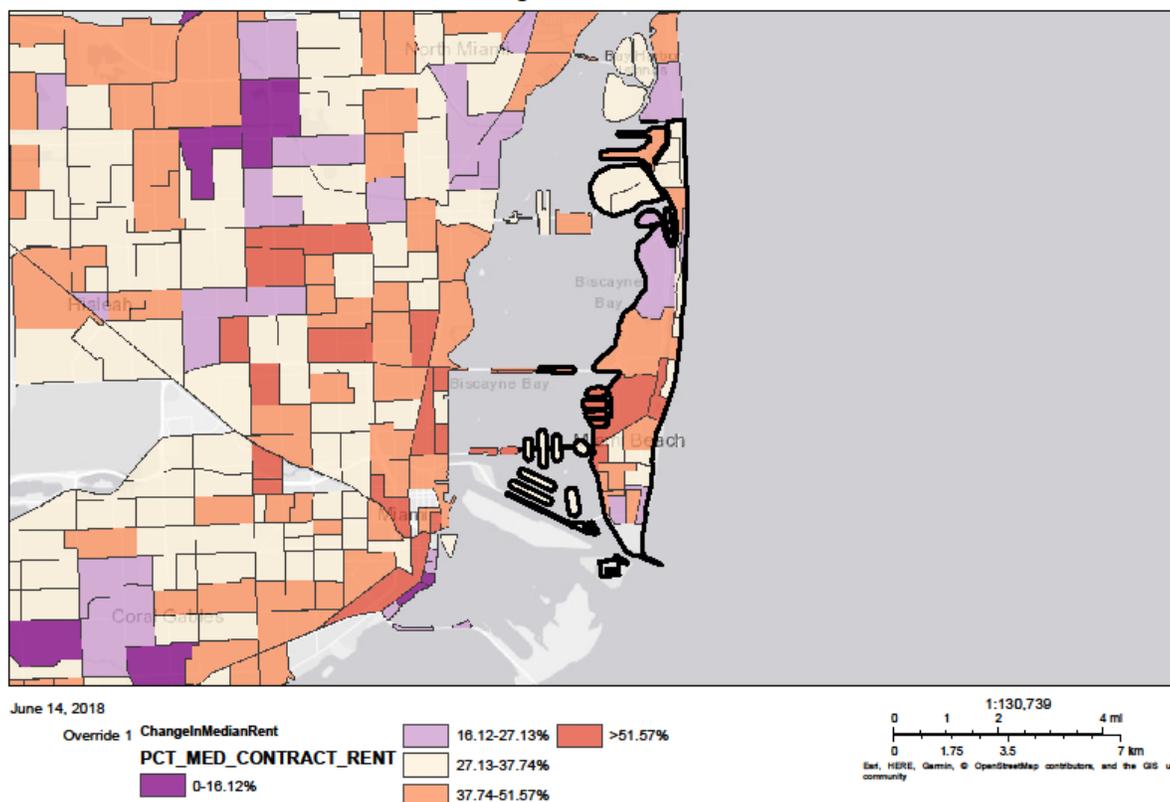
Further, as noted in the chart above that tracks median sales prices by year and zip code, North Beach, long considered the City’s most affordable area, is seeing steady rises in cost even when prices dipped elsewhere in the City.

Median Contract Rent



The map above illustrates the median contract rent in each particular census tract. Rents below \$948 are concentrated in the North and South areas of the City. More so, those units within that cost thresholds are studios or one-bedroom units that cannot accommodate families with children or multiple generations.

Change in Median Rent



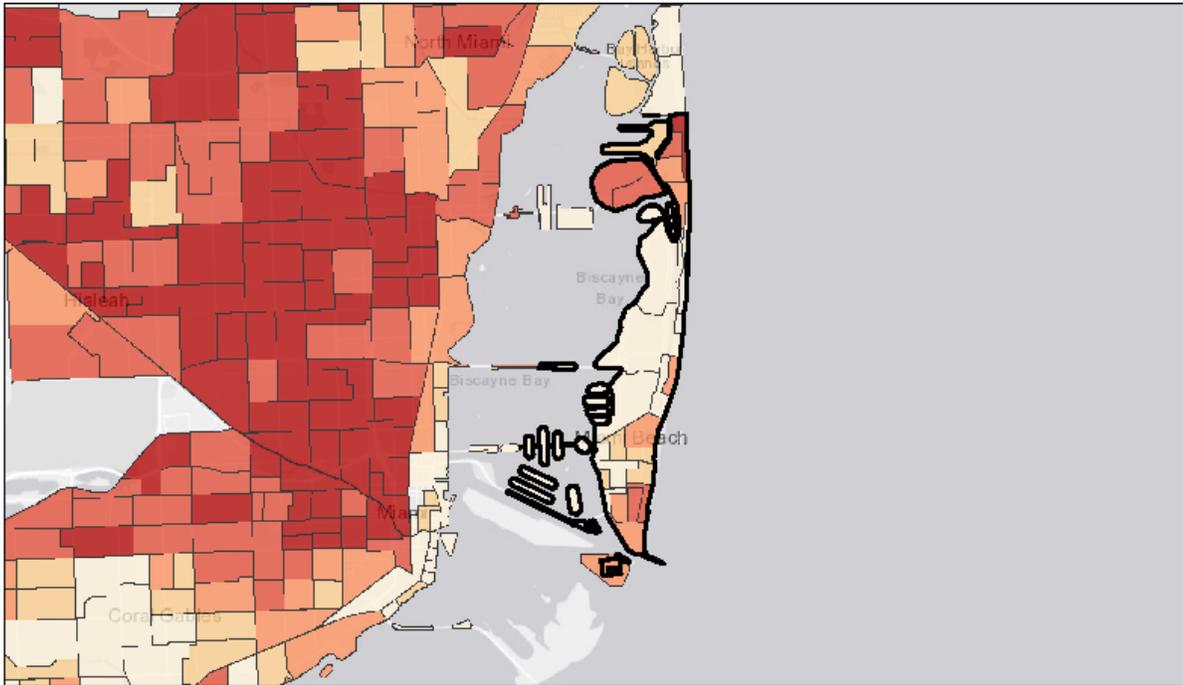
The map above shows that all Census tracts experienced an increase in rent. The median contract rent increased by more than 37.4% in many areas (light orange and darker orange areas).

Housing Affordability

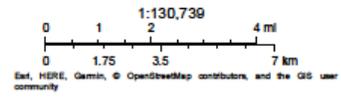
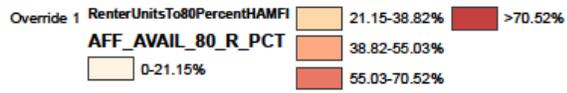
% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,060	No Data
50% HAMFI	3,585	505
80% HAMFI	11,045	1,670
100% HAMFI	No Data	2,840
Total	16,690	5,015

* HUD Area Median Family Income (HAMFI)

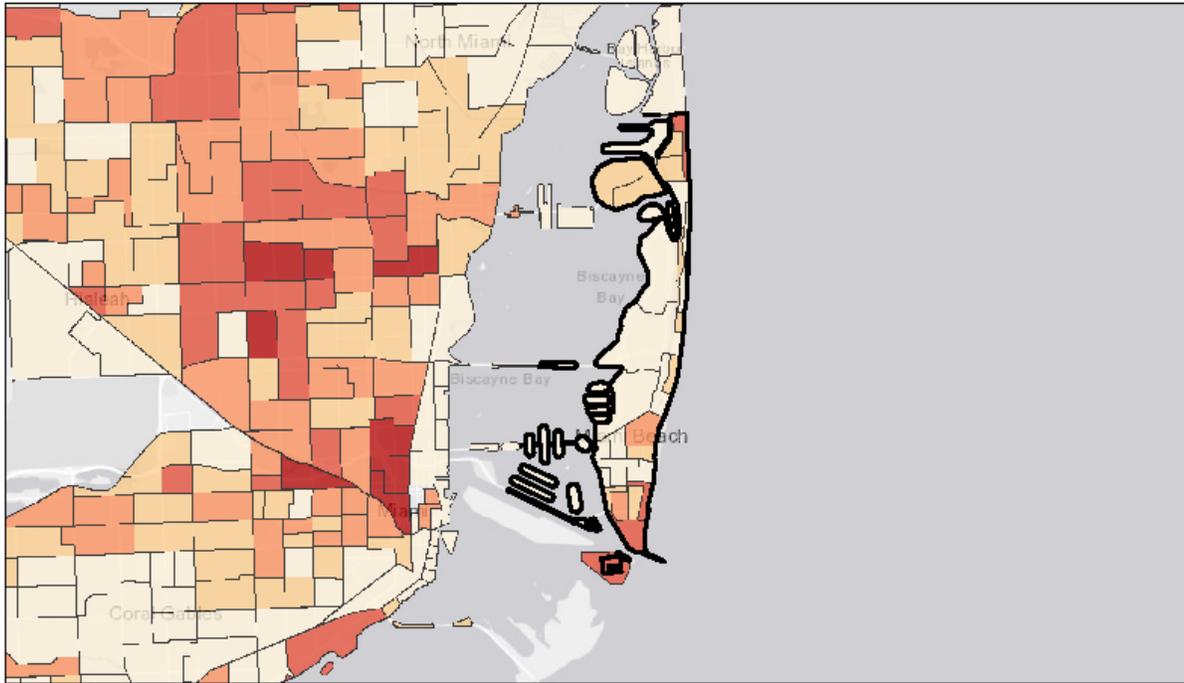
Percent of Renter Units Affordable to Moderate-Income Households



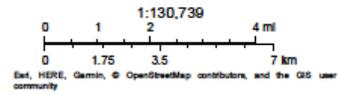
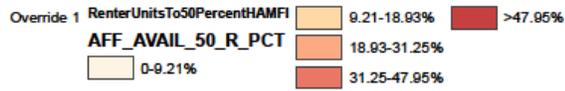
June 14, 2018



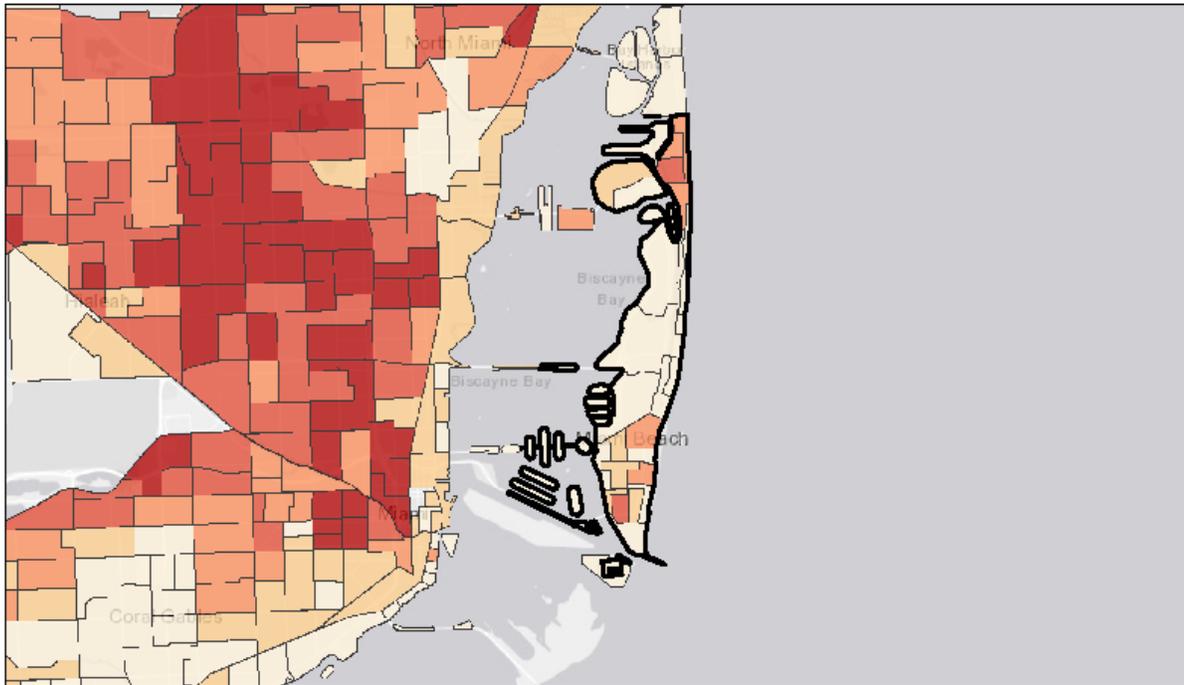
Percent of Rental Units Affordable to Low-Income Households



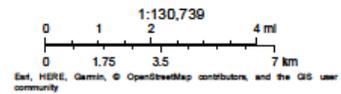
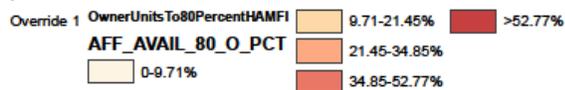
June 14, 2018



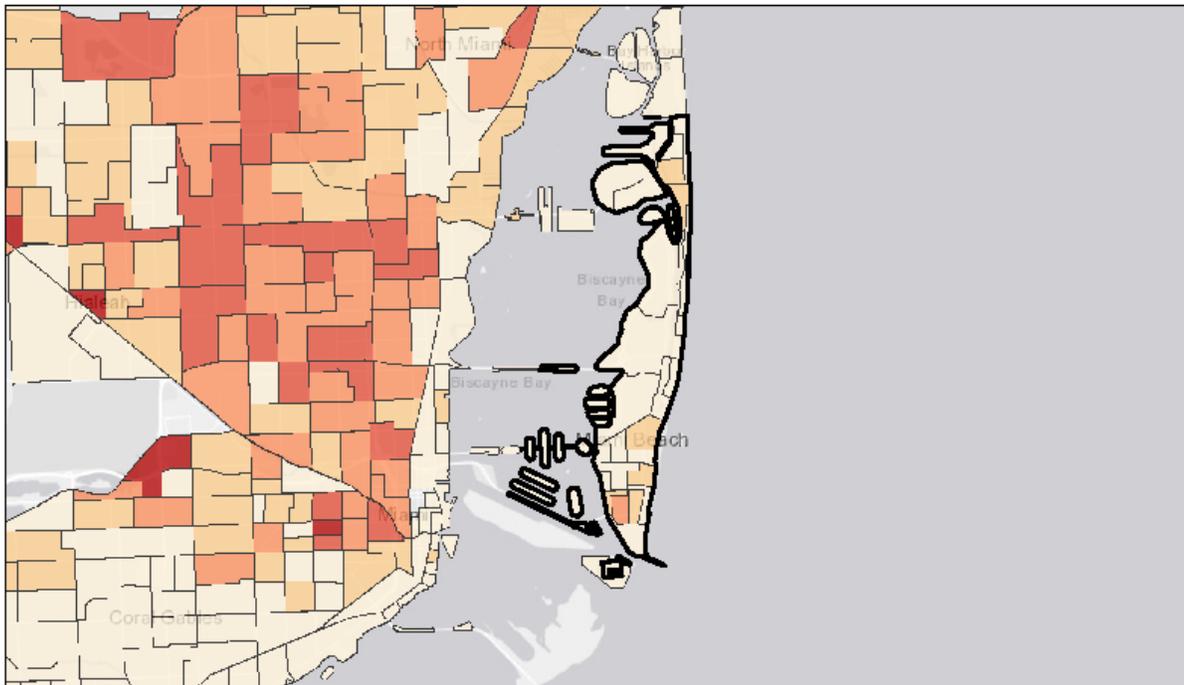
Percent of Owner Units Affordable to Moderate-Income Households



June 14, 2018

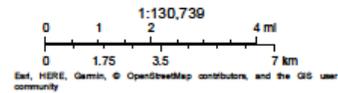


Percent of Owner-Occupied Units affordable to Low-Income Households



June 14, 2018

Override 1 OwnerUnitsTo50PercentHAMFI
AFF_AVAIL_50_O_PCT
 0-6.15% 6.15-14.25% 14.25-25.64% 25.64-45.71% >45.71%



Monthly

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	831	1,020	1,295	1,728	2,073
High HOME Rent	831	964	1,159	1,331	1,465
Low HOME Rent	661	708	850	981	1,095

Is there sufficient housing for households at all income levels?

