



MIAMIBEACH

FY 2013-2017

Consolidated Plan

Prepared by:

City of Miami Beach

Office of Real Estate, Housing and Community

Development

City of Miami Beach
FY 2013 – 2017 Consolidated Plan

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Executive Summary

ES-05 Executive Summary

1. Introduction

The City of Miami Beach's FY 2013-2017 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:

1. Providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons. The primary means towards this end is to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and non-profit organizations, in the production and operation of affordable housing.

Decent housing includes assisting homeless persons to obtain appropriate housing and assisting persons at risk of becoming homeless; retention of the affordable housing stock; and increasing the availability of permanent housing in standard condition and affordable cost to low-income and moderate-income families, particularly to 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.

2.) 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 and the revitalization of deteriorating or deteriorated neighborhoods; restoring and preserving properties of special historic, architectural, or aesthetic value; and conservation of energy resources.

3.) 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, 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**
 - Senior Centers
 - Drainage improvements
- **Public Services**
 - Youth services
 - Senior services
 - Childcare
 - Homeless services
 - HIV/AIDS services
- **Housing**
 - Construction of housing
 - Homeownership Assistance
 - Energy Efficiency Improvements
 - Multi-Family Rental Rehabilitation
- **Code Enforcement**
- **Economic Development**

3. Evaluation of past performance

The City has met frequently with the Community Development Advisory Committee (CDAC) and the Affordable Housing Advisory Committee to evaluate the past performance of activities and agencies funded by the City. Activities funded by the City benefited low and moderate income individuals, households and neighborhoods. In order to meet the needs of low and moderate income youth, a new Boys and Girls Club Center is being built in the South Beach Target Area. In order to meet the needs of low and moderate income seniors, the Jewish Community Services Senior Center is being renovated and a new Senior Center was built in the North Beach Target Area. In FY 2011/12 CDBG funds provided public service funds that benefited 5,855 people. Finally, Miami Beach CDC has rehabilitated/built over 500 units of affordable housing since 1998.

4. Summary of citizen participation process and consultation process

The City consulted with CDAC, AHAC, the Miami-Dade Homeless Trust, public service providers and community development corporations to identify outcomes and objectives in the Plan.

5. Summary of public comments

An ad was placed in the Miami Herald on May 5, 2013 announcing a 30 day comment period. A public meeting was held on May 8, 2013.

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.

7. Summary

The City of Miami Beach's FY 2013-2017 Consolidated Plan represents summarizes the objectives and outcomes identified by citizens, advisory committees, public service providers, community development corporations and city staff.

The City consulted with CDAC, AHAC, the Miami-Dade Homeless Trust, public service providers and community development corporations to identify outcomes and objectives in the Plan.

The City will leverage its entitlement funds with other government funding and private sector financing to meet the outcomes and objectives in the Plan.

The Process

PR-05 Lead & Responsible Agencies

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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 | City of Miami Beach | Real Estate, Housing and Community Development |
| | | |

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

Brian Gillis, Community Development Coordinator, 305-673-7000 x 6120, briangillis@miamibeachfl.gov

PR-10 Consultation

1. Introduction

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

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

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:

- **Housing Providers**
 - The Housing Authority of the City of Miami Beach
 - Miami Beach CDC
 - Douglas Gardens
- **Public Service Providers**
 - UNIDAD
 - Boys and Girls Clubs of Miami Dade County
 - Food for Life
 - Jewish Community Services
 - Little Havana Activities Nutrition Center
- **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 services 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 2012 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 the Homeless Management Information System (HMIS).

The City of Miami Beach, Homeless Services Division provides homeless outreach, partially funded by the Trust, to those homeless in the City of Miami Beach 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, Housing First permanent housing program for the chronically homeless to be placed directly into 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 of Miami Beach does not receive ESG funding, but does coordinate with the Miami-Dade County Homeless Trust to prioritize ESG objectives which currently are emergency shelter, homeless prevention and rapid re-housing. Priorities will be 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.

