



**City of Miami**

## **HOME American Rescue Plan (ARP) Allocation Plan**

**Draft #1 Issued: October 27, 2022**

**Draft #2 Issued: Wednesday, December 28, 2022**

**Draft #3 Issued: Tuesday, November 26, 2024\*\* Approved by City of Miami Commission on 12/11/24 and subsequently submitted to US HUD.**

NOTE: Changes in Draft #3 have been noted in blue copy.\*\*

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## HOME-ARP Allocation Plan Template with Guidance

**Instructions:** All guidance in this template, including questions and tables, reflect requirements for the HOME-ARP allocation plan, as described in Notice CPD-21-10: *Requirements of the Use of Funds in the HOME-American Rescue Plan Program*, unless noted as optional. As the requirements highlighted in this template are not exhaustive, please refer to the Notice for a full description of the allocation plan requirements as well as instructions for submitting the plan, the SF-424, SF-424B, SF-424D, and the certifications.

References to “the ARP” mean the HOME-ARP statute at section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2).

### Consultation

In accordance with Section V.A of the Notice (page 13), before developing its HOME-ARP allocation plan, at a minimum, a PJ must consult with:

- CoC(s) serving the jurisdiction’s geographic area,
- homeless service providers,
- domestic violence service providers,
- veterans’ groups,
- public housing agencies (PHAs),
- public agencies that address the needs of the qualifying populations, and
- public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities.

State PJs are not required to consult with every PHA or CoC within the state’s boundaries; however, local PJs must consult with all PHAs (including statewide or regional PHAs) and CoCs serving the jurisdiction.

### Template:

#### ***Describe the consultation process including methods used and dates of consultation:***

This HOME-ARP allocation plan was prepared in consultation with agencies whose clientele includes the HOME-ARP qualifying populations (QPs).

- **Homeless populations**, 24 CFR 91.5 (1), (2), (3)
- **At risk of homelessness**, 24 CFR 91.5
- **Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking**
- **Other populations** who do not qualify under any of the populations above but meet one of the following criteria:
  - families requiring services or housing assistance or to prevent homelessness
  - those at greatest risk of housing instability

NOTE: Although not a separate QP, veterans and families that include a veteran family member that meet one of the preceding criteria qualify.

The City of Miami Department of Housing & Community Development (HCD) would be administering the funds which amount to a total of \$12,720,427. A list of organizations consulted to date by HCD is noted below. An initial virtual consultation session was hosted on March 1, 2022, for the largest agencies serving homeless needs. The Miami-Dade County Homeless Trust, which serves as the area's Continuum of Care (CoC), was included. Subsequently, the City contacted other agencies via phone and/or e-mail to further gather their input/comments on the needs of their qualifying populations and to gather feedback on the QP's needs. An electronic survey was widely distributed to local agencies and organizations that work with people experiencing homelessness, people fleeing domestic violence, justice-involved individuals, veterans, people with low incomes, and other qualifying populations.

***List the organizations consulted:***

| <b>Agency/Org Consulted</b>   | <b>Type of Agency/Org</b>                       | <b>Method of Consultation</b> | <b>Feedback</b>   |
|---|---|-------------------------------|---|
| <b>Homeless Trust/Continuum of Care (CoC)</b>                                   | CoC, Quasi-County Agency                        | Teams meeting/e-mails         | Would like to see funding prioritized for the homeless, for rehousing and adding units to the pipeline. Questioned if partners knew of existent properties that could be rehabbed, Mentioned the consideration of HOME ARP acquisition and/or start-up supportive services funding in project for the homeless at an outside-of-City location. At least two possible locations have been identified. CoC also submitted letter to Mayor/City Manager in March 2022. CoC issued letter (via email) to HCD Director George Mensah dated Nov. 10, 2022, referencing potential sites for HOME-ARP investment prioritizing the homeless. <a href="#">Addt'l communications mid-2024.</a> |
| <b>Miami-Dade County Public Housing &amp; Community Development Dept. (PHA)</b> | County Department, area Public Housing provider | Phone calls; e-mail           | Discussed how they would be implementing their HOME-ARP allocation including acquisition of a location for up to 120 seniors/vulnerable households in North Miami as bridge permanent housing.  |
| <b>City of Miami Homeless Assistance Program, Dept. of Human Services</b>       | City Dept., homeless service provider           | Phone call; E-mail; Survey.   | Lack of affordable housing and shelter units. Priority needs of affordable housing development and rental assistance.   |
| <b>Carrfour Supportive Housing</b>  | Non-profit, supportive housing provider         | Teams meeting                 | They have a site within City limits (Little Haiti area) for future supportive housing; could it be part of a larger development?  |
| <b>Camillus House</b>   | Non-profit, Homeless Provider                   | Teams meeting                 | Set aside ELI units in tax credits are often unattainable for persons in the CoC due to tenant qualifications.  |
| <b>Chapman Partnership</b>  | Non-profit, Homeless Provider                   | Survey                        | Lack of available quality affordable housing and living wages. Priority needs   |