The increase in the availability of affordable housing will continue to be a need that is difficult to satisfy. A strengthening real estate market puts upward pressure on rents and purchase prices results in a widening income gap. As a result, lower income households are being driven out of the City and even moderate income households are challenged to find units that accommodate changing households.

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

Likewise, the affordability may diminish as rents/purchase prices continue to escalate while incomes have minimal increases or remain static. With North Beach rents steadily growing and South and Middle Beach prices out of reach for many, families – including the areas workforce – will struggle to find affordable and/or suitable housing.

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

The method for determining the affordability deficit for families in need of housing is the process of comparing the amount of monthly income that is equal to 30% or less of that income with the rent costs associated with a unit that meets the family space needs. For example: a household earning \$25,000 per year would be limited to monthly rent of

\$625, which is lower than the median rent of \$985, and significantly lower than the market rent of \$1,351 for a two-bedroom unit. Therefore the deficit would be \$360 and \$700 when compared to the median rent and market rent, respectively.



As the map above demonstrates, average rents in the City are considerably greater than HOME/Fair Market Rents posted by HUD.

Discussion:

Purchase prices of single-family homes and condos in Miami Beach are out of reach for median earning households and the median monthly rent in Miami Beach is also out of reach for all but those households earning slightly more than the median income.

According to the Miami-Miami Beach-Kendall, *Florida Comprehensive Housing Market Analysis* issued by the US Department of Housing and Urban Development, “rental housing market conditions currently are tight, with an estimated vacancy rate of 6.5 percent, down from 9.0 percent in April 2010.” The report goes on to state that vacancy rates are even more challenging for those looking for apartments: “apartment market conditions are tight, with a vacancy rate of 2.3 percent during the first quarter of 2016, down from 2.4 percent during the first quarter of 2015 (MPF Research).” The future doesn’t look much better, the report continues, as, while 8,700 units are currently under construction, the demand is expected to grow by an additional 13,900 rental units.

Fifty-six percent of all housing units in the City have three or fewer rooms, according to the *American Community Survey, 2016*. While the City's housing stock is notorious for failing to accommodate households needing three or more bedrooms, fully 16.4% of all housing units in the City are studios (zero bedrooms) and fewer than 14% of all housing units have three or more bedrooms. The nature of our housing stock poses a challenge for working class families with two or more children who find themselves gravitating to the western Miami-Dade County suburbs because affordable family housing is hard to come by in our City.

Our community's elderly, often living on very limited fixed incomes face a cost burden that is squeezing them from the community's in which they have the strongest ties and supports. More than 50% of elder households in Miami-Dade County are cost burdened, according to the Shimberg Center at the University of Florida. The obstacle of cost burden is amplified when you realize that more than 36% of elderly residents (Source: *American Community Survey, 2016*) also have a disability which can influence housing, mobility and community integration. Further, the strong real estate market that is driving up rental and homeownership costs (i.e. property taxes), also potentially destabilizes elder housing as renters can find themselves homeless when landlords decide to cash out on their investments and homeowners can find themselves facing larger property tax bills that are overwhelming their fixed incomes.

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

Introduction

More than half of the housing stock was built between 1950 and 1979 which suggests that rehabilitation is necessary, even in those properties that have been generally well-maintained throughout the years. This also suggests that there is a risk of lead-based paint existing in many of the properties as most of the City’s residential buildings were constructed prior to the banning of lead paint.

Definitions

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

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

Condition of Units

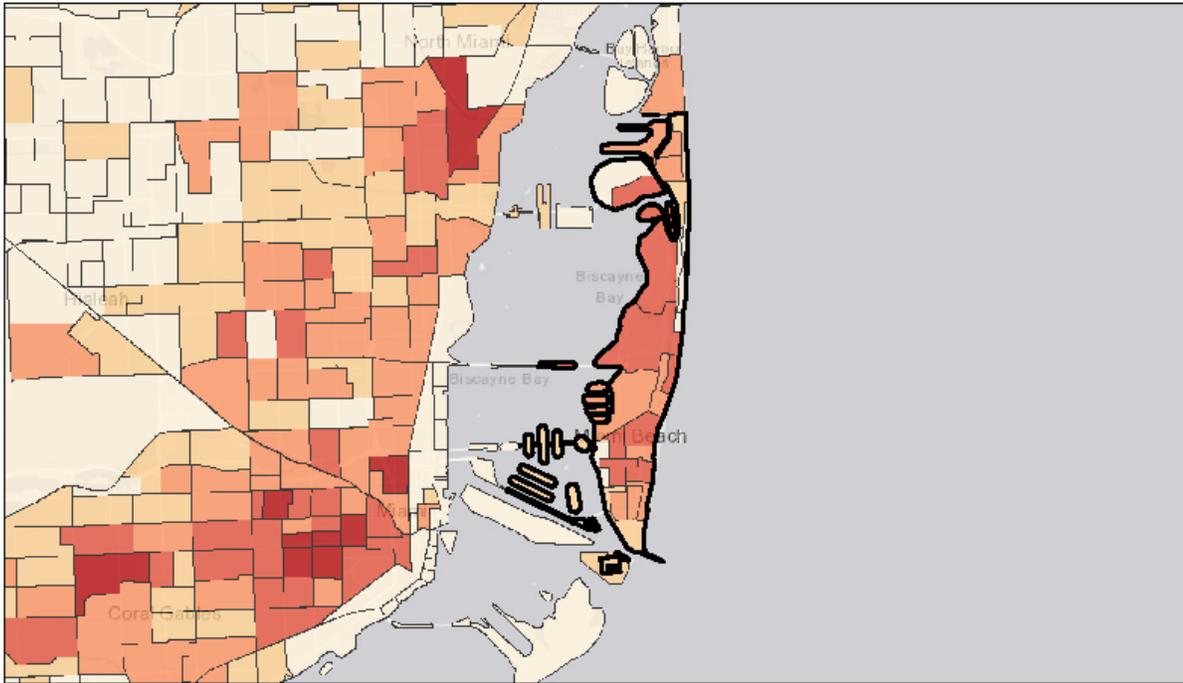
Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	7,508	46%	14,678	54%
With two selected Conditions	60	0%	1,401	5%
With three selected Conditions	0	0%	63	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	8,586	53%	11,016	41%
Total	16,154	99%	27,158	100%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,331	8%	2,333	9%
1980-1999	3,141	19%	3,877	14%
1950-1979	8,020	50%	14,081	52%
Before 1950	3,662	23%	6,867	25%
Total	16,154	100%	27,158	100%

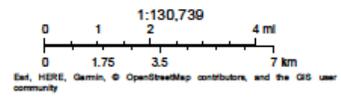
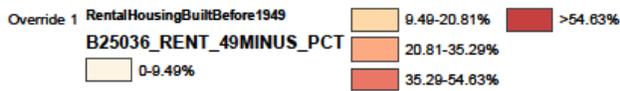
Need for Owner and Rental Rehabilitation

Based on the CHAS data, approximately 50% of both owner-occupied and renter-occupied properties have identified at least one condition requiring rehabilitation. More than 50% of both the owner and renter housing stock was built between 1950 and 1979, suggesting that even properties that are generally well maintained would be in need of some form of rehabilitation. More so, in light of extreme weather conditions and rising seas, these units will require additional work to be of use in the future.

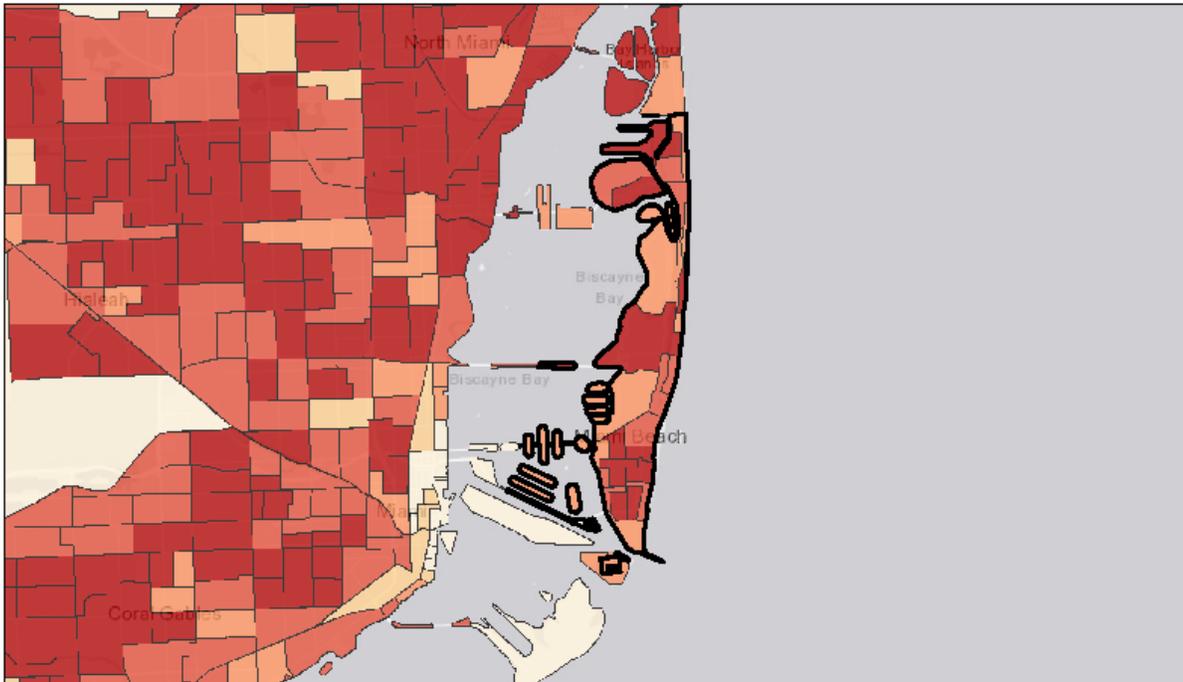
Housing Built Before 1949



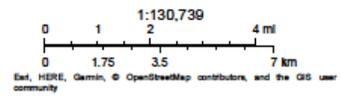
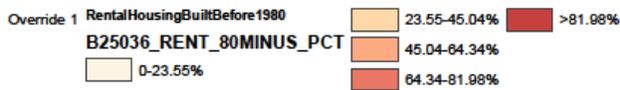
June 14, 2018



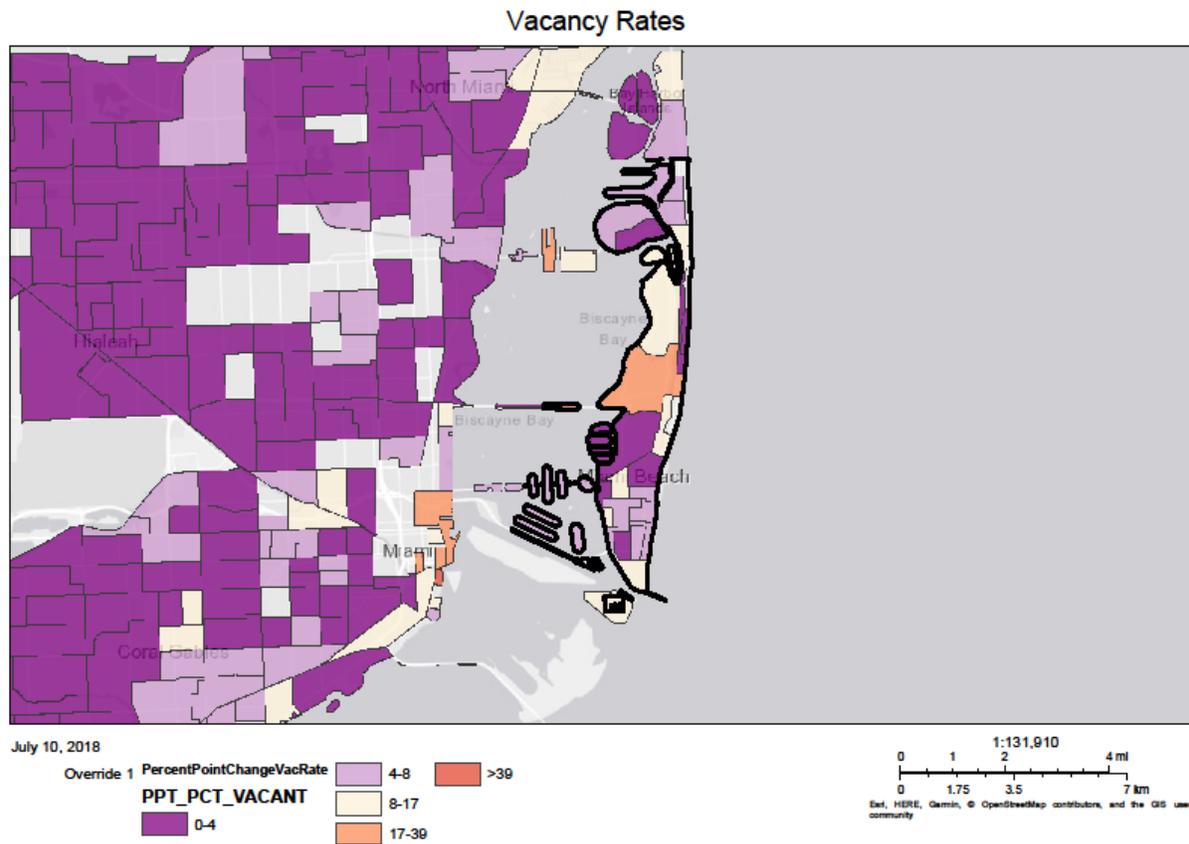
Housing Built Before 1980



June 14, 2018



Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	11,682	72%	20,948	77%
Housing Units build before 1980 with children present	1,230	8%	565	2%



Vacancy Rate

The map above shows the average housing vacancy rates throughout the City. Our community’s vacancy rate is influenced by seasonal owners/visitors, foreign investment in real estate and the prevalent use of apartments for short-term and Air B & B rentals which proliferate this tourist community.

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

Approximately 4300 housing units have the potential of a LBP hazard.

Discussion

Based on the built-out condition of Miami Beach, coupled with the historic significance of many of the properties, housing rehabilitation versus new construction is the most realistic strategy going forward. More so, while the City has relaxed development rules to encourage the development of affordable and workforce units, the additional development costs experienced in the City and the absence of affordable properties available for acquisition have resulted in no new affordable units as of this writing.

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

Introduction:

The Housing Authority of the City of Miami Beach (HACMB) has 200 units of public housing and also administers the Housing Choice Voucher Program, which provides affordable housing for more than 3000 families. While these programs support many households in need of affordable housing, there is still a shortage with an ever growing demand. This is particularly true for larger families and those with special needs due to disabilities.