2. Agencies, groups, organizations and others who participated in the process and consultations

| Agency/Group/Organization | Agency/Group/Organization Type | What section of the Plan was addressed by Consultation? | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? |
|-----------------------------|---|--|---|
| MIAMI BEACH CDC | Housing Neighborhood Organization | Housing Need Assessment Homeless Needs - Chronically homeless Market Analysis | Agency was consulted during the update of their Strategic Plan. |
| UNIDAD OF MIAMI BEACH, INC. | Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic | Economic Development Anti-poverty Strategy Non Housing Need Assessment | Agency was consulted during the non housing community development needs assessment. |

| Agency/Group/Organization | Agency/Group/Organization Type | What section of the Plan was addressed by Consultation? | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? |
|--|--|---|---|
| | Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Neighborhood Organization | | |
| Jewish Community Services of South Florida, Inc | Services-Elderly Persons Services-Persons with Disabilities Services-homeless Regional organization | Homelessness Strategy Non housing need assessment | Agency was consulted during the non-housing needs assessment process. |
| Housing Authority of the City of Miami Beach | Housing | Housing Need Assessment Public Housing Needs | The HACMB was consulted during the housing needs assessment process. |
| Boys & Girls Clubs of Miami-Dade | Services-Children Regional organization | Anti-poverty Strategy Non Housing Need Assessment | Agency was consulted during the non-housing needs assessment. |
| LITTLE HAVANA ACTIVITIES AND NUTRITION CENTERS OF DADE COUNTY, INC | Services-Children Regional organization | Anti-poverty Strategy Non Housing Need Assessment | Agency was consulted during the non-housing needs assessment. |

Table 2 – Agencies, groups, organizations who participated

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

NA

Other local/regional/state/federal planning efforts considered when preparing the Plan

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|--------------------------------------|--|---|
| Continuum of Care | Miami-Dade County Homeless Trust | Provided the Point-In-Time Count data, 10 Year Plan to End Homelessness, Continuum of Care Housing Gap Analysis and Housing Population, |
| Comprehensive Plan | City of Miami Beach | The Housing Element identifies housing goals, objectives and policies. |
| Local Housing Assistance Plan (LHAP) | City of Miami Beach/RHCD | The LHAP identifies affordable housing strategies. |
| 2012 Community Satisfaction Survey | City of Miami Beach | The Strategic Plan includes the City's Mission Statement, Vision Statement, Value Statements, and Key Intended Outcomes. |
| HACMB Five Year Plan | The Housing Authority of the City of Miami Beach | One of the goals of the Strategic Plan is to provide affordable housing. |

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91-215(I))

The City cooperated and coordinated with other public entities, including the State and adjacent units of general local government in the implementation of the Consolidated Plan. The City plans to leverage its CDBG and HOME funds with State of Florida SHIP funds, and Miami-Dade County CDBG, HOME and SURTAX funds.

PR-15 Citizen Participation

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

Citizen Participation Outreach

| Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (If applicable) |
|-----------------------------------|------------------------------|--|--|---|----------------------|
| Public Meeting | Non-targeted/broad community | CDAC meetings were held on January 24, May 1, May 8, and May 13, 2013. | The Committee identified funding priorities for the Consolidated Plan. | Comments were accepted and included in the Consolidated Plan. | www.miamibeachfl.gov |
| Newspaper Ad | Non-targeted/broad community | An ad was placed in the Miami Herald on 5, 2013 for a 30 day comment period. | No comments received. | NA | NA |
| Other/City of Miami Beach Website | Non-targeted/broad community | No responses. | No comments received. | NA | www.miamibeachfl.gov |

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

AHAC, CDAC, the Committee on the Homeless, subrecipients and City staff identified the following housing and community development needs:

- **Public Facilities and Improvements**
 - Senior Centers
 - Flood Drainage Improvements
 - Operating Costs of Homeless Programs
- **Public Services**
 - Youth services
 - Senior services
 - Childcare services
 - Homeless services
 - Services for people with HIV/AIDS
- **Housing**
 - Construction of Housing
 - Homeownership Assistance
 - Energy Efficiency Improvements
 - Rehabilitation: Multi-unit Residential
- **Code Enforcement**
- **Economic Development**

NA-10 Housing Needs Assessment

Summary of Housing Needs

There are a total of 20,050 low to moderate-income households in Miami Beach, representing nearly 45% of the total households. Given the overall strength of property values, it creates significant cost burden and overcrowding problems. Many large lower income households are forced into rental communities with limited options for affordable units with 3 or more bedrooms. Data in this section has been provided by US HUD. Once new data is made available, the Plan will be updated. Additional data is provided by a Housing Study Update which was completed by a consultant in May, 2012.

| Demographics | 2000 Census (Base Year) | 2005-2009 ACS (Most Recent Year) | % Change |
|---------------|-------------------------|----------------------------------|----------|
| Population | 87,933 | 87,677 | -0% |
| Households | 59,723 | 44,593 | -25% |
| Median Income | \$27,322.00 | \$41,892.00 | 53% |

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS Data
2000 Census (Base Year)
2005-2009 ACS (Most Recent Year)