|   |   |                       |   |
|---|---|-----------------------|---|
|   |   |                       | of affordable housing development and supportive services.  |
| <b>Citrus Health and Family Care Network</b>  | Non-profit, at-risk of homelessness provider                        | Teams meeting; Survey | Look at one-size-fits-all qualifications for tenancy in tax credits for 30% AMI and below HH; there is a need for lowering barriers to rental housing entry. Priority needs of more rental assistance and the need for affordable housing development given the lack of the latter. Keep service dollars in mind. |
| <b>Hope Inc. (FHIP)</b>   | Non-profit, fair housing provider (FHIP)                            | Teams meeting; survey | Attended but provided no comments. No comments to survey.   |
| <b>Domestic Violence Oversight Board, Miami-Dade County</b>   | County Advisory Board, DV provider                                  | Phone call; email     | Provided email information for Board members so that surveys could be issued to them. Also provided Gap document (data).  |
| <b>Miami-Dade Police Department &amp; Task Force Coordinator for the South Florida Human Trafficking Task Force</b> | County Dept., Human Trafficking                                     | E-mail; survey        | Provided data that has been integrated into the plan.<br><br>No response to survey.   |
| <b>Miami-Dade County – Commission on Disability Issues</b>  | County Advisory Board   | Survey                | No response.  |
| <b>Sundari Foundation, dba Lotus House</b>  | Non-profit, DV provider   | Survey                | Priority needs of supportive services and rental assistance for families on a very limited income.  |
| <b>Advocate Program, Inc.</b>   | Non-profit, DV and veterans provider                                | Survey                | Need for affordable housing and shelter placement given the increase in families becoming homeless. Living wage also an issue. Priority needs of affordable housing development and rental assistance.  |
| <b>South Florida Behavioral Health Network</b>  | Non-profit  | Survey                | Need to addressing convicted felons who are homeless. Priority needs of acquisition/ development of non-congregate shelter units and supportive services.   |
| <b>The Salvation Army</b>   | Non-profit, Homeless provider                                       | Survey                | Main need is not enough affordable housing for the low-income HH in Miami-Dade County. Priority needs of affordable housing development and supportive services.  |
| <b>Legal Services of Greater Miami, Inc.</b>  | Non-profit legal services provider.                                 | Survey                | No response.  |
| <b>Volunteers of America Florida</b>  | Faith-based human service organization                              | Survey                | No response.  |
| <b>Hermanos de la Calle</b>   | Faith-based non-profit homeless services provider                   | Survey                | No response.  |
| <b>Thriving Mind South Florida</b>  | Agency that works with service providers to help people affected by | Survey                | No response.  |



|                           |  |        |              |
|---------------------------|--|--------|--------------|
|                           | mental illness or substance abuse.   |        |              |
| <b>Survivors' Pathway</b> | Agency providing services to survivors of domestic violence, sexual assault and human trafficking. | Survey | No response. |

***Summarize feedback received and results of upfront consultation with these entities:***

Many of the agencies listed in the chart provided the City with distinct feedback and responses, noted in the chart above, lending insight on how they believe they can better serve the qualifying population(s) whom they work with. Overall, the lack of affordable housing for the low and extremely low income was the most prevalent, consistent mention.

## **Public Participation**

In accordance with Section V.B of the Notice (page 13), PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment on the proposed HOME-ARP allocation plan of **no less than 15 calendar days**. The PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold **at least one public hearing** during the development of the HOME-ARP allocation plan and prior to submission.

PJs are required to make the following information available to the public:

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

Throughout the HOME-ARP allocation plan public participation process, the PJ must follow its applicable fair housing and civil rights requirements and procedures for effective communication, accessibility, and reasonable accommodation for persons with disabilities and providing meaningful access to participation by limited English proficient (LEP) residents that are in its current citizen participation plan as required by 24 CFR 91.105 and 91.115.