Totals Number of Units

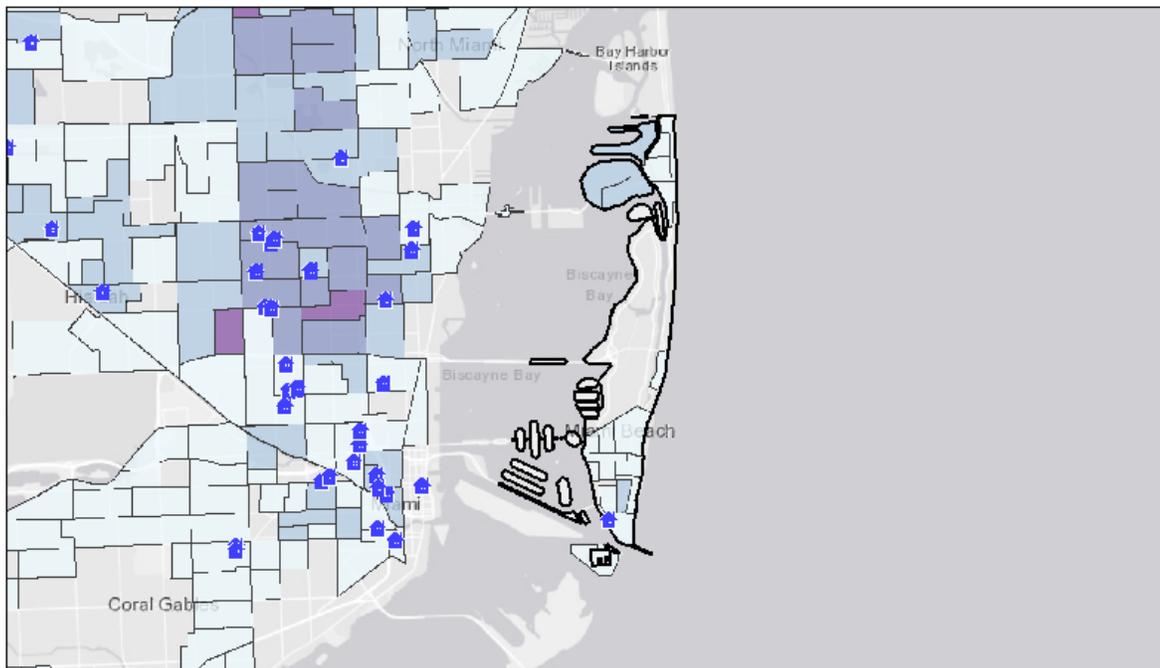
Program Type	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	126	200	2,991	0	2,991	1,519	0	0
# of accessible units									

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

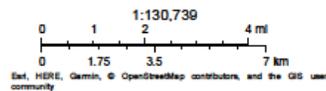
	Veterans
# of units vouchers available	225

Table 9 - Total Number of Units

Public Housing Vouchers and Developments



June 14, 2018



Describe the supply of public housing developments:

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

HACMB operates 200 public housing units. The physical condition of these units has been improved by replacing the Rebecca Towers roof, elevator, boiler, and improving energy efficiency and ADA accessibility. Its most recent HUD inspection yielded a score of 98.

Public Housing Condition

Public Housing Development	Average Inspection Score
Rebecca Towers South	98

Table 12

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

The Housing Authority of the City of Miami Beach (HACMB) is undertaking initiatives to address energy efficiency, parking lot improvements, security surveillance enhancements, and resident activities at Rebecca Towers, the sole public housing development in the City.

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

The HACMB's strategy is based on assessing the physical needs of its public housing development to improve the residents living environment. The HACMB has a Residents Advisory Board, and therefore residents are involved in the development of capital improvement plans. HACMB prioritizes improvements to ensure maximization of limited resources.

Discussion:

The HACMB has utilized CDBG funds to improve the condition of public housing and has a very high inspection score for its public housing units. It has focused on making physical improvements to the property and solicited resident input so that it can continue to enhance the quality of life for individuals and families that reside there. Rebecca Towers is very well-maintained and blends well with the surrounding high-income neighborhood.

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

Introduction

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

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Beds (Current & New)	Round Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	590	89	930	2,042	292
Households with Only Adults	0	0	0	679	3
Chronically Homeless Households	0	0	94	480	0
Veterans	49	0	0	0	0
Unaccompanied Youth	944	7	950	1,954	78

Table 10 - Facilities and Housing Targeted to Homeless Households

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

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

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

The City's homeless outreach teams also make direct referrals to the following agencies:

- Douglas Gardens Community Mental Health Center- provides comprehensive mental health services, including case management and transitional and permanent housing to those chronically homeless in Miami Beach suffering from mental illness.
- Jewish Community Services of South Florida, Inc. – A \$40,000 allocation from the City helps fund a job program that allows Jewish Community Services (JCS) to hire homeless person(s) referred to by the City's Homeless Outreach Team to clean streets and alleys under the supervision of City of Miami Beach Sanitation Department Supervisor(s).

The City's General Fund also funds a temporary employment program through HOPE in Miami-Dade, Inc. which provides short-term employment, work and interview clothes, and a letter of employment reference to homeless participants referred by the City.

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

- City of Miami Beach Walk-Center – the sole municipal walk-in center in the County for homeless persons providing shelter, family reunification, ID replacement, housing and employment referrals, among other services
- Veterinary Care Human Services – provides pro-bono veterinary services for the homeless
- Miami Beach Police Department – provides shelter placement services when the walk-in center is closed
- Miami Beach Community Health Center – Provides health services for the community's low-income and indigent residents
- Douglas Gardens Community Mental Health Center – Provides walk-in mental health services including medication services
- St. Patrick's St. Vincent de Paul Society – Provides food packages for the homeless that do not require cooking
- Temple Beth Shalom Food Voucher Program – Provides Publix food vouchers one day per month to the homeless

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

Introduction

The City funded the construction of a senior center in the North Beach Target Area that provides meals and services for extremely low-income elderly. The City funded renovations to the Jewish Community Services Senior Center located in the South Beach Target Area. The Center provides adult day services and meals to seniors. Many of the seniors suffer from Alzheimer's and are in frail condition. The City funded the Boys and Girls Club Youth Center which is also in the South Beach Target Area. Some of the youth that they serve have special needs. The City has consulted with sub-recipients that provide supportive housing, supportive services and public services to persons with special needs. The City plans on funding these activities through an annual Request for Application process.

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

Supportive housing needs include case management, education, community building, advocacy, health workshops and nutrition & healthy cooking classes. The need for supportive housing will continue to grow as more people are diagnosed with special needs and the population lives longer with more acute medical conditions.

- According to the Florida Department of Elder Affairs, 111,924 Floridians aged 60 and older are living alone and 66% of these are women. Mount Sinai Medical Center, the only hospital and emergency services provider on Miami Beach and the barrier islands, reported that 16.2% of residents in the area served were aged 65 and older compared to the national average of 13.1% (Source: *2012 Community Health Needs Assessment*, Mount Sinai Medical Center).
- According to the American Psychiatric Association, 3% of the population suffers from severe and persistent mental illness and 20% of Americans are affected by mental disorders each year. Mental and behavioral disorders accounted for 913 total deaths for patients over age 20 in Miami-Dade County, according to the Community Health Needs Assessment, 2012. Mount Sinai Medical Center, the only hospital and emergency services provider for the City, has 89 adult psychiatric beds, according to this assessment.

According to the Treatment Advocacy Center, 185,000 Floridians suffer the effects of schizophrenia. This number of Florida residents who suffer the effects of severe bi-polar disorder is 369,000, according to the Treatment Advocacy Center. The Center went on to rate the State of Florida an "F" for its inpatient commitment services. The basis for this dismal grade is the lack of treatment beds. A minimum of 50 beds per 100,000 persons is considered minimally adequate to meet community needs. Florida has only 2,648 beds or 13.1 per 100,000, according to the Treatment Advocacy Center. Despite this, the state has lost 673 treatment beds since 2010.

- According to the US Department of Education, Florida students have a higher rate of disability among students than the nation, with 13.4% compared to 12.9% nationwide. More so, the graduation rate for children with disabilities in Florida is only 44% compared to 71% for all students (Source: US Department of Education).

According to Florida's Voice on Developmental, more than one in five families has at least one child with special health care needs (SHCN). Families of children/youth with SHCN typically experience greater stress as they struggle to meet the needs of their child in a maze of multiple and complex systems of care. Many families find that insurance is not adequate, care coordination is ineffective, and referrals are difficult. This hardship is compounded by the increasing incidence of diagnoses. On April 26, 2018, the Centers for Disease Control and Prevention released new data on the prevalence of autism in the United States as its surveillance study identified 1 in 59 children (1 in 37 boys and 1 in 151 girls) as having autism spectrum disorder (ASD).

For those youth diagnosed on the autism spectrum, their diagnoses can also mean confronting a psychiatric condition. According to Florida's Voice on Developmental Disabilities, young adults on the autism spectrum are more likely to also have been diagnosed with a psychiatric condition, such as depression, anxiety and attention deficit hyperactivity disorder (ADHD) than are typically developing people or those with other developmental disabilities, a study finds, and that managing those multiple conditions can make the transition to young adulthood especially difficult.

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

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

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

Douglas Gardens CMHC has two S+C programs: The Mayfair and Scattered Sites. The Mayfair is designed for persons in need of a more structured facility and monitoring. Scattered Sites is intended for persons able to live completely independently but still in need of psychiatric services and support.

In order to be eligible for the S+C Program, persons must be homeless, have a psychiatric disability, have a stable income, and be actively involved in treatment.

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

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

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

N/A

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

Describe any negative effects of public policies on affordable housing and residential investment.

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

The City has relaxed development rules to encourage the development of affordable and workforce housing. However, the strong market and high construction costs have dampened the impact of these efforts. While the City has been attempting to tackle the short-term rental market which removes affordable units from inventory, the City will most likely need to resolve the applicability of fines for short-term rental violations in court as it has been recently sued. The lawsuit contends that the City's fines are excessive. In the interim, the impact of these short-term rentals is that units previously available to low-income and workforce tenants are now out of reach because the income generated by short-term rentals far outpaces monthly rent.

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

Introduction

This section includes an Economic Development Market Analysis which looks at the following indicators:

- Business Activity
- Labor Force
- Occupations by Sector
- Travel Time

The greatest employers by business sector are the following:

- Arts, Entertainment, Accommodations
- Professional, Scientific, Management Services
- Education and Health Care Services

The largest occupations by sector are the following:

- Management, business and financial;
- Sales and office;
- Service

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	169	4	0	0	0
Arts, Entertainment, Accommodations	8,571	25,051	25	49	24
Construction	994	339	3	1	-2
Education and Health Care Services	4,675	7,405	14	15	1
Finance, Insurance, and Real Estate	2,937	2,761	9	5	-3
Information	958	628	3	1	-2
Manufacturing	684	233	2	0	-2
Other Services	1,675	2,388	5	5	0
Professional, Scientific, Management Services	3,593	3,511	10	7	-4
Public Administration	0	0	0	0	0
Retail Trade	4,330	6,297	13	12	0
Transportation and Warehousing	1,509	163	4	0	-4
Wholesale Trade	1,793	601	5	1	-4
Total	31,888	49,381	--	--	--

Table 15 - Business Activity

Data Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	52,515
Civilian Employed Population 16 years and over	49,459
Unemployment Rate	5.82
Unemployment Rate for Ages 16-24	15.02
Unemployment Rate for Ages 25-65	4.55

Table 11 - Labor Force

Data Source: 2009-2013 ACS

Occupations by Sector	Number of People
Management, business and financial	15,039
Farming, fisheries and forestry occupations	1,587

Occupations by Sector	Number of People
Service	5,904
Sales and office	10,925
Construction, extraction, maintenance and repair	2,574
Production, transportation and material moving	1,230

Table 12 - Occupations by Sector

Data Source: 2009-2013 ACS

Travel Time	Number	Percentage
< 30 Minutes	27,834	62%
30-59 Minutes	14,061	31%
60 or More Minutes	3,028	7%
Total	44,923	100%

Table 13 - Travel Time

Data Source: 2009-2013 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,162	214	1,209
High school graduate (includes equivalency)	7,772	515	2,056
Some college or Associate's degree	10,659	888	2,154
Bachelor's degree or higher	20,785	883	3,513

Table 14 - Educational Attainment by Employment Status

Data Source: 2009-2013 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	269	1,342	593	1,028	2,743
9th to 12th grade, no diploma	1,081	627	365	1,630	1,091
High school graduate, GED, or alternative	1,693	2,776	3,085	4,510	3,439
Some college, no degree	1,703	2,512	2,824	3,091	2,013
Associate's degree	588	1,456	1,980	1,895	783

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Bachelor's degree	869	5,229	3,703	4,823	1,888
Graduate or professional degree	114	3,089	3,752	4,611	2,305

Table 15 - Educational Attainment by Age

Data Source: 2009-2013 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	16,116
High school graduate (includes equivalency)	21,342
Some college or Associate's degree	29,193
Bachelor's degree	44,902
Graduate or professional degree	68,542

Table 16 – Median Earnings in the Past 12 Months

Data Source: 2009-2013 ACS

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

The top three businesses by sector are the following:

1. Arts, Entertainment, and Accommodations (22%)
2. Professional, Scientific and Management Services (17%)
3. Education and Health Care Services (16%)

Describe the workforce and infrastructure needs of the business community:

The workforce needs of the business community are for the following occupations:

- Management, business and financial;
- Sales and office;
- Service

Because of the relatively low pay of some of these occupations, access to local, affordable housing is a critical infrastructure need. The City has created a free transportation system that connects all areas of the City as a means of reducing vehicles on the road and improving transportation options for workers, residents and visitors. The City's trolley system is free of charge providing low-income and elderly residents respite from local transportation costs.

Drainage and resiliency improvements are needed to help existing businesses and stimulate future economic development and to enable the City to adapt to changing environmental conditions.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Planned local public or private sector investments and initiatives that may affect job and business growth opportunities during the planning period include planning and construction of a new convention center. This project will need unskilled and skilled labor. Drainage improvements will create jobs and provide economic development opportunities as well as long-term viability for the community as a whole. More so, the City is now undertaking the redevelopment of Town Center in North Beach and evaluating the future development of the West Lots, the only remaining substantive land without development. These projects are expected to transform North Beach and provide greater economic vitality for the area.

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

Workforce development is needed for the following employment opportunities:

1. Arts, Entertainment, and Accommodations
2. Professional, Scientific and Management Services
3. Education and Health Care Services

These fields will require populace training and recruitment. However, the challenge posed by the lack of affordable housing to properly house this workforce will continue to adversely impact efforts while continuing to create traffic congestion and further stress already taxed roadways.

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

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

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

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

No

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

Discussion

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

MA-50 Needs and Market Analysis Discussion

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

Low-income households are more affected by multiple housing problems, particularly Hispanic households.

The table below illustrates the disparities in housing problems experienced by different racial or ethnic groups and income. 74.97% of households in the 0%-30% AMI bracket experienced at least one or more housing problems. However, more than 96% of Black/African American and 100% of Pacific Island Households in this bracket experienced at least one housing problem.

Housing problems are prevalent across the population spectrum. However, minorities are disproportionately affected at a higher incidence rate when compared to their representation within the community as a whole. As noted above, African American/Black and Asian Americans, who are a statistically small population within the community-at-large, are represented in significantly higher proportions reporting housing problems.