Number of Households Table

| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|--|----------------|------------------|------------------|-------------------|----------------|
| Total Households * | 7,415 | 5,285 | 7,350 | 4,250 | |
| Small Family Households * | 1,070 | 1,325 | 2,180 | 7,760 | |
| Large Family Households * | 30 | 85 | 165 | 825 | |
| Household contains at least one person 62-74 years of age | 1,225 | 765 | 815 | 375 | 2,180 |
| Household contains at least one person age 75 or older | 2,490 | 1,250 | 795 | 475 | 1,435 |
| Households with one or more children 6 years old or younger * | 515 | 345 | 630 | 2,500 | |
| * the highest income category for these family types is >80% HAMFI | | | | | |

Table 6 - Total Households Table

Data Source: 2005-2009 CHAS

Housing Needs Summary Tables for several types of Housing Problems

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

| | Renter | | | | Owner | | | | Total | |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|-------|--------------|
| | 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 |
| Substandard Housing - Lacking complete plumbing or kitchen facilities | 95 | 145 | 165 | 35 | 440 | 40 | 20 | 0 | 0 | 60 |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 275 | 410 | 425 | 105 | 1,215 | 0 | 60 | 40 | 45 | 145 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 35 | 110 | 205 | 125 | 475 | 0 | 0 | 0 | 10 | 10 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 2,795 | 1,995 | 1,040 | 120 | 5,950 | 1,155 | 910 | 910 | 485 | 3,460 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 880 | 650 | 2,840 | 890 | 5,260 | 220 | 460 | 470 | 255 | 1,405 |
| Zero/negative income (and none of the above problems) | 430 | 0 | 0 | 0 | 430 | 340 | 0 | 0 | 0 | 340 |

Table 7 – Housing Problems Table

Data Source: 2005-2009 CHAS

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 |
| Having 1 or more of four housing problems | 3,200 | 2,660 | 1,840 | 380 | 8,080 | 1,195 | 995 | 950 | 540 | 3,680 |
| Having none of four housing problems | 1,970 | 925 | 3,690 | 2,480 | 9,065 | 270 | 705 | 870 | 845 | 2,690 |
| Household has negative income, but none of the other housing problems | 430 | 0 | 0 | 0 | 430 | 340 | 0 | 0 | 0 | 340 |

Table 8 – Housing Problems 2

Data Source: 2005-2009 CHAS

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 |
| Small Related | 780 | 970 | 1,295 | 3,045 | 140 | 245 | 375 | 760 |
| Large Related | 30 | 45 | 70 | 145 | 0 | 0 | 30 | 30 |
| Elderly | 1,605 | 590 | 390 | 2,585 | 865 | 1,010 | 565 | 2,440 |
| Other | 1,635 | 1,650 | 2,485 | 5,770 | 370 | 200 | 435 | 1,005 |
| Total need by income | 4,050 | 3,255 | 4,240 | 11,545 | 1,375 | 1,455 | 1,405 | 4,235 |

Table 9 – Cost Burden > 30%

Data Source: 2005-2009 CHAS

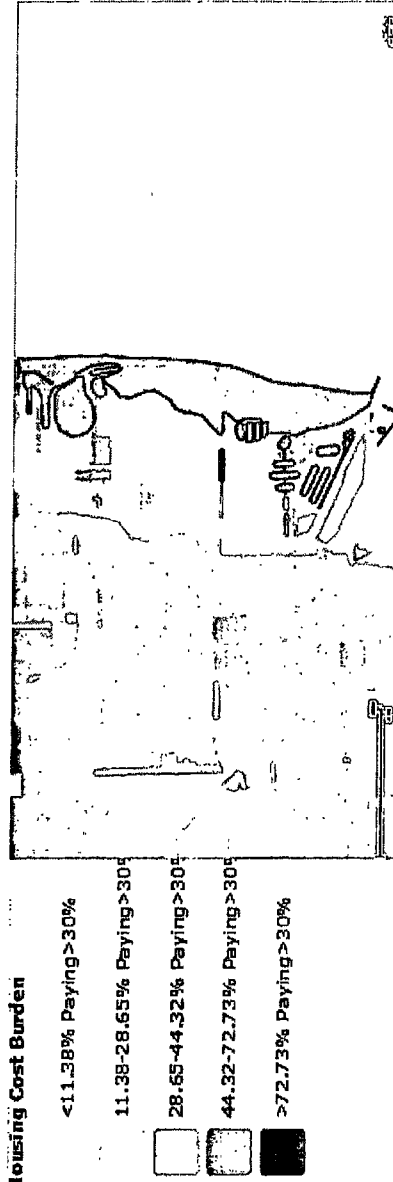
4. Cost Burden > 50%

| | Renter | | | Owner | | | | |
|----------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| Small Related | 700 | 830 | 205 | 1,735 | 140 | 200 | 250 | 590 |
| Large Related | 30 | 30 | 10 | 70 | 0 | 0 | 30 | 30 |
| Elderly | 870 | 365 | 175 | 1,410 | 680 | 635 | 345 | 1,660 |
| Other | 1,530 | 1,245 | 650 | 3,425 | 335 | 160 | 295 | 790 |
| Total need by income | 3,130 | 2,470 | 1,040 | 6,640 | 1,155 | 995 | 920 | 3,070 |