### **Template:**

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

- ***Date(s) of public notice: 10/27/2022 and 12/27/22; 11/26/24\*\****
- ***Public comment period: start date – 10/27/2022 end date - 11/10/2022 Second draft: 12/28/22-1/12/23;***

*Third draft: 11/26/2024 – 12/11/2024\*\**

- *Date(s) of public hearing: 11/8/2022; 1/12/23; 12/12/2024\*\**

***Describe the public participation process:***

The draft HOME-ARP Allocation Plan was made available for public review and comment on October 27, 2022, on both the HCD website at [www.miamigov.com/HOME-ARP](http://www.miamigov.com/HOME-ARP) and in hard copy at the HCD office. The notice of the public hearing and availability of the draft Allocation Plan was published in *The Miami Herald* on 10/27. The public meeting on November 8 took place at City Hall and was broadcast live online and via the City's Channel 77, a cable channel within City limits. Pursuant to the comments received from the CoC following that process, the draft Allocation Plan was edited and the second draft was advertised and made available for public review and comment on Dec. 28, 2022 through Jan 12, 2023, with the second public hearing taking place at the City Commission meeting held on Jan. 12, 2023. [The third draft of the Allocation Plan was advertised on November 26, 2024, and made available for public review and comment from November 26, 2024 through December 11, 2024. The third public hearing took place at the City Commission meeting held on December 12, 2024.\\*\\*](#)

***Describe efforts to broaden public participation:***

On March 1, HCD held a Teams consultation meeting with several non-profits in the homeless/at risk of homelessness sector to commence discussion and the data gathering process towards the drafting of the Allocation Plan. The advertised Public Notice of the draft plan was shared with an email list the Department had put together of 90+ stakeholders and/or service providers who work with the QPs. HCD also reached out to them via an e-survey earlier in the Summer of 2022 to request their feedback on needs and priorities. The data tied to the responses received was noted in the chart above. The DHCD also created a dedicated web page for the HOME-ARP program, [www.miamigov.com/HOME-ARP](http://www.miamigov.com/HOME-ARP).

***Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:***

After the public hearing, the CoC (Homeless Trust) submitted a letter on Nov. 10 as a public comment to the City's draft Allocation Plan, wherein they request funding assistance to acquire and renovate up to four potential properties they had identified to serve as temporary and/or permanent housing (Non-Congregate Shelter) for persons experiencing homelessness. Since receipt of this letter, the HCD has met with the CoC's representatives to review the specifications of each of the properties referenced in the letter, to understand if they meet the requirements of HOME-ARP funds. Subsequently, edits were made to the Allocation Plan and a second draft was issued for a 15-day public comment period on December 28, 2022. [No additional comments were received during the third public hearing on Dec. 12, 2024.\\*\\*](#)

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

All comments were accepted.

## **Needs Assessment and Gaps Analysis**

In accordance with Section V.C.1 of the Notice (page 14), a PJ must evaluate the size and demographic composition of **all four** of the qualifying populations within its boundaries and assess the unmet needs of each of those populations. If the PJ does not evaluate the needs of one of the qualifying populations, then the PJ has not completed their Needs Assessment and Gaps Analysis. In addition, a PJ must identify any gaps within its current shelter and housing

inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services.

**Template:**

**OPTIONAL Homeless Needs Inventory and Gap Analysis Table**

| Homeless                     |                   |            |             |            |           |                              |                      |      |               |              |            |             |            |
|------------------------------|-------------------|------------|-------------|------------|-----------|------------------------------|----------------------|------|---------------|--------------|------------|-------------|------------|
|                              | Current Inventory |            |             |            |           | Homeless Population          |                      |      |               | Gap Analysis |            |             |            |
|                              | Family            |            | Adults Only |            | Vets      | Family HH (at least 1 child) | Adult HH (w/o child) | Vets | Victims of DV | Family       |            | Adults Only |            |
|                              | # of Beds         | # of Units | # of Beds   | # of Units | # of Beds |                              |                      |      |               | # of Beds    | # of Units | # of Beds   | # of Units |
| Emergency Shelter            | 1076              | 295        | 1333        | #          | 0         |                              |                      |      |               |              |            |             |            |
| Transitional Housing         | 192               | 61         | 392         | #          | 88        |                              |                      |      |               |              |            |             |            |
| Permanent Supportive Housing | 1481              | 392        | 2828        | #          | 909       |                              |                      |      |               |              |            |             |            |
| Other Permanent Housing      | 115               | 32         | 207         | #          | 25        |                              |                      |      |               |              |            |             |            |
| Sheltered Homeless           |                   |            |             |            |           | 1054                         | 1251                 | 105  | 126           |              |            |             |            |
| Unsheltered Homeless         |                   |            |             |            |           | 0                            | 970                  | 26   | 179           |              |            |             |            |
| Current Gap                  |                   |            |             |            |           |                              |                      |      |               | 0            | 0          | 680         | 680        |

**Suggested Data Sources:** 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

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

***Homeless as defined in 24 CFR 91.5***

The 2022 Point-In-Time (PIT) count in the CoC which spans all of Miami-Dade County, was held on January 27, 2022, and registered a slight (2%) increase in the total count of homeless persons (sheltered and unsheltered) County-wide from the previous year's Jan. PIT. The 2022 PIT identified 970 persons who were **unsheltered in the County**; the majority of those persons (591) were *within City of Miami limits*, accounting for a 6% increase of unsheltered persons within City boundaries, from the previous year. The increase is of concern to City administrators and residents. The City of Miami is the oldest and most populated municipality within Miami-Dade County which counts with a total of 34 incorporated municipalities. As such, many homeless services and facilities have historically been in the County's downtown area, which is within the City of Miami's geographic limits.