Further, while Hispanics represent about 54% of the City's population, they more than their proportional share of housing problems except for those at 80-100% AMI:

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Hispanics Reporting	65%	68.9%	57.6%	47%

Housing Problems				
------------------	--	--	--	--

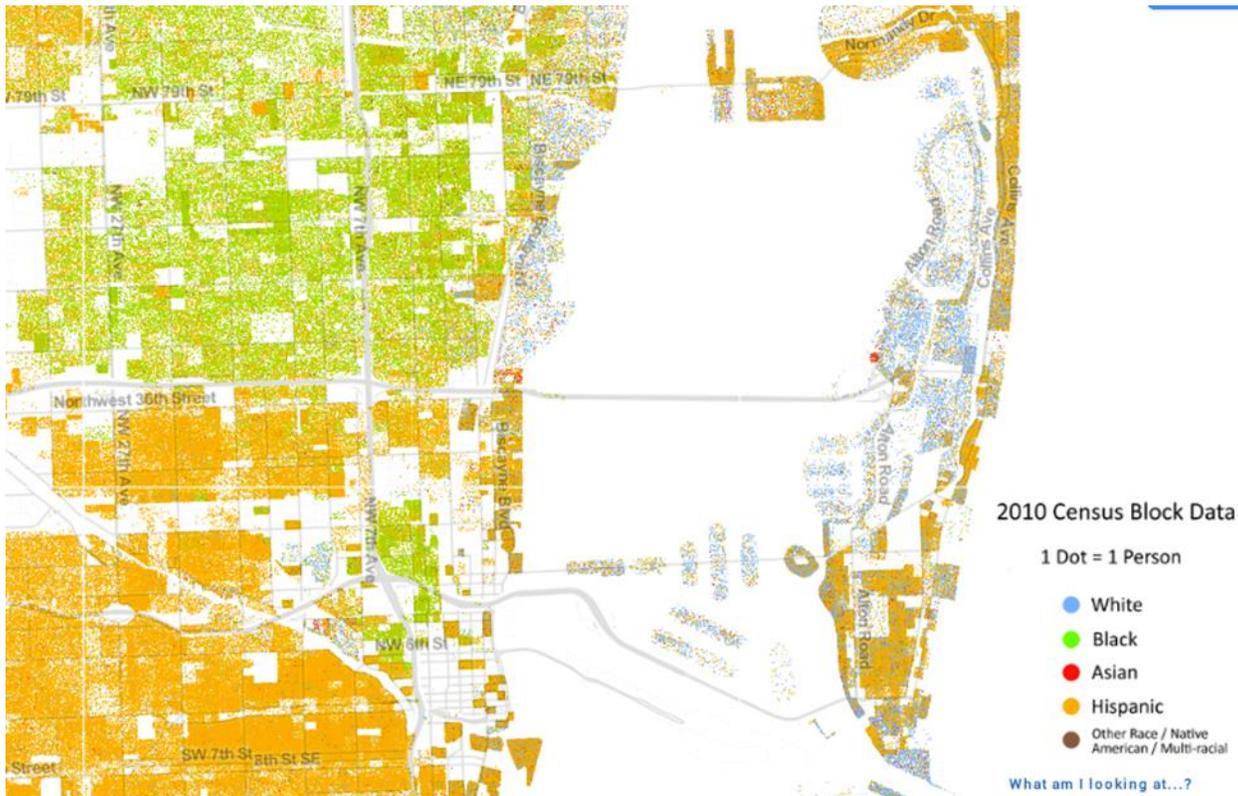
More strikingly, Hispanics are more than twice as likely as their White counterparts to experience housing problems until you compare those in the 80-100% AMI income category:

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI
Hispanics Reporting Housing Problems	65%	68.9%	57.6%	47%
Whites Reporting Housing Problems	26.5%	23.3%	37.1%	47.8%

With regards to housing problems versus severe housing problems, the data delivers similar results for each category within Miami Beach. Hispanics represents the largest share of the affected population. This ethnic group comprises more than 53.8% of the City's total population, Whites represent 39%, and Blacks/African Americans represent 3.11%. Nearly 60% of Hispanics are impacted by at least one or more of the housing problems, suggesting that more than a third of the City's overall population face at least one housing problem.

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

Low income families are concentrated in the North Beach and South Beach Target Areas. There are no ethnic- or race-specific neighborhoods within the City as residents of all backgrounds are fairly diversified throughout the City's 15.22 square miles based on existing population representations. However, according to US Census, there are population concentrations throughout South Florida along racial and ethnic divides:



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

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

Are there any community assets in these areas/neighborhoods?

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

Are there other strategic opportunities in any of these areas?

Strategic opportunities in these areas include:

- Construction of and rehabilitation of affordable housing;
- Nurturing of businesses (and subsequent new jobs) in the new Town Center area;
- Exploring resiliency strategies that will counteract rising seas (and rising insurance costs)
- Infrastructure improvements that will counteract rising seas and extreme weather events.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

(1) The general priorities for allocating investment geographically within the jurisdiction will be in the North Beach and South Beach Target Areas, which are the City's neighborhoods with the greatest number of low-income persons. The general priorities and needs are, public services, affordable housing and public services that meet the needs of the City's very low-, low- and moderate-income residents.

(2) The City analyzed a variety of data sources and sought comment from a variety of community sectors in drafting its Consolidated Plan and priority needs. These sources included: housing market analyses; population poverty, demographic and demographic data from the US Census, *American Community Survey, 2016* and other academic and research sources; review by other departments/divisions within the City with expertise in their respective areas; the City's Affordable Housing Advisory Committee, a committee of citizens appointed by the Mayor and Commission to provide counsel on housing and public service needs; the Housing Authority of the City of Miami Beach, which manages more than 2,000 housing vouchers as well as the City's sole public housing building; and the community-at-large including through the City's website which has welcomed 1,026,141 users in the past year.(3) Obstacles to meeting underserved needs include less federal and state resources.

(3) The challenge for most communities in the country is the amount of need versus the resources available. While the City receives both federal and state allocations, the overall value of these contributions have gone down considerably from their peak while the need for services has either remained steady or grown over time. In addition, in light of rising seas and atmospheric changes that are creating more extreme weather events such as Hurricane Irma, the City has been confronted with the immediate need of responding to the changing environment with very costly municipal projects including the installation of storm water pumps and raising streets to mitigate flooding. In addition, the transient nature of our community – heavily influenced by high housing costs and the growth of short-term rentals – has adversely impacted the community's ability to harness all resources and engage all residents on collective solutions. More so, with the reduction of federal and state allocations, the City's General Fund has had to assume a growing obligation to funding the staff and infrastructure of managing these funds further taxing resources.

(4) The City embarks on a robust review of uses for its annual allocations for federal and state funds each year with the backdrop of its *Consolidated Plan* and *Local Housing Assistance Plan* (LHAP). Within the context of these plans, the City also seeks to maximize the federal and state allocations with local area resources that can be properly leveraged towards meeting the goals established in the plans.

The resounding priorities echoed by the Mayor and Commission, local employers (including the local CareerSource office), and residents are the availability of affordable housing and the tools to enable living in our community (i.e. programs that support residents with needs to live here). As such, the creation and retention of affordable housing and public services that target our most economically vulnerable residents are the initiatives in greatest need. Fortunately, in recent years, the City invested resources (including CDBG-R and CDBG) to create or rehabilitate public facilities resulting in strong facility infrastructure from which to deliver services.

While the City expects to receive CDBG, HOME and SHIP funds, it recognizes that the amounts expected will continue to reduce over time as has already been happening for the past decade. More so, the City recognizes the need to encourage private sector leveraging when awarding its federal and state funds in order to maximize benefit. As such, the City continues to seek public and private partners who come to the table with firm projects that have a minimal funding gap so as to invest funds with a high return.

Proposed accomplishments and outcomes are construction and or rehabilitation of public facilities, provision of public services and construction and or rehabilitation of affordable housing.

The City's primary goal is to prepare its affordable housing assets for an evolving environment while addressing the years of neglect and poor workmanship that were inflicted by the previous owner of the affordable residential buildings acquired by the City in 2014 and 2015. The City will also seek to work with Miami-Dade County to ensure that the remaining assets held by the City's former Community Housing Development Organization (CHDO) and which were acquired with significant City investment, are secured for ongoing use by low- and moderate-income persons. While property values in the City have been strong as demonstrated by the median property value in the City being 94% greater than the national median of \$205,000, this strong indicator also serves to impair the ability of low- to moderate-income households from becoming homeowners (Source: Shimberg Center at the University of Florida).

As a result of the strong homeownership market, low- to moderate-income households are more likely to be renters and also face housing options with smaller units and fewer bedrooms (Shimberg Center at the University of Florida). To bring the crux of our community's housing needs to the fore, it should be noted that 13,137 households or roughly 49.6% of all households paying rent are spending at least 35% of their household income on housing costs (Source: *American Community Survey, 2016*). This cost burden to maintain housing undermines a household's ability to save for a home, acquire suitable insurance coverage, obtain higher education and provide economic stability, among other milestones.

The City's secondary goal is to ensure that it invests strategically in public services to provide meaningful economic stability to its low-income residents who are struggling to afford a home in our community. This effort would target elderly and families with children who face isolation, food insecurity, and a higher-than normal risk for homelessness because of economic factors.

The City's tertiary goal would be to strengthen the infrastructure in the community (including hard assets and service networks) that bolster stability for the City's low-income residents. The data clearly shows how low-income families are impacted by housing problems ranging from substandard conditions to overcrowding and cost burdened. More so, those with the least income are most vulnerable to facing these hardships given their limited financial capacity and inability to move to better housing. This is amplified for those households earning less than 80% AMI or \$44,100 for a household of one or \$62,950 for a household of four. Our community's housing stability may very well be defined by the supports that enable the acquisition and retention of housing including addressing other living needs (including food, utilities, child care).

In order to best serve its residents and support its economy, the City's *2025 Comprehensive Plan - Housing Element* establishes the goal of having a sufficient number of housing units in an adequate variety of types, sizes, locations, and cost ranges, within sound structures in safe neighborhoods. As such, the City has identified eight (8) primary housing-related objectives, including:

1. Creation and/or preservation of affordable housing;
2. Elimination of substandard housing and structural and aesthetic improvements to existing housing;
3. Adequate sites and distribution of housing for very low-to moderate-income households,;
4. Adequate sites for group homes and foster care facilities,
5. Conservation, rehabilitation or demolition of housing, including identification of historically significant housing as the City has several historic districts that have been central to the City's rebirth and branding as a tourist destination
6. Relocation, as appropriate, for those in sub-standard housing;
7. Housing implementation programs, that also incorporate the City's First-time Homebuyer Program as a tool to promote homeownership as a housing stability strategy; and
8. Energy efficiency and renewable resources as well as environmental adaptability as a means of ensuring resiliency in a fast-changing culture.

The Housing Element of the City's *Comprehensive Plan* was incorporated, the City's Local Housing Assistance Plan to ensure compliance with the regulations and requirements of the State Housing Initiatives Partnership Program (SHIP).

SHIP's purpose is to meet the housing needs of very low-, low-, and moderate-income households primarily through home ownership but also through the development of affordable rental development; The City's Plan has five (5) primary assistance strategies:

1. Owner-occupied housing rehabilitation (which was recently increased to \$70,000 per household because of the increasing costs of construction in the City);
2. Disaster mitigation recovery as the City continues to face environmental shocks and stressors including more devastating storms and rising seas;
3. New construction as the City's housing stock is among the oldest in Miami-Dade County;
4. Down payment/closing costs and rehabilitation for first-time homebuyers
5. Multi-family rental housing development

The City believes that these plans (which are incorporated by reference) are consistent with, and support this Consolidated Plan, and each other

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

Geographic Area

Table 17 - Geographic Priority Areas

1	Area Name:	NORTH BEACH
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The northern boundary is 87 Street and the southern boundary is 63 Street. The area includes portions of census tracts 3901, 3905 and 3907.
	Include specific housing and commercial characteristics of this target area.	Specific housing characteristics in this area include primarily older multifamily rental, condominiums and single family homes built prior to 1970. Collins Avenue is the primary commercial corridor (running north/south) with a portion of , 71 st Street and Normandy Drive as significant commercial corridors running east/west
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Aside from acknowledgement by the Affordable Housing Advisory Committee and other residents/business owners, the area’s demographic and housing analysis clearly distinguishes this area as a target because of its income and housing disparities compared to the rest of the City. More so, the demographics of the area public school and concentration of very low- and low-income households reinforces this designation.
Identify the needs in this target area.	<ol style="list-style-type: none"> 1. Economic support programs (including those that address food insecurity and housing stability/affordability) 2. Youth programs 3. General public services for immigrants and low- and moderate-income residents 4. Senior services 5. Economic development 6. Homeless outreach 	
	<ol style="list-style-type: none"> 1. Improvement of the housing stock (including resiliency measures to address climate change) 2. Improved and targeted public services (that address household and family stability) 3. Economic development (to strengthen the local area economy and job creation) 4. Improve the overall quality of life (including the reduction of crime) 5. Greater services to address homelessness and the factors influencing homelessness 6. Improved public safety 	
	<p>Are there barriers to improvement in this target area?</p> <p>Poor community organization and high resident mobility impact community cohesion to address issues</p>	
2	Area Name:	SOUTH BEACH

Area Type:	Local Target area
Other Target Area Description:	
HUD Approval Date:	
% of Low/ Mod:	
Revital Type:	Other
Other Revital Description:	60% TO 70% LOW/MODERATE INCOME
Identify the neighborhood boundaries for this target area.	The northern boundary of the South Beach Target Area is Dade Boulevard and the Southern boundary is Biscayne Bay. Census tracts in the Target Area include portions of 4201, portions of 4202, portions of 4300, and portions of 4401, 4402 and 4500. In addition, block groups 44.01.3, 44.02.3, and 44.01.4 meet the criteria for a Neighborhood Revitalization Strategy Area.
Include specific housing and commercial characteristics of this target area.	The South Beach Target Area contains a diverse mix of housing and commercial characteristics. The housing stock includes single family homes, public housing, condominiums, and apartment buildings. Commercial characteristics include small businesses, hotels, and the Shops at Fifth Street which includes a supermarket and several national chain stores.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	South Beach is home to the greatest concentration of low-income elderly residents who have driven much of the area's public service needs and perception regarding area need. The City's leadership is often conducting outreach to this
Identify the needs in this target area.	<ol style="list-style-type: none"> 1. Economic support programs (including those that address food insecurity and housing stability/affordability especially among the elderly) 2. Youth programs (that provide safe alternatives as there are limited youth-focused resources in this area except for City parks) 3. General public services for immigrants and low- and moderate-income residents (including child care to enable dual-income households the opportunity to build economic resilience) 4. Senior services 5. Homeless outreach (as this is the area with the greatest concentration of homeless persons in the City and among the greatest in the County)
What are the opportunities for improvement in this target area?	The area has several strong resident and business networks as well as a business improvement district that have been working with the City for economic improvement. The area has lost much of its affordable housing to investors and luxury/high-end development. As such, the area's historic buildings may potentially be an area of opportunity to develop affordable housing as these properties have significant development regulations which may make it more challenging for profit-minded investors.
Are there barriers to improvement in this target area?	Cost is the single greatest barrier as there is limited land, high construction costs and significant development regulations in this area.

General Allocation Priorities

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

The North Beach and South Beach neighborhoods have the highest concentration of low and moderate income census tracts and people in poverty.

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

Priority Needs

Table 18 – Priority Needs Summary

1	Priority Need Name	Affordable Housing
	Priority Level	High
	Population	Extremely Low-income Low-income Moderate-income (especially those employed in the local area workforce) Large Families Families with Children Elderly Public Housing Residents Frail Elderly
	Geographic Areas Affected	NORTH BEACH SOUTH BEACH
	Associated Goals	Multi-family Rehabilitation Planning and Administration
	Description	Affordable and accessible housing programs are a high priority in the North Beach and South Beach Target Areas.
	Basis for Relative Priority	Income inequality is significant as the Miami-Ft. Lauderdale-West Palm Beach metro area is ranked 8th in the country for income disparity with the average 20th percentile household earning only \$19,775 compared to the 95th percentile household earning \$202,461 per year, according to the Brookings Institute. This income disparity further amplifies the housing burdens faced in our community. More than 50 percent of the City’s elder households, regardless of ownership or rental status, are cost burdened and spending more than a third of their income for housing, according to Miami-Dade County. More so, this disparity is widened for our minority residents who face a disproportionate hardship in housing costs as will be demonstrated in the next section.
2	Priority Need Name	1. Economic support programs (including those that address food insecurity and housing stability/affordability)
	Priority Level	High
	Population	Extremely Low-income Low-income Moderate-income (especially local area workforce) Large Families (as larger housing units are in short supply) Families with Children
	Geographic Areas Affected	North Beach SOUTH BEACH
	Associated Goals	Planning and Administration Public service activities
	Description	Provision of food, rent, and utility assistance for low-income families at-risk for homelessness or hunger (as a greater number of households are expending a greater proportion of income on housing costs)

	Basis for Relative Priority	Almost half of all renter households in the City earning up to 100% AMI experiencing one of four housing problems earn less than 30% AMI. While one third of all owner households earning up to 100% represent 34% of those experiencing housing problems.. Roughly 49.6% of all households paying rent are spending at least 35% of their household income on housing costs (Source: American Community Survey, 2016).
3	Priority Need Name	Youth Programs
	Priority Level	High
	Population	Extremely Low-income Low-income Moderate-income Large Families Families with Children
	Geographic Areas Affected	NORTH BEACH SOUTH BEACH
	Associated Goals	Planning and Administration Public service activities
	Description	Youth programs, which address child enrichment, aftercare and safety are a high priority in the North Beach and South Beach Target Areas.