Table 10 - Cost Burden > 50%

Data Source: 2005-2009 CHAS

Housing Cost Burden



Housing Cost Burden

5. Crowding (More than one person per room)

| | Renter | | | | Owner | | | | Total |
|---------------------------------------|-----------|-------------|-------------|--------------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | |
| Single family households | 215 | 465 | 480 | 205 | 0 | 60 | 40 | 55 | 155 |
| Multiple, unrelated family households | 30 | 30 | 75 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other, non-family households | 65 | 25 | 115 | 35 | 0 | 0 | 0 | 0 | 0 |
| Total need by income | 310 | 520 | 670 | 240 | 0 | 60 | 40 | 55 | 155 |

Table 11 – Crowding Information

Data Source: 2005-2009 CHAS

What are the most common housing problems?

The most common housing problems are cost burden and overcrowding.

Affordability of available housing in both owner and rental markets is the most common problem.

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

In Miami Beach lower income residents, larger families, elderly residents, and minorities are more affected by housing problems. Neither renters nor owners are exempt from experiencing the affects of housing cost burden. More than 25% of total households have an income cost burden greater than 30%; and nearly 15% of households have an income cost burden greater than 50%.

Overcrowding is primarily experienced by renters. Most available affordable rental properties are apartments/condominiums and are limited in square footage and the number of bedrooms.

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

Characteristics and needs of low income individuals and families with children who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered include loss of employment, underemployment and lack of access to affordable child care.

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:

Data sources to generate the estimates include the Continuum of Care Plan and HMIS reports.

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

Cost burden has been linked with instability and an increased risk of homelessness.

Discussion

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 are at, or below, 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.

Overcrowding is also a housing problem on Miami Beach. This is a more significant problem in 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, and two-bedroom. This creates a significant problem for a large number of families that require 3 or more bedrooms.

NA-15 Disproportionately Greater Need: Housing Problems

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

Miami Beach residents with the greatest need for housing assistance are those households that experience housing cost burden and those that experience overcrowding.

According to the CHAS data, Hispanic households make up 59% of the 18430 households that have at least one housing problem, followed by White households at 36%, and Black households at 3%. However, within each of those ethnic groups, approximately 77% of that group's total households have at least one housing problem.

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 | 5,495 | 1,145 | 770 |
| White | 1,840 | 320 | 335 |
| Black / African American | 130 | 0 | 75 |
| Asian | 35 | 0 | 90 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 3,380 | 825 | 240 |

Table 12 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|-------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 4,770 | 515 | 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 |
|--------------------------------|--|---------------------------------------|--|
| White | 1,260 | 95 | 0 |
| Black / African American | 75 | 0 | 0 |
| Asian | 75 | 0 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 3,220 | 405 | 0 |

Table 13-- Disproportionally Greater Need 30 - 50% AMI

Data Source: 2005-2009 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 | 6,100 | 1,250 | 0 |
| White | 2,485 | 330 | 0 |
| Black / African American | 285 | 0 | 0 |
| Asian | 45 | 65 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 3,255 | 855 | 0 |

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2005-2009 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 | 2,065 | 2,185 | 0 |
| White | 970 | 845 | 0 |
| Black / African American | 25 | 75 | 0 |
| Asian | 0 | 55 | 0 |
| American Indian, Alaska Native | 0 | 40 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 1,070 | 1,105 | 0 |

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2005-2009 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

Although it can be seen that within the three largest racial/ethnic groups that there is a similar experience with regard to at least one housing problem; examination by the level of income uncovers more of a disparity. Hispanic households that have income of less than 30% AMI; represent 61% of the households with at least one housing problem within that income category.

NA-20 Disproportionately Greater Need: Severe Housing Problems

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

Severe housing problems are generally defined as those households that experience overcrowding and cost burdens of more than 50% of income. Those households with lower income generally experience a disproportionately greater housing need.

Hispanic households make up 59% of the 11760 households that have at least one severe housing problem, followed by White households at 35%, and Black households at 3%. Within each of these ethnic groups, approximately 49% of that group's total households have at least one severe housing problem.