	Basis for Relative Priority	<p>Our community’s public school students come from disproportionately low-income households that must overcome economic challenges prior to tackling academics as demonstrated by data published by GreatSchools.org regarding the poverty rates for children attending the City’s public schools. There are several factors that place families – and by extension—their children at risk of homelessness. The high cost of housing and low local employment wages combine to create a financial vise on low- and moderate-income families who live in Miami Beach. According to the American Community Survey 2016, 25,752 Miami Beach households (51%) pay more than 30% of their income for housing. By comparison, 42% of households statewide are cost-burdened. This financial trade-off reduces the amount of discretionary income households have for educational costs, medical services, extracurricular experiences and savings for the future. This influences seemingly foundational resources such as internet connectivity which is a necessary utility in today’s technologically-paced world. According to Florida International University’s Metropolitan Center, the Greater Miami area is ranked second worst in the country for internet connectivity. In a world in which banking, employment, and commerce increasingly occur virtually, this digital divide creates a canyon of failed opportunity that further distances low income persons from success and ongoing stability and progress.</p> <p>Community youth face a variety of challenges that can potentially adversely impact their health and futures including bullying, alcohol and drug abuse, unsafe sex practices, and violence among others.</p> <p>Bullying was experienced across the demographic spectrum and included appearance, weight and sexual identity according to data provided by Florida Department of Health. The Behavior Survey also highlighted the impact of mental health concerns and addiction among youth as:</p> <ul style="list-style-type: none"> o 27.8% of high school students felt sad or hopeless for two or more weeks in a row o 13.8% of high school students seriously considered attempting suicide o 20.2% of high school students admit to currently using marijuana o Only 57.4% of high school students used a condom during their last sexual intercourse o 27% currently drink alcohol o 11.2% have used prescription drugs not prescribed to them o 10% had sexual intercourse with four or more partners <p>The diversity of challenges facing youth today and the permeation of media in their lives makes it challenging to reach youth in a meaningful and sustained way. The City works in collaboration with area schools to use school campuses as the meeting ground to connect youth to needed services from a variety of community-based providers. Currently, the City is receiving a variety of grants from The Children’s Trust providing services to youth aged infants to 18 in a variety of programmatic settings.</p>
4	Priority Need Name	Senior Services
	Priority Level	High
	Population	Extremely Low-income Low-income Moderate-income Elderly Frail Elderly
	Geographic Areas Affected	NORTH BEACH SOUTH BEACH
	Associated Goals	Planning and Administration Public Facility or Infrastructure Activities Public service activities
	Description	The elder community needs supports to address a myriad of problems faced including: social isolation, food insecurity, lack of affordable housing, and access to independent living supports.

	Basis for Relative Priority	<p>Our community's elderly, often living on very limited fixed incomes face a cost burden that is squeezing them from the community's in which they have the strongest ties and supports. More than 50% of elder households in Miami-Dade County are cost burdened, according to the Shimberg Center at the University of Florida. The obstacle of cost burden is amplified when you realize that more than 36% of elderly residents (Source: American Community Survey, 2016) also have a disability which can influence housing, mobility and community integration. Further, the strong real estate market that is driving up rental and homeownership costs (i.e. property taxes), also potentially destabilizes elder housing as renters can find themselves homeless when landlords decide to cash out on their investments and homeowners can find themselves facing larger property tax bills that are overwhelming their fixed incomes. According to the Florida Department of Elder Affairs, 70.6% of disability beneficiaries are aged 65 and older compounding advanced age with at least one disability for many. In our City, 16% of our population is aged 65 years or older, according to Census data. More so, according to the Florida Department of Elder Affairs (FDOE), 31% of elderly have at least one disability and project that 9.5% are possibly Alzheimer's cases, a disease that robs memory, independence and the ability to make decisions. This is an important housing development as the occupancy rate of Skilled Nursing Facilities with community beds is currently 89.5%, according to FDOE. More sobering is that 66.9% of these occupied beds are being paid by Medicaid, according to FDOE.</p> <p>According to Profile of the Older Population Living in Miami-Dade County, Florida, published in May 2016, Florida has the greatest proportion (19%) of older population (65 years or older) in the United States. The age distribution of its residents, in conjunction with a major shift in the leading cause of death within all age groups from acute illnesses to chronic disease, creates unprecedented health care challenges for the state. This local study highlighted that this population will be predominantly female members of minority populations who will have a variety of health, economic and social challenges. These challenges will require communities to provide a variety of services (housing, chronic health management, food insecurity, social isolation and economic hardship).</p>
5	Priority Need Name	Public Services (General)
	Priority Level	High
	Population	Extremely Low-income Low-income Moderate-income Large Families Families with Children Elderly Frail Elderly Persons with Developmental Disabilities
	Geographic Areas Affected	NORTH BEACH SOUTH BEACH
	Associated Goals	Planning and Administration Public service activities
	Description	Public service programs that provide a variety of supports that enable housing and familial stability including food programs, housing assistance (rent and utility assistance), child care subsidy, homeless prevention and intervention, and personal independence and safety.

	<p>Basis for Relative Priority</p> <p>According to Feeding South Florida, 79 percent of the food insecure population in South Florida qualify for food assistance based on income for SNAP (foods stamps) and other federal nutrition programs, while 21 percent do not qualify for federal nutrition programs, and often must rely on emergency food assistance programs and need better wages and employment opportunities to help them meet their basic needs. Feeding South Florida further reports that 12 percent of the Miami-Dade County population is food insecure, with 306,330 people not knowing from where they will get their next meal. The City sought to address this issue among its elderly residents by leveraging Community Development Block Grant funds with local area faith partners to deliver much needed fresh produce and groceries to area seniors. The food fed their hunger and the welcoming visits by volunteers nourished their souls by combatting loneliness among the elderly being served.</p> <p>According to the U.S. Census, only 78.4% of our residents lived in the same house the year before. This high mobility leads to family and community instability that influences crime, community attachment, educational attainment and community perception. More so, 2,016 housing units are home to households with 1.51 or more people per room creating overcrowded conditions (Source: American Community Survey, 2016). The City has 69,771 total housing units. However, 25,581 of these units are vacant. Our community's vacancy rate is influenced by seasonal owners/visitors, foreign investment in real estate and the prevalent use of apartments for short-term and Air B & B rentals which proliferate this tourist community. More than 63% of the City's housing units are concentrated in buildings with 20 or more units, according to the American Community Survey, 2016.</p> <p>Access to affordable child care is a major challenge for Floridians. According to the Wall Street Journal, it has become more expensive to teach a 4-year-old in preschool than it is an 18-year-old enrolling in college. The largest disparity between the cost to attend day care and the cost to attend college resides in Florida, according to the report. It is 73 percent more expensive to care for a 4-year-old than it is a student attending college. The average child care costs in Florida, according to the Wall Street Journal, are \$7,668 a year. According to the Boston Globe, infant care in Florida is even more expensive costing \$8,299 per year.</p> <p>According to the Economic Policy Institute, child care costs exceeded the median income of a family of four by 10 percent in 40 states. The government defines affordable child care as costing less than 10 percent of a family income. Dual income households are the norm in America and working parents need access to quality, affordable child care in order to succeed in the workplace. There are currently only 6 registered day care centers in 33139, 8 in 33140 and 18 in 33141 (please note that elementary schools with after care programs are listed as day care providers).</p>
6	<p>Priority Need Name HIV/AIDS Programs</p> <p>Priority Level High</p> <p>Population Extremely Low-income Low-income Moderate-income Persons with HIV/AIDS and their Families</p> <p>Geographic Areas Affected NORTH BEACH SOUTH BEACH</p> <p>Associated Goals Planning and Administration</p> <p>Description Public Service programs for persons with HIV/AIDS including prevention to reduce the number of people affected by HIV/AIDS</p>

	Basis for Relative Priority	According to the Florida Department of Health, Miami-Dade County ranks number one in the United States for new HIV infections per 100,000 residents. This unprecedented epidemic has led the City to partner with the University of Miami Medical School to initiate a prevention and intervention campaign targeting a local gay hotel to reduce HIV infections which have risen 71% in South Beach since 2011. This rate exceeds sub-Saharan Africa and all but thirteen African countries, according to the University of Miami. Miami Beach's HIV rate is 97 times the national average and South Beach's rate is 167 times the national average (University of Miami 2018). Within Miami-Dade County, Miami Beach's 33139 zip code ranks in the top three zip codes of highest reported HIV and AIDS cases through 2012. The Miami-Dade County Health Department estimated that there are between 1,006 – 1,884 people living with HIV/AIDS in 33139, the City's southernmost neighborhood; this represents between 3.8-7.1% of all people impacted in the County. The same report estimates another 194 – 384 people living with HIV/AIDS in the 33140 zip code (the City's northernmost neighborhood) for a total of between 1,200 and 2,268 people living with HIV/AIDS in the City. Collectively, 1.3-2.5% of the City's population is living with HIV/AIDS.																																																																
7	Priority Need Name	Homeless Services																																																																
	Priority Level	Low																																																																
	Population	Homeless Families at risk of homelessness																																																																
	Geographic Areas Affected	NORTH BEACH SOUTH BEACH																																																																
	Associated Goals	Planning and Administration																																																																
	Description	Services for homeless persons and those at-risk of homelessness																																																																
	Basis for Relative Priority	<p>Miami Beach, like much of the country, has a significant number of homeless people. Unlike the rest of the country, the City has the shelter capacity to serve its population proactively.</p> <p>The official count of City's homeless population is measured through the annual Point-in-Time Homeless Census managed by the Miami-Dade County Homeless Trust and reported to the US Department of Housing and Urban Development. While a biannual census count is held, the winter (January) count is the one held as the formal, official homeless census. Below are the official census results for the past eight years:</p> <table border="1"> <thead> <tr> <th rowspan="2">Year</th> <th colspan="2">Winter Summer</th> <th colspan="3">Variance</th> </tr> <tr> <th colspan="2">(Winter to Summer)</th> <th colspan="3">Year to Year Variance</th> </tr> <tr> <th></th> <th>Winter</th> <th>Summer</th> <th></th> <th>Winter</th> <th>Summer</th> </tr> </thead> <tbody> <tr> <td>2010</td> <td>149</td> <td>196</td> <td>+47</td> <td>N/A</td> <td>N/A</td> </tr> <tr> <td>2011</td> <td>177</td> <td>218</td> <td>+41</td> <td>+28</td> <td>+22</td> </tr> <tr> <td>2012</td> <td>173</td> <td>186</td> <td>+13</td> <td>-4</td> <td>-32</td> </tr> <tr> <td>2013</td> <td>138</td> <td>106</td> <td>-32</td> <td>-35</td> <td>-80</td> </tr> <tr> <td>2014</td> <td>122</td> <td>157</td> <td>+35</td> <td>-16</td> <td>+51</td> </tr> <tr> <td>2015</td> <td>193</td> <td>196</td> <td>+3</td> <td>+71</td> <td>+39</td> </tr> <tr> <td>2016</td> <td>156</td> <td>208</td> <td>+52</td> <td>-37</td> <td>+12</td> </tr> <tr> <td>2017</td> <td>133</td> <td>143</td> <td>+10</td> <td>-23</td> <td>-65</td> </tr> </tbody> </table>	Year	Winter Summer		Variance			(Winter to Summer)		Year to Year Variance				Winter	Summer		Winter	Summer	2010	149	196	+47	N/A	N/A	2011	177	218	+41	+28	+22	2012	173	186	+13	-4	-32	2013	138	106	-32	-35	-80	2014	122	157	+35	-16	+51	2015	193	196	+3	+71	+39	2016	156	208	+52	-37	+12	2017	133	143	+10	-23
Year	Winter Summer			Variance																																																														
	(Winter to Summer)		Year to Year Variance																																																															
	Winter	Summer		Winter	Summer																																																													
2010	149	196	+47	N/A	N/A																																																													
2011	177	218	+41	+28	+22																																																													
2012	173	186	+13	-4	-32																																																													
2013	138	106	-32	-35	-80																																																													
2014	122	157	+35	-16	+51																																																													
2015	193	196	+3	+71	+39																																																													
2016	156	208	+52	-37	+12																																																													
2017	133	143	+10	-23	-65																																																													
8	Priority Need Name	Drainage and resiliency Improvements																																																																
	Priority Level	High																																																																

Population	Extremely Low-income Low-income Moderate-income Large Families Single-member Households Families with Children Elderly Public Housing Residents
Geographic Areas Affected	NORTH BEACH SOUTH BEACH
Associated Goals	Planning and Administration Public Facility or Infrastructure Activities
Description	Drainage, resiliency and climate-adaptability improvements to ensure the City adapts to changing environmental conditions.
Basis for Relative Priority	Our community has been experiencing the effects of sea level rise for several years as localized flooding has impaired specific neighborhoods during the King high tides. This experience has served as a catalyst to address the broader issue of resilience, climate change and the community's ability to survive, adapt, and grow no matter what kinds of chronic stresses and acute shocks they experience, according to Miami Beach Rising Above, the City's resilience initiative. "Resilience planning is about making a city better, in both good times and bad, for the benefit of all its residents and visitors, particularly the poor and vulnerable," says Rising Above. In addition to having a dedicated resiliency team, the City of Miami Beach joined the 100 Resilient Cities network through a unique collaboration among Miami-Dade County and City of Miami. This collaboration came to be known as Greater Miami and the Beaches (GM&B) and was created to respond to trends major metropolis' face: urbanization, globalization, and climate change, among others.

Narrative (Optional)

Priority Needs were identified by meeting with the Affordable Housing Advisory Committee, service providers, the Housing Authority of the City of Miami Beach, the posting of a 30-day public comment period and a public meeting held at a duly noticed City Commission meeting. Current difficulties in the housing market present a large challenge for the City. The housing market in Miami Beach remains challenging for most (regardless of status as renter or owner) and prohibitive for many households -- especially those in the lower-income brackets. Cost burden is the number one problem affecting housing availability. The City must balance its efforts between the production of more affordable housing without adversely impacting overall property values and risk adversely impacting its tax revenue base.

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	As demonstrated by the fact that more than two thirds of the housing vouchers issued by the Housing Authority of the City of Miami Beach, the local area rental market is very strong and cost prohibitive for many. Landlords are forgoing tenants able to pay Fair Market Rents for short-term rentals (driven by Air B&B and similar programs) that drive increased revenues.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
TBRA for Non-Homeless Special Needs	<p>As demonstrated by the fact that more than two thirds of the housing vouchers issued by the Housing Authority of the City of Miami Beach, the local area rental market is very strong and cost prohibitive for many. Landlords are forgoing tenants able to pay Fair Market Rents for short-term rentals (driven by Air B&B and similar programs) that drive increased revenues. For this subgroup of the general population, the historic designation of many buildings creates additional barriers to access.</p>
New Unit Production	<p>There is high demand in the rental market due to an improving economy, which further drives up the cost burden for housing. The City of Miami Beach is largely built out so new construction opportunities are limited.</p> <p>The aging housing stock in the City make the rehabilitation of existing housing stock a priority.</p> <p>Acquisition and rehabilitation of housing is also a priority. The increasing demand for affordable housing, coupled with the increasing demand for market rate housing, places pressure on property owners to sell to purchasers that will develop more high end (through demolition/rehabilitation) rather than affordable units. This continues to put pressure on the two primary problems affecting the housing market, cost burden and overcrowding. More so, the market-driven premium on construction costs in our City due to location, building type and accessibility drive costs higher than the mainland.</p>
Rehabilitation	<p>There is high demand in the rental market due to an improving economy, which further drives up the cost burden for housing. The City of Miami Beach is largely built out so new construction opportunities are limited.</p> <p>The aging housing stock in the City make the rehabilitation of existing housing stock a priority.</p> <p>Acquisition and rehabilitation of housing is also a priority. The increasing demand for affordable housing, coupled with the increasing demand for market rate housing, places pressure on property owners to sell to purchasers that will develop more high end (through demolition/rehabilitation) rather than affordable units. This continues to put pressure on the two primary problems affecting the housing market, cost burden and overcrowding. More so, the market-driven premium on construction costs in our City due to location, building type and accessibility drive costs higher than the mainland.</p>
Acquisition, including preservation	<p>There is high demand in the rental market due to an improving economy, which further drives up the cost burden for housing. The City of Miami Beach is largely built out so new construction opportunities are limited.</p> <p>The aging housing stock in the City make the rehabilitation of existing housing stock a priority.</p> <p>Acquisition and rehabilitation of housing is also a priority. The increasing demand for affordable housing, coupled with the increasing demand for market rate housing, places pressure on property owners to sell to purchasers that will develop more high end (through demolition/rehabilitation) rather than affordable units. This continues to put pressure on the two primary problems affecting the housing market, cost burden and overcrowding. More so, the market-driven premium on construction costs in our City due to location, building type and accessibility drive costs higher than the mainland.</p>

Table 19 – Influence of Market Conditions

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

Introduction

Anticipated resources include CDBG, HOME and SHIP funds. HUD requires that PJs provide a 25% match for all HOME project funds. Historically the City has used RDA funds as the required match.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	920,070	0	0	920,070	3,540,344	The primary objective of the CDBG program is to provide decent housing, a suitable living environment and expanded economic opportunities principally for low-and moderate-income persons and neighborhoods.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	638,107	0	251,810.41	889,917.41	2,654,969	The intent of the HOME Program is to provide decent affordable housing to lower income households, expand the capacity of nonprofit housing providers, strengthen the ability of state and local governments to provide housing and leverage private sector participation.

Table 20 - Anticipated Resources

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

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

Federal funds will be used to leverage additional financial resources including SHIP, Miami-Dade County Surtax, and Redevelopment Agency funds.

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

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

Discussion

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

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of MIAMI BEACH	Municipality	Public services, homeless services, affordable rental housing	Jurisdiction
Boys and Girls Clubs of Miami-Dade	Non-profit organizations	public services	Jurisdiction
Housing Authority of the City of Miami Beach	PHA	Rental	Jurisdiction
UNIDAD of Miami Beach, Inc.		public services	Jurisdiction
TBA (City currently has RFLI for CHDO agency)	CHDO	Affordable rental housing	Jurisdiction

Table 21 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Strengths in the institutional delivery system include partnerships with an affordable housing CDC and public service providers that provide youth services, senior services and other public services to low and moderate income residents.

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

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

Street Outreach Services			
Mobile Clinics	X		
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X	X	X
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	X
Transportation	X	X	
Other			

Table 22 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

As a member of the Miami-Dade County Continuum of Care, the City of Miami Beach coordinates with CoC providers to meet the needs of the homeless within the community. Miami Beach, like much of the country, has a significant number of homeless people. Unlike the rest of the country, the City has the shelter capacity to serve its population proactively. The City has been making gains in reducing its overall daily homeless population

While most major metropolitan cities face shelter shortages and often turn homeless people away because of space constraints, the City of Miami Beach has had an average daily shelter vacancy rate of 7.409 beds. The City has access to 55 beds funded by the Miami-Dade County Homeless Trust and purchases an additional 52 beds from three shelters: The Salvation Army, Miami Rescue Mission and Camillus House. While the City does not control service provision for the Trust-funded beds, the City requires shelters to provide care coordination services with City-purchased beds ensuring that clients are provided the tools and support to successfully transition to sustainable independence.

The City, which operates the only municipal walk-in center serving the homeless in Miami-Dade County, is open Monday through Friday, 7:30am – 12pm and 1pm – 3:30pm. Our walk-in center provides a variety of services in addition to shelter placement including:

- Care coordination (coordinated case management services held Thursdays)

- Employment services (offered Monday through Thursday)
- Identification document replacement (offered daily)
- Relocation services (with validated consent from the receiving party offered Mondays and Wednesdays)
- Support group meetings for those transitioning from the streets (offered Tuesday through Friday)
- Access Florida services (including LifeLink and SNAP benefits offered daily)
- Legal services from the Office of the State Attorney (Wednesdays only)

The City is a member agency of the Miami-Dade County Continuum of Care (CoC) led by the Miami-Dade County Homeless Trust. As a CoC member agency, the City must adhere to US Department of Housing and Urban Development (HUD) regulations for the certification and provision of services for people who are homeless. The definition of “homeless” is established by HUD and delineated in 24 CFR Parts 91, 582 and 583 as:

- (1) An individual or family who lacks a fixed, regular, and adequate nighttime residence;
- (2) An individual or family who will imminently lose their primary nighttime residence;
- (3) Unaccompanied youth under 25 years of age, or families with children and youth; or
- (4) Any individual or family who is fleeing, or is attempting to flee domestic violence.

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

Furthermore, prior to the receipt of services, the CoC requires that all clients complete several documents authorizing the provision of services including:

- HMIS (Homeless Management Information System) Notice of Uses and Disclosures
- HMIS Consent to Release and Exchange of Information
- Provider (City) Consent to Release and Exchange of Information
- Acknowledgment Client Rights and Responsibilities
- Acknowledgement of Grievance Procedures
- HUD Client Questionnaire

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

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

Once the documentation is complete and the shelter consents to receiving the client, the client is transported to shelter. All emergency shelter providers are located in Miami. Staff's goal is to make the first drop-off of the day to shelters by noon so that clients can have a meal upon arrival. All shelter placements should be completed by 3pm as shelter administrative offices typically close by 4pm. The time of shelter clearance and traffic impact the actual time of arrival to shelter and return to the office. On at least two instances last year, staff had to leave early to accommodate simultaneous shelter placements at multiple providers and relocations at the Greyhound Bus Depot in Miami. Please note that the Homeless Outreach Office utilizes two vans for client transport. During the school year, one of these vans is used after 4pm by Success University for client transport.

The homeless population in America is varied. Each community is influenced by the economic conditions and cultural influences of its resident population. More than 95 percent of all people served by the City became homeless in another community and migrated to our community. This is an anomaly not encountered in other metropolitan areas with a homeless population. In San Francisco, for example, 71 percent of their homeless population had former residences within the area. This population had a connection to their community that pre-dated their homelessness and included their previous homes and places of work.

Conversely, our City's homeless population, as a whole, lacks these historical connections as they neither lived nor worked here. Oftentimes, this lack of connection, leads to objectionable behaviors including criminal offenses. The Miami Beach Police completed 1,645 arrests of people claiming to be homeless in FY 15/16. Sixty-three of these people were arrested five or more times. On average, the top 10 residents with arrests who claimed to be homeless in FY15/16 were arrested 12.2 times for crimes ranging from trespass to strong arm robbery.

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

The Continuum of Care and its coordinated service delivery system allows for a single point of entry which allows for improved access to services by clients navigating homelessness. More so, this approach enables the targeting of services and culturally-competent response to client needs, with improved knowledge of resources available in the community, and improved referral networks through the Homeless Management Information System (HMIS). More so, the City has worked collaboratively with local area shelter providers and law enforcement to create a seamless and inter-coordinated service delivery system to maximize resources and empower front line staff to engage clients in real time within a care coordination framework. This service approach respects clients' individuality and strengths while leveraging available resources to create a viable care plan for client independence and a road to permanent housing. More so, the City's coordinated effort empowers police to offer shelter to homeless persons regardless of day or time. Finally, because the care coordination model is tailored to each individual, it provides each person facing homelessness with a realistic strategy to end their personal homelessness.

The largest barrier in addressing homelessness – whether with people with disabilities or not – is the fact that most of the City's homeless became homeless elsewhere and then migrated to our City. More than 95 percent of all people served by the City became homeless in another community and migrated to our community. This is an anomaly not encountered in other metropolitan areas with a homeless population. In San Francisco, for example, 71 percent of their homeless population had former residences within the area. This population had a connection to their community that pre-dated their homelessness and included their previous homes and places of work.

Conversely, our City's homeless population, as a whole, lacks these historical connections as they neither lived nor worked here. Oftentimes, this lack of connection, leads to objectionable behaviors including criminal offenses. The Miami Beach Police completed 1,645 arrests of people claiming to be homeless in FY 15/16. Sixty-three of these people were arrested five or more times. On average, the top 10 residents with arrests who claimed to be homeless in FY15/16 were arrested 12.2 times for crimes ranging from trespass to strong arm robbery.

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

The City has actively sought to purchase shelter beds over and above those provided by the Miami-Dade County Homeless Trust, the City's Continuum of Care lead agency. By doing so, the City bypasses the waitlist for beds while offering a diversity of shelter options to best align clients wishing to leave homelessness with a provider capable of providing needed supports. The second strategy that has been instrumental is the City's collaboration with police to ensure that law enforcement is an access point of last resort for those on the streets unable to access the walk-in center or to call the homeless hotline for help. Finally, the City has been working with area residents to expand outreach efforts with volunteers and to educate local area businesses as to how they can help address homelessness.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Development	2018	2022	Affordable Housing	North Beach South Beach	Affordable Housing	CDBG: \$2,900,000 HOME: \$2,300,000	Rental units rehabilitated: 85 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 4 Households Assisted
2	Public service activities	2018	2022	Non-Housing Community Development	North Beach South Beach	Economic support programs HIV/AIDS Programs Homeless services Public Services (General) Senior Services Youth Programs	CDBG: \$715,000	Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted
3	Youth Services	2018	2022	Non-Housing Community Development	North Beach South Beach	Youth Programs		Public service activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
4	Senior Services	2018	2022	Non-Housing Community Development	North Beach South Beach	Senior Services		Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Planning and Administration	2018	2022	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	North Beach South Beach	Affordable Housing Economic support programs HIV/AIDS Programs Homeless services Public Services (General) Senior Services Youth Programs Drainage and resiliency Improvements	CDBG: \$953,575 HOME: \$234,795	Other: 0 Other

Table 23 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing Development
	Goal Description	Rehabilitation of multi-family rental units for low and moderate income households.
2	Goal Name	Public service activities
	Goal Description	Public service activities including childcare, youth programs and senior services for low and moderate income residents in the North Beach and South Beach Target Areas.
3	Goal Name	Youth Services
	Goal Description	Youth programs including childcare, aftercare, enrichment and personal safety for low- and moderate-income youth living in the North Beach and South Beach Target Areas.
4	Goal Name	Senior Services
	Goal Description	Provide supports to address a myriad of problems faced including: social isolation, food insecurity, lack of affordable housing, and access to independent living supports.
5	Goal Name	Planning and Administration
	Goal Description	Planning, project management, monitoring and administration of the CDBG and HOME programs.

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

40 extremely low-income families, 40 low-income families, and 20 moderate-income families.

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

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

The Housing Authority of the City of Miami Beach (HACMB) is not subject to a Section 504 Voluntary Compliance Agreement to increase the number of accessible units.

Activities to Increase Resident Involvements

The HACMB encourages public housing residents to participate in policy, procedure and program implementation and development through its Resident Advisory Board. The HACMB conducts a monthly Management/Resident meeting to encourage participation by the residents. The HACMB distributes a monthly newsletter to all public housing residents, which contains relevant agency news and information on available community resources. Homeownership is not applicable as Rebecca Towers South is an elder-designated rental development. The HACMB's Board of Commissioners includes a public housing resident as Commissioner.

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

No

Plan to remove the 'troubled' designation

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

Barriers to Affordable Housing

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

According to Community Housing Affordability Strategy (CHAS) data 2010-2014, 63% of homeowner households earning 0-30% AMI have severe housing cost burden greater than 50% and almost 66% of renter households earning 0-30% AMI have severe cost burden greater than 50%. This indicates that 5,395 households in the City are at risk of homeless due to their extremely low-income and severe cost burden. This risk of homelessness is made more daunting by the fact that there are no homeless shelters in the City. If a family were to become homeless, they would be transported to shelters in the mainland putting them further away from their jobs and schools.

The optics of the severity of cost burden becomes clearer (and more concerning) when you realize that 27% of all Miami Beach households (13,865 households) spend more than 50% of their income to maintain housing. If households are working feverishly to maintain a roof over their heads, they are unable to pursue advanced education, save to purchase their own home or spend discretionary income to support the local area economy fueling a dangerous cycle which can further undermine their economic vulnerability.

In January 2018, Bankrate released a study that Americans would find themselves hard pressed to pay an unexpected \$1,000 expense for an emergency room visit or car repair: “While tapping savings to pay off an emergency was the most common response, more than a third of Americans would sink into one type of debt or another, potentially harming their financial security. Almost 1 in 5 would pay with a credit card and finance the balance over time; 12 percent would borrow from family or friends; and 5 percent would use a personal loan.” Further still, the Federal Reserve reported in its May 19, 2017 Report on the Economic Wellbeing of US Households that 44% of Americans couldn’t cover a \$400 emergency expense out of their pocket.

The Federal Reserve further detailed the grave and vulnerable state of American households as 23% of adults do not expect to pay current month’s bills in full and 25% opt out of needed medical care because of cost (Source: May 19, 2017 Report on the Economic Wellbeing of US Households). While current conditions are heartbreaking, the report went on to advise that “many adults (28%) have no savings for retirement.”

Almost 75% of households in the 0%-30% AMI bracket experienced at least one housing problem. However, more than 96% of Black/African American and 100% of Pacific Island Households in this bracket experienced at least one housing problem, according to HUD’s CHAS data. Housing problems are prevalent across the population spectrum. However, minorities are disproportionately affected at a higher incidence rate when compared to their representation within the community as a whole. As noted above, African American/Black and Asian Americans, who are a statistically small population within the community-at-large, are represented in significantly higher proportions reporting housing problems. Further, while Hispanics represent about 54% of the City’s population, they more than their proportional share of housing problems except for those at 80-100% AMI.

Almost 40 percent of the local area housing stock was built prior to 1970, according to the American Community Survey, 2011-2015. Less than one percent of the current housing stock was built after 2010. By decade, housing built prior to 1959 is the single largest development period for Miami-Dade County with the same time period serving as Miami Beach’s architectural heyday and the birth of Art Deco design.

The high cost of housing and low local employment wages combine to create a financial vise on low- and moderate-income families who live in Miami Beach. According to the American Community Survey 2016, 25,752 Miami Beach households (51%) pay more than 30% of their income for housing. By comparison, 42% of households statewide are cost-burdened. This financial trade-off reduces the amount of discretionary income households have for educational costs, medical services, extracurricular experiences and savings for the future.

It is important to stress that cost burden poses a significant deterrent to providing appropriate housing for both renters and owners. Nearly 45% of all households are at or below 80% AMI and nearly 17% of all households earning up to 30% AMI, represented by a significant number of elderly residents. Half of the households at or below 30% AMI have a household member over 62 years of age; and 33% of those households have a member over 75 years of age. This means a significant number of households may be on fixed income and unable to keep up with the rising cost of properties.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City has developed specific objectives, outlined in the Housing Element of its Comprehensive Plan, to address the housing needs of low- to moderate-income households. These objectives are aimed at creating affordable housing opportunities in spite of the barriers. These objectives are further enhanced by specific assistance strategies that are outlined in the Local Housing Assistance Plan.