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 | 4,395 | 2,240 | 770 |
| White | 1,665 | 500 | 335 |
| Black / African American | 130 | 0 | 75 |
| Asian | 35 | 0 | 90 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 2,505 | 1,705 | 240 |

Table 16 – Severe Housing Problems 0 - 30% AMI

Data Source: 2005-2009 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

| 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 | 3,655 | 1,630 | 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 |
|--------------------------------|--|---------------------------------------|--|
| White | 1,005 | 350 | 0 |
| Black / African American | 30 | 50 | 0 |
| Asian | 65 | 15 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 2,425 | 1,205 | 0 |

Table 17 – Severe Housing Problems 30 - 50% AMI

Data Source: 2005-2009 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

| 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 | 2,790 | 4,560 | 0 |
| White | 1,120 | 1,695 | 0 |
| Black / African American | 145 | 135 | 0 |
| Asian | 10 | 100 | 0 |
| American Indian, Alaska Native | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 1,485 | 2,625 | 0 |

Table 18 – Severe Housing Problems 50 - 80% AMI

Data Source: 2005-2009 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

| 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 | 920 | 3,325 | 0 |
| White | 370 | 1,445 | 0 |
| Black / African American | 10 | 90 | 0 |
| Asian | 0 | 55 | 0 |
| American Indian; Alaska Native | 0 | 40 | 0 |
| Pacific Islander | 0 | 0 | 0 |
| Hispanic | 550 | 1,630 | 0 |

Table 19 – Severe Housing Problems 80 - 100% AMI

Data Source: 2005-2009 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

Again, although it can be seen that within the three largest racial/ethnic groups that there is a similar experience with regard to at least one severe housing problem; examination by the level of income uncovers more of a disparity. Hispanic households that have income of less than 30% AMI, represent nearly 57% of the households with at least one severe housing problem within that income category.

NA-25 Disproportionately Greater Need: Housing Cost Burdens

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 the CHAS data, 22805 households experience housing cost burden, which is 50% of total households.

Housing Cost Burden

| Housing Cost Burden | <=30% | 30-50% | >50% | No / negative income (not computed) |
|--------------------------------|--------|--------|--------|-------------------------------------|
| Jurisdiction as a whole | 20,935 | 10,995 | 11,810 | 850 |
| White | 11,085 | 4,910 | 4,665 | 410 |
| Black / African American | 245 | 265 | 255 | 75 |
| Asian | 335 | 145 | 110 | 90 |
| American Indian, Alaska Native | 75 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 0 |
| Hispanic | 8,840 | 5,605 | 6,525 | 240 |

Table 20 – Greater Need: Housing Cost Burdens AMI

Data Source: 2005-2009 CHAS

Discussion

According to the CHAS data, Hispanic households make up 53% of the 22805 households that have a housing cost burden problem, followed by White households at 42%, and Black households at 2%. However, within each of those ethnic groups, approximately 50% of that group's total households have a housing cost burden problem.

NA-30 Disproportionately Greater Need: Discussion

Income categories in which a racial or ethnic group has disproportionately greater need

With regards to housing problems versus severe housing problems, the data delivers similar results for each category on Miami Beach. 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. The Black/African American population is the largest of the other racial/ethnic groups, comprising about 4% of the total population, and representing approximately 3% of the population affected by at least one housing problem, depending on the percentage of AMI level.

Needs not previously identified

NA

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

Many of the Hispanic and Black residents are located in the North Beach and South Beach neighborhoods, which are community development target areas.

NA-35 Public Housing

Introduction

The households that are in need of available public housing are faced with a twofold problem; a limited number of property options and incomes that fall into the extremely low category. Furthermore, many of these households have a family member with disabilities and therefore require an accessible unit. Also many households require larger units, which are limited in supply.

Totals in Use

| | Program Type | | | | | | |
|--|--------------|-----------|----------------|---------------|--------------|-------------------------------------|---------------------------------------|
| | Certificate | Mod-Rehab | Public Housing | Project-based | Tenant-based | Special Purpose Voucher | |
| | | | | | | Veterans Affairs Supportive Housing | Family Unification Program Disabled * |
| # of units vouchers in use | 0 | 126 | 196 | 10 | 2,604 | 183 | 0 |
| *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition | | | | | | | |

Data Source: PIC (PIH Information Center)

Table 21 - Public Housing by Program Type

Characteristics of Residents

| | Program Type | | | | | | | |
|------------------------|--------------|-----------|----------------|--------|---------------|--------------|-------------------------------------|---------------------------------------|
| | Certificate | Mod-Rehab | Public Housing | Total | Project-based | Tenant-based | Special Purpose Voucher | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program Disabled * |
| 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 |

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