Further, the City has relaxed its development regulations for those creating workforce and affordable housing units. These amended regulations reduce average unit size and parking requirements as incentives to encourage development in an area with no undeveloped land and premium construction costs.

SP-60 Homelessness Strategy – 91.215(d)

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

The City's Homeless Outreach Team conducts street outreach services daily. . The Team, which include formerly homeless persons, is partially funded by the Miami-Dade County Homeless Trust, the area's lead agency of the Continuum of Care. In addition, the City operates the only municipal walk-in center for homeless services in Miami-Dade County. Finally, the City provides shelter placement services to its Police Department to ensure that people needing access to shelter late at night, weekends or holidays are served promptly.

The City's street outreach efforts are augmented by a collaboration with HOPE in Miami-Dade County which employs homeless persons in shelter with short-term employment training as street outreach workers. This activity is funded by the City's General Fund. The City has also been incorporating volunteer groups in its outreach efforts which serve the twofold purpose of blanketing a wide area with offers of help and educating residents and businesses about homelessness.

The City is more than just an outreach team. The City's demonstrated success – which has been lauded at the Metro Lab Workshop on Big Data and Human Services held in Seattle January 2017 and has led to City staff providing consultations on its best practices to representatives from Sunny Isles Beach, North Miami Beach and Miami -- is attributable to its care coordination process, a starkly different approach than traditional case management and vastly more cost-effective and centered on client assets than Housing First. Care coordination centers on client responsibility building on natural assets to create a sustainable living plan that limits reliance on external resources.

Care coordination has specific variances from other service models used in the Continuum of Care and elsewhere that promote its successful use with the spectrum of clients served by the City including individuals and families. More so, its operational efficiencies enable re-engagement more seamlessly for those who fail at first effort:

Traditional Case Management Model	Housing First Model	Care Coordination Model
Client entry: Emergency shelter	Client entry: Permanent home (<i>regardless of income or client sustainability</i>)	Client entry: Emergency shelter
Focus: Transitioning client to permanent housing	Focus: Getting client to accept wraparound services to remain stably housed	Focus: Securing stable financial source, accessing community resources in conjunction with natural assets and obtaining sustainable, independent housing
Typical Length of Support: Up to 90 days regardless of outcome	Typical Length of Support: Indefinite (as long as client remains housed)	Typical Length of Support: =/ 6 months (but can exceed 1 year)

The Homeless Outreach Teams (HOT) services include engagement that provides immediate support and links to other support networks and includes assessment and case coordination that identifies client barriers and practical housing options, by:

- Providing direct placement into emergency shelter,
- Offering relocation services to a friend or family member outside of the city who is willing to house the individual (no one is sent to another location without verifying that they have some where to go),
- Providing bus passes for those seeking employment as a means of getting back on their feet;
- Emergency physical and mental health services; and
- Supports and shelter services for special populations including homeless youths, victim services and services for people living with HIV/AIDS.

HOT participates in the coordinated outreach process, in conjunction with other Continuum of Care providers including veterans and mental health services providers.

The City, which operates the only municipal walk-in center serving the homeless in Miami-Dade County, is open Monday through Friday, 7:30am – 12pm and 1pm – 3:30pm. Our walk-in center provides a variety of services in addition to shelter placement including:

- Care coordination (coordinated case management services held Thursdays)
- Employment services (offered Monday through Thursday)
- Identification document replacement (offered daily)
- Relocation services (with validated consent from the receiving party offered Mondays and Wednesdays)
- Support group meetings for those transitioning from the streets (offered Tuesday through Friday)
- Access Florida services (including LifeLink and SNAP benefits offered daily)
- Legal services from the Office of the State Attorney (Wednesdays only)

Addressing the emergency and transitional housing needs of homeless persons

The City is home to 12 percent of the county’s homeless population, the single largest municipal homeless population second only to the City of Miami, the County’s largest municipality. The City has access to 55 shelter beds funded by the Miami-Dade County Homeless Trust and purchases an additional 52 beds funded by the City’s General Fund. ,

This past fiscal year, the City’s homeless population declined by several measures:

- Official Point-in-Time Survey
- Self-identified homeless engaged by police and HOT
- Average morning count (as the City measures overnight sleepers by high-concentration locations to determine the deployment of resources for outreach)

The reduction is supported by various rising indicators:

- Number of self-identified homeless served by HOT
- Police direct placements to shelter (a service that began February 2017)
- Number of relocations
- Number of permanent placements.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The County provides funding to Citrus Health Network, Inc. for its Housing Assistance Network of Dade (HAND) program to administer its rapid re-housing programs and services to individuals and families who are at risk of homelessness. The program assists people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness. In addition, the City leverages General Fund, Emergency Food and Shelter program and Community Development Block Grant funds to provide relocation assistance for those transitioning from the streets to permanent housing. For those at-risk of homelessness, these funds are used to prevent homelessness by providing short-term rent and utility assistance.

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

While the Miami-Dade County Homeless Trust provides housing relocation and stabilization services and rental assistance to prevent households from experiencing homelessness, the City leverages its own funds to serve those unable to access County resources. The City actively works with law enforcement and Mount Sinai Medical Center, the area's sole hospital, to proactively those subject to eviction or exit from an institutional setting. Through the Miami Beach Service Partnership, the City works to promote a "no wrong door" philosophy ensuring that the 30 member agencies working with the public proactively refer families at-risk of homelessness in hopes that interventions will provide household housing stability. The City also operates a walk-in center, which also serves as an Access Florida site, where residents can access rent, utility and food assistance as well as apply for Supplemental Nutrition Assistance Program benefits, legal counsel (provided by the Office of the State Attorney), free tax preparation and a variety of other supports

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

Actions to address LBP hazards and increase access to housing without LBP hazards

Recognizing that there are potentially 4300 (according to the CHAS data) units with hazardous lead-based paint conditions, the City of Miami Beach works with its development partners to ensure that these conditions are eliminated when rehabilitating affordable properties. All project contracts require that the developer comply with the Lead Based Paint Poisoning Prevention Act. Most of the multi-family rehabilitation projects are projects in which the properties are completely gutted, so the elimination of potential hazards is accomplished.

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

The presence of lead-based paint in housing is one of the most critical environmental hazards found in housing. In 1978, restrictions were placed on the use of lead-based paint, which had been used extensively in prior years. Research showed that the use of lead-based paint could be linked to developmental disabilities in humans, particularly children. Because low- and moderate-income persons tend to live in older properties that have not been rehabilitated, the health hazards have the potential to affect those persons in greater numbers. Thus, the above actions help to ensure that low- and moderate-income persons have a greater number of options for living in safe, affordable housing.

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

These actions are aligned with the goals of this Consolidated Plan and are an integral part of the delivery of decent and safe housing for low- and moderate-income individuals and families. Lead hazards are addressed in all funding agreements for residential rehabilitation.

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

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

The City's goal is to fund programs and develop policies to reduce the number of people living in poverty. As was aptly summarized in a story in *The Miami Herald*: "Overall, Miami Beach's median home value is an eye-popping \$460,000, (which is) incongruous with its too-high poverty rate of 15.1 percent. Even though the typical household earns some \$5,000 less than the national average, the cost of living in Miami Beach is 41.6 percent higher." This was followed by the City's crime rate: "In addition to being one of the least affordable U.S. cities, Miami Beach is one of the most dangerous," the report continued. "There were 1,077 violent crimes per 100,000 residents in 2015, among the most of any city. There were also 9,717 property crimes per 100,000 residents, the highest property crime rate nationwide." Clearly, much has to be done to address poverty and the conditions surrounding those living in poverty.

In addition to promoting homeownership among very-low, low- and moderate-income families, the City will be working to promote the development of affordable housing especially to meet the needs of the local area workforce who tend to be employed in the hospitality industry which pays low wages.

The City will continue to operate safety net programs to help those in poverty avoid homelessness by providing temporary rent, utility and food assistance to those facing periodic hardships.

The City will continue to provide public services that address household stability including child care subsidies, provision of school uniforms for school-aged youth, tutoring services for those facing academic problems; counseling for those facing personal hardships, and other programs.

The City will continue to provide free tax preparation services for households earning up to \$54,000 per year and offer a variety of in-house services (including legal services and employment placement services) to help ensure household stability.

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

The City actively partners with the Housing Authority of the City Miami Beach and local area non-profit housing providers to provide supportive services and decent, safe, affordable housing for low- and moderate-income residents. Rehabilitation and construction of affordable housing is one of the goals of the affordable housing plan. The City and its affordable housing partners are leveraging CDBG and HOME funds with other county, state, federal and private funds. The City will fund supportive service programs to assist people living in poverty. The City's affordable housing plan is prominently present in the City's goal to ensure 6,800 affordable housing units citywide as established in the housing element of its Comprehensive Plan. The City recognizes that private investment will be critical in achieving this goal as state and federal housing allocations have diminished greatly over time.

SP-80 Monitoring – 91.230

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

The City has developed policies and procedures to monitor sub-recipients for long term compliance with requirements of the CDBG and HOME programs. Each year a desk audit, risk assessment, and on site monitoring is conducted for every activity and sub-recipient. In addition, technical assistance workshops are provided each year and a copy of "Playing by the Rules" has been provided to each sub-recipient at the time of funding contract execution. The City will promote minority business outreach as part of its onboarding process during the contract execution phase as well as in all agreements and monitoring.

During the development of the Consolidated Plan, the Planning Department reviewed a draft of the Consolidated Plan for consistency with the City's Comprehensive Plan Housing Element.

Expected Resources

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

Introduction

The City's federal allocation for the 2018/2019 fiscal year is as follows:

- CDBG: \$920,070
- HOME: \$638,107

The City does not anticipate generating program income during this fiscal year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	920,070	0	0	920,070	3,540,344	The primary objective of the CDBG program is to provide decent housing, a suitable living environment and expanded economic opportunities principally for low and moderate income persons and neighborhoods. All prior year funds are currently committed to active projects.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	638,107	0	251,810.41	889,917.41	2,654,969	The intent of the HOME Program is to provide decent affordable housing to lower income households, expand the capacity of nonprofit housing providers, strengthen the ability of state and local governments to provide housing and leverage private sector participation. Other than the required CHDO reserves, all prior year funds are currently committed to active projects. Prior year resources are CHDO reserves.

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

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

Federal funds will be used to leverage additional financial resources including SHIP, Miami-Dade County Surtax, and Redevelopment Agency funds. The Redevelopment Agency has provided such significant funding that the required HOME funds match has an excess of \$3.9 million.

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

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

The Lottie Apartments located at 530 75th Street, Miami Beach, FL 33141

The Madeleine Village Apartments located at 7861-7871 Crespi Boulevard, Miami Beach, FL 33141

The Neptune Apartments located at 1632 Meridian Avenue, Miami Beach, FL 33139

The London House Apartments located at 1975 Washington Ave, Miami Beach, FL 33139

Discussion

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

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Development	2018	2019	Affordable Housing	North Beach South Beach	Affordable Housing		Rental units rehabilitated: 61 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 4 Households Assisted
2	Public service activities	2018	2019	Non-Housing Community Development	North Beach South Beach	Economic support programs HIV/AIDS Programs Homeless services Public Services (General) Senior Services Youth Programs		Public service activities other than Low/Moderate Income Housing Benefit: 75 Persons Assisted
3	Youth Services	2018	2019	Non-Housing Community Development	North Beach South Beach	Youth Programs		Public service activities other than Low/Moderate Income Housing Benefit: 132 Persons Assisted
4	Senior Services	2018	2019	Non-Housing Community Development	North Beach South Beach	Senior Services		Public service activities other than Low/Moderate Income Housing Benefit: 229 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Planning and Administration	2018	2019	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	North Beach South Beach	Affordable Housing Economic support programs HIV/AIDS Programs Homeless services Public Services (General) Senior Services Youth Programs Drainage and resiliency Improvements		Other: 0 Other

AP-35 Projects – 91.220(d)

Introduction

The FY 2018/2019 Action Plan addresses the needs identified in the FY 2018-2022 Consolidated Plan.

Public Services

- Youth services
- Senior services
- Childcare
- Homeless youth

Housing

- Multi-family rental rehabilitation

#	Project Name
1	Public Services
2	Multi-family Housing Rehabilitation
3	General Program Administration and Planning

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

During Fiscal Year 2015/2016, the City acquired four (5) low- income rental residential properties from Miami Beach Community Development Corporation (MBCDC). Three of those properties were tenant-occupied; the fourth was vacant as it had been declared unsafe. Individual Capital needs assessments, along with multiple complaints received from the tenants, helped us determine that in order to provide decent, safe and sanitary conditions for those 85 households, the City would concentrate its efforts and resources on making structural repairs along with other much needed interior and exterior work to these properties.

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

Barriers that inhibit our ability to complete our goals include:

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

AP-38 Project Summary

Project Summary Information

1	Project Name	Multi-family Housing Rehabilitation
	Target Area	NORTH BEACH AREA SOUTH BEACH
	Goals Supported	Affordable Housing Development
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$598,048 HOME: \$478,580
	Description	Rehabilitation of multi-family housing for low-to moderate-income people and households.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	The City will rehabilitate 61 low- to moderate- income rental units that will benefit 61 households.
	Location Description	The Madeleine Village Apartments , 7861-7871 Crespi Boulevard, Miami Beach, FL 33141 The Neptune Apartments, 1632 Meridian Avenue, Miami Beach, FL 33139 The Lottie Apartments, 530 75th St, Miami Beach, FL 33141
	Planned Activities	Rehabilitation of multi-family, affordable housing buildings.
2	Project Name	Public Services
	Target Area	NORTH BEACH AREA SOUTH BEACH
	Goals Supported	Public service activities
	Needs Addressed	Homeless Services Youth Programs Senior Services Economic support programs Public Services (General) HIV/AIDS Programs
	Funding	
	Description	Provision of childcare, youth programs, and general public services for low-to moderate-income people and households.
	Target Date	9/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 59 people will benefit from the proposed public services to be offered during FY 18/19 and at least 4 households would benefit from rent/utilities assistance. Program eligibility is determined primarily by income. Households should fall under the low- to moderate- income limits to participate.
	Location Description	Citywide
	Planned Activities	The planned activities to be funded as public services are: City of Miami Beach - Office of Housing and Community Services - 555 17 Street, Miami Beach, FL 33139 - Emergency rent/utility City of Miami Beach - Homeless Outreach Team -555 17 Street, Miami Beach, FL 33139 - Emergency School Supplies and Family Group Counseling
3	Project Name	Youth Services
	Target Area	NORTH BEACH AREA SOUTH BEACH
	Goals Supported	Public service activities Youth Services
	Needs Addressed	Youth Programs Economic support programs Public Services (General) Homeless services
	Funding	CDBG: \$28,391
	Description	Youth programs, which address child enrichment, aftercare and safety are a high priority in the North Beach and South Beach Target Areas.
	Target Date	09/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	132 youth will benefit from the activities
	Location Description	
	Planned Activities	Boys & Girls Club of Miami-Dade - 1200 Michigan Avenue, Miami Beach, FL 33139 - Aftercare and Summer camps for low- to moderate- income youth
4	Project Name	Senior Services
	Target Area	NORTH BEACH AREA SOUTH BEACH
	Goals Supported	Public service activities Senior Services
	Needs Addressed	Affordable Housing Youth Programs Senior Services Economic support programs Public Services (General) HIV/AIDS Programs Homeless services

	Funding	CDBG: \$ 93,846
	Description	The elder community needs supports to address a myriad of problems faced including: social isolation, food insecurity, lack of affordable housing, and access to independent living supports.
	Target Date	09/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	229 senior individuals will benefit from the activities
	Location Description	
	Planned Activities	<ul style="list-style-type: none"> • UNIDAD of Miami Beach - 7251 Collins Ave, Miami Beach, FL 33141 - Project LINK - Referral Services for the elderly • City of Miami Beach - Office of Housing and Community Services - 555 17 Street, Miami Beach, FL 33139 - Emergency rent/utility and grocery assistance
5	Project Name	General Program Administration and Planning
	Target Area	NORTH BEACH AREA SOUTH BEACH
	Goals Supported	Public service activities Affordable Housing Development
	Needs Addressed	Affordable Housing Youth Programs Senior Services Economic support programs Public Services (General) HIV/AIDS Programs Homeless services
	Funding	CDBG: \$184,014 HOME: \$63,810
	Description	General Program Administration and Planning for the CDBG and HOME program.
	Target Date	09/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 400 individuals will benefit from housing education workshops to outreach events citywide.
	Location Description	
	Planned Activities	General Program Administration, Planning, Monitoring and Project Management of CDBG and HOME funded projects. In addition, the Administration will contract Housing Opportunities Project for Excellence, Inc. (HOPE, Inc.) for the provision of HUD-mandated fair housing services. HOPE, Inc. would continue providing housing education workshops to residents and participate in outreach events citywide.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

During Fiscal Year 2018/2019 assistance will be directed in the North Beach area, where there is the highest concentration of low-income families' excluding the elder affordable housing buildings in South Beach; and South Beach, where there are pockets of affordable housing buildings such as the Neptune. Public services will be offered citywide to a low-to moderate-income clientele.

Geographic Distribution

Rationale for the priorities for allocating investments geographically

Due to limited funding and high rehabilitation costs, the City will concentrate its resources on the rehabilitation of three rental properties, two located in the North Beach Area, which is one of areas in the City with the highest areas of low-income and poverty and the other located in the South Beach Area where there are pockets of affordable housing opportunities such as the Neptune Apartments.

Discussion

The North Beach and South Beach neighborhoods have the highest concentration of low and moderate income census tracts and people in poverty.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City will address the needs of homeless, non-homeless and special-needs households. No acquisitions are planned. Leveraged funds will fund the homeowner rehabilitation program and the first-time homebuyer's program.

The City will continue providing emergency rental assistance to income eligible applicants who are at risk of becoming homeless. In addition, the City will concentrate its resources on rehabilitating 61 units to ensure decent, safe and sanitary conditions for the Neptune Apartments, Lottie Apartments and the Madeleine Village Apartments tenants. Although not using FY 18/19 funds, the City will continue the rehabilitation of the Madeleine Village Apartments to improve the living conditions of the building tenants.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	61
Special-Needs	0
Total	61

One Year Goals for the Number of Households Supported Through	
Acquisition of Existing Units	0
Total	0

AP-60 Public Housing – 91.220(h)

Introduction

During 2018, the Housing Authority of the City of Miami Beach (HACMB) continued to excel in providing quality housing services to more than 3,700 families annually. HACMB now ranks as one of the top ten largest housing agencies among Florida Housing Authorities.

Actions planned during the next year to address the needs to public housing

HACMB is undertaking initiatives to address energy efficiency, parking lot improvements, security surveillance enhancements, and resident activities.

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

HACMB encourages public housing residents to participate in policy, procedure and program implementation and development through its Resident Advisory Board. HACMB conducts a monthly Management/Resident meeting to encourage participation by its residents. HACMB distributes a monthly newsletter to all public housing residents which contains relevant agency news and information on available community resources. Homeownership is not applicable as Rebecca Towers South is an elderly-designated rental development. HACMB's Board of Commissioners includes representation by a public housing resident.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Miami Beach has created a comprehensive homeless strategy that emphasizes personal accountability, intradepartmental collaboration and innovation that responds to our community's unique needs and assets. The City works alongside its partners, such as the Miami-Dade County Homeless Trust and the Continuum of Care providers to align priorities and funding across the continuum for programs addressing the needs of Miami Beach residents experiencing or at-risk of homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City employs a multi-cultural team of 10 staff members (including one program coordinator and nine [9] outreach workers) to provide services and supports to those homeless in the City as verified by Police or the City's Homeless Outreach Team (HOT). The HOT team canvasses the City daily seeking homeless persons in need of shelter. The City works collaboratively with other City departments (including Police, Fire, Parks & Recreation, Property Management, Public Works and Sanitation) to ensure that people in need of help are routed to the outreach team as soon as possible. Moreover, the City conducts community meetings and outreach with businesses, resident groups and community-based organizations to raise awareness of resources and promote early intervention. Finally, the City works collaboratively with members of the faith community in street outreach to ensure that culturally-competent outreach is provided to those most vulnerable and potentially resistant to engagement.

Aside from the outreach efforts, the City operates the only municipal walk-in center serving the homeless in Miami-Dade County. The walk-in center is open Monday through Friday, 7:30am – 12pm and 1pm – 3:30pm and provides a variety of services in addition to shelter placement including:

- Care coordination (coordinated case management services held Thursdays)
- Employment services (offered Monday through Thursday)
- Identification document replacement (offered daily)
- Relocation services (with validated consent from the receiving party offered Mondays and Wednesdays)
- Support group meetings for those transitioning from the streets (offered Tuesday through Friday)
- Access Florida services (including LifeLink and Supplemental Nutrition Assistance Program (SNAP) benefits offered daily)
- Legal services from the Office of the State Attorney (Wednesdays only)

Addressing the emergency shelter and transitional housing needs of homeless persons

Historically, the City's goal has been to end homelessness. To achieve this, the homeless must transition into permanent housing and not return to the streets to panhandle or engage in illicit activity. The City's fully funded shelter beds, with an annual cost of \$623,123, are available for use by people prepared to end their homelessness. These beds are located at three different shelters to ensure that the City can offer placements appropriate to the homeless person seeking help:

Emergency Shelter	Population Served
Camillus House	Single Men
Miami Rescue Mission	Single Men
The Salvation Army	Single Men, Single Women, Families w/Children

In addition to the beds purchased by the City, the Miami-Dade County Homeless Trust provides the City an additional 55 beds, when available.

Emergency shelter beds provide a congregate setting for homeless people transitioning from the street to alternate, permanent housing. The shelters provide meals, beds and a variety of services to support a homeless person's successful transition including:

- Case management (providing navigational support to community-based resources and services to help the person become self-reliant, i.e. counseling, job training, etc.);
- Employment placement assistance (through the City temporary program or CareerSource South Florida); and
- Entitlements application assistance (i.e. Supplemental Nutrition Assistance Program, retirement, veteran and disability benefits).

The City of Miami Beach receives \$10,000 from the Trust for hotel/motel vouchers for families and vulnerable populations when emergency shelter beds are not available.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City utilizes a strengths-based assessment process to ensure that client needs are met in an effective, culturally-competent, individualized manner so that homeless clients are placed in emergency shelter with an understanding of the support services that will be needed to transition the client to permanent, stable housing.

Through Care Coordination, a client's strengths and optimal, sustainable housing goals dictate the resources and approach used to secure permanent housing.

The client-informed care plan delineates the immediate action steps the client must take to begin the journey to independence. Any service needs identified for the client at intake and prior to placement are addressed via referral to the appropriate provider and are included in the care plan, including the City's health partners located within the City (i.e. Douglas Gardens Community Mental Health Center). The City also works collaboratively with a variety of substance addiction providers (i.e. Miami Rescue Mission, Better Way of Miami) and provides transportation and referral to detoxification services (Central Intake). In addition, the outreach team works closely with the Miami Beach Police Department to serve those homeless clients subject to Baker Act and Marchman Act services. Additionally, clients are also screened and referred to all appropriate (and open) housing waitlists during the initial encounter for placement and/or referral. On occasion, HOT makes direct referrals to permanent housing.

Additionally, we are the only outreach team in the County that employs the homeless it places in shelter to serve as ambassadors to engage the homeless that remain on the streets. Through this program piloted in FY 16/17, the homeless are able to strengthen their engagement skills and transition back into an employment culture while looking for full-time employment and earning much-needed money to buy interview clothes and personal items.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

While the other cities throughout the country (including Los Angeles and New York City) struggle to deal with its burgeoning population of homeless families, our City has worked to establish a safety net system that provides rent and utility assistance as a prevention tool to homelessness. Our City stations staff at our feeder pattern schools to enable the early identification and intervention of families at risk of homelessness and maintains a policy that prioritizes help to families ensuring that no child lives in our streets.

The City of Miami Beach also makes referrals to Citrus Health Network, Inc. for its Housing Assistance Network of Dade (HAND) program to administer its Rapid Re-Housing programs and services to individuals and families who are at risk of homelessness. This program assists individuals and families to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

Moreover, the City's homeless office was recently awarded a one-year Emergency Solutions Grant (ESG) through the Miami-Dade County Homeless Trust to operate a rapid rehousing program for about one year. The goals would be to secure housing for the homeless population and provide up to 90 days of subsidy while the client stabilizes, secures employment and begins independently assuming housing costs hopefully by month four. This opportunity would provide the City its first integrated effort to attempt a limited scale effort at Housing First while providing us an opportunity to simultaneously continue to offer emergency shelter placement with care coordination for those ineligible for the housing subsidy.

Through the Emergency Solutions Grant (ESG) the City will be hiring a dedicated Care Coordination professional who will ensure that the client's strengths-based assessment identifies assets that can be harnessed to devise a sustainable, achievable care plan. As needed, community-based supports would be aligned including Alcoholics Anonymous/Narcotics Anonymous (AA/NA), 7 Habits of Highly Effective People support groups, out-patient mental and physical health services, and social integration. As part of intake, issues such as debt management and pending court cases are addressed proactively as a means of building a foundation for future growth and independence. Clients would be provided assessment and supports to ensure that all individual domains (personal, financial, social) are addressed. As appropriate, family reunification will be supported.

Furthermore, individuals and families who meet eligibility have also been referred to the City's First-Time Homebuyer Program. The City's First-Time Homebuyer Program targets low-income households with up to \$150,000 in down payment assistance per household served to purchase a new home.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City's overall goal of providing neighborhoods with affordable, safe and decent housing is long standing goal and requires a diverse collaboration with local CHDO's, community partners, foundations and others with a focus on common objectives and goals. The City acknowledges that there is a housing affordability crisis that affects low-to moderate-income households in the community.

The barriers that inhibit our ability to complete these goals continue to include:

- Limited funding and the high cost of real estate values in the City as well as the extremely limited availability of property;
- Limited long-term, community-based residential options with supportive services for those who need help with daily living activities, housekeeping, self-care, human services and other assistance;
- Limited community development partners and CHDO's with limited capacity to develop affordable housing within target areas and defined timeframes; and
- Inability of program recipients to acquire gap funding from additional financial resources for construction and rehabilitation projects.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City has developed specific objectives, outlined in the Housing Element of its Comprehensive Plan, to address the housing needs of low- to moderate-income households. These objectives are aimed at creating affordable housing opportunities in spite of the barriers. These objectives are further enhanced by specific assistance strategies that are outlined in the Local Housing Assistance Plan.

Further, the City has relaxed its development regulations for those creating workforce and affordable housing units. These amended regulations reduce average unit size and parking requirements as incentives to encourage development in an area with no undeveloped land and premium construction costs.

Discussion:

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

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

The City plans to provide funding and technical assistance to its sub-recipients to address the obstacles of people with underserved needs. Furthermore, the City serves as the lead agency for the Miami Beach Service Partnership, an integrated service network of human service providers seeking to build agency capacity and fully leverage available resources to meet the needs of our community's most vulnerable residents through care coordination and shared resource development. Through this effort, the City has stationed a routine helper at each school in the feeder pattern to ensure that families and those living in the immediate neighborhood have access to help.

Actions planned to foster and maintain affordable housing

Maintaining and increasing decent affordable housing opportunities is a priority objective for the City. The City currently has programs such as first-time home buyer assistance and multi-family residential rehabilitation which are funded through CDBG, HOME and/or SHIP funds.

As evidenced by the American Community Survey (ACS) and Comprehensive Housing Affordability Strategy (CHAS) special tabulation data, the priority need in the City remains affordable rental housing.

The highest priority continues to address the households that have very low income and are paying more than 50% of their income on housing needs and/or are living in substandard housing. The secondary priority is assigned to households at 51% to 80% AMI. The lowest priority will be assigned to those households with incomes 80% - 120% AMI or greater.

Actions planned to reduce lead-based paint hazards

The City of Miami Beach will continue to evaluate lead-based paint hazards by contacting the Miami Dade Health Department annually to determine whether any residents have been diagnosed with high levels of lead and where the housing units are located.

As part of any City administered housing program, the City will ensure that all appropriate lead hazard disclosures, brochures and testing are done in compliance with Federal regulations for those homes that were built prior to 1978. If abatement is required, specifications by a certified lead contractor will be written and incorporated into rehabilitation specifications to be implemented by the City with CDBG/HOME funding. These actions will prevent lead poisoning and hazards in the community.

Actions planned to reduce the number of poverty-level families

The City's economy relies on lower paying service-sector and seasonal tourism-oriented jobs. Many of these jobs are open to people with low skills and low educational attainment. In response to the Welfare Reform Act, the City focused its Federal resources to combat poverty and the creation of secure, well-paying jobs and social safety nets (including childcare and emergency assistance). Implementation of these anti-poverty efforts remains a cooperative effort between the City, the local business community, community development agencies, nonprofit organizations, the City's designated CHDO, the Housing Authority of the City of Miami Beach, and other service organizations.

A major objective of the City's economic development activities is the stimulation of economic revitalization and job creation by facilitating business development and expansion, job creation/retention, encouraging private development through public support, and carrying out housing and neighborhood revitalization. The development of a convention-quality hotel is an economic development objective which is an example of business development that provides significant employment opportunities for persons entering the job market. These economic-driven efforts, paired with

our public services and homeless prevention efforts are expected to reduce the number of poor families while raising the overall level of quality of life for our community and its residents.

The purpose of this strategy is to link individuals and families to the programs and services available and build upon the existing anti-poverty program infrastructure. External factors that impact the economy will have an impact on the resources and programs available to move individuals towards economic self-sufficiency as well as jobs available. These factors can also have an impact on affordable housing. However, even with negative external factors, the overall goals, objectives/policies will remain the same as programs and activities are adapted to reflect market change. The City will continuously seek out opportunities that support or improve its anti-poverty strategy and respond to the emerging needs of its residents.

The City will also fund public services to reduce the number of poverty-level families as these programs provide Federal and economic support to low-to moderate- income families.

Actions planned to develop institutional structure

While the Office of Housing & Community Services serves as the lead agency, the One-Year Action Plan is implemented with the assistance of various non-profit social service providers, the Miami Beach Housing Authority, and various other for-profit entities.

Actions planned to enhance coordination between public and private housing and social service agencies

The City's overall vision of providing neighborhoods with affordable, safe and decent housing is longstanding and requires diverse and extensive collaboration with local CHDO's, community partners, foundations and others with a focus on common objectives and goals. Through the Miami Beach Service Partnership, the City promotes engagement, dialogue, planning and joint strategies to improve inter-agency collaboration among human service providers and key community stockholders including churches, business, schools and law enforcement as a means of improving client outcomes and ensuring the full leveraging of existing resources. Further, the City incentivizes the collaborative pursuit of additional resources through grant writing and the promotion of innovative resource sharing among agencies whose missions closely align and/or serve the same clientele. The City supports these efforts through free community trainings and the sponsoring of dialogue events among agency CEOs.

Discussion:

The City plans to address obstacles to meeting underserved needs; to foster and maintain affordable housing; to reduce lead-based paint hazards; to reduce the number of poverty-level families; to develop the institutional structure necessary to meet the goals and objectives identified in the Action Plan; and plans to enhance coordination between public and private sector.