The 2022 PIT count identified 2,306 **sheltered persons in the County**. Of this total, 1,908 persons were *in emergency shelter*. Besides this another 382 people were in *transitional housing*, and 16 were in *Safe Haven*. Of the homeless subpopulations in both the sheltered and unsheltered category, the largest is adults with serious mental health disorders (1,046) and substance use disorders (533).

The CoC's summer census, held on August 18, 2022, noted an increase in the number of homeless with an estimated 1,140 **unsheltered persons** and 2,598 **sheltered persons** reported in the County, an 11

percent increase from the previous Summer Census. When focusing on unsheltered numbers solely within City of Miami limits from August 2021 (510 persons) to August 2022 (640 persons), there was a 25 percent increase. The Housing Trust (CoC) indicates that homeless numbers tend to swing higher in the summer months.

### ***At Risk of Homelessness as defined in 24 CFR 91.5***

HUD defines those at risk of homelessness as individuals and families who have an income below 30% of the area median income (AMI), do not have sufficient resources or support networks to prevent them from becoming homeless, or live with instability (e.g. moving two or more times during the last 60 days due to economic reasons).

The last available Comprehensive Housing Affordability Strategy (CHAS) data spans 2015-2019 and indicates that close to a third (31.6%) of City of Miami households (56,015) have incomes less than or equal to 30% HAMFI (HUD Area Median Family Income). The majority of these (just over 80%) are renter households. With inflation on the rise nationwide and locally, the City's median income is noted at \$44,268 (*US Census QuickFacts, 2016-2020*), which means cost burdened households cannot afford the higher rents seen within the City and County in 2022, making many of them very vulnerable to housing instability whereby saving money for emergencies, weather-related disasters, and/or potential relocation becomes extremely difficult. According to a more recent report issued by Realtor.com<sup>1</sup>, home rents in the Miami-Fort Lauderdale-West Palm Beach metro area climbed more than 55% year-over-year as of Feb. 2022, making it the greatest spike on a national level. This spike adds more stress to lower-income households.

When we analyze the most recent SAGE HMIS Reporting Repository data for a snapshot of those in the category of families requiring services/housing assistance to prevent homelessness. In the first quarter of 2022 (1-1-22 through 3-31-22), 401 persons were in the City's Hotel/Motel voucher program, 173 persons were in the homeless prevention program, and 179 persons were in the rapid rehousing program. Adding these numbers up amounts to some 750 persons per quarter that are housed via temporary or emergency assistance or need additional housing assistance.

In the past several decades, the City of Miami's real estate market has been dynamic, weathering both highs and lows. According to the latest Annual Rent Report from Zumper, Inc., the largest privately owned rental platform in North America, the median monthly rent just for a one-bedroom apartment increased by 38.29% in Miami, to \$2,280, over the past year — the highest increase in the country. The national average was 11.6 percent. The 2020 American Community Survey 5-Year Estimates indicate that 21.5% of Miami's total population (442,241) lives in Poverty (\$1701) with close to 30% of that population 65 years and over. Of the total City population, close to 20% have no health insurance. Miami's median income (\$44,268) is also lower than that of Miami-Dade County's (\$53,975) and the State of Florida (\$57,703).

### ***Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***

For HOME-ARP, this population includes the categories noted above as well as cases where an individual or family reasonably believes that there is a threat of imminent harm from further violence due to dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a

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<sup>1</sup> [February Rental Report: Sun Belt Metros See Highest Rent Growth and Low Affordability - Realtor.com Economic Research](#), March 23, 2022

child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return or remain within the same dwelling unit.

In the most recent available reports issued by the Florida Dept. of Law Enforcement (calendar year 2020) on the state's Uniform Crime Reports on Domestic Violence, data indicates that there were a total of 1,212 total offenses/761 arrests in the City of Miami, and 7,470 total offenses/3,612 arrests County-wide (all of Miami-Dade County's police agencies).<sup>2</sup> Those numbers were lower than the ones logged in calendar year 2019; 1444 offenses/884 arrests in the City of Miami, and 8,160 offenses/4,188 arrests County-wide. Meanwhile, data indicates that the County's Community Action & Human Services Dept.'s domestic violence shelters provided services to 1177 program participants since Feb. 2020.

Florida ranks third in the U.S. in human trafficking. Human Trafficking (HT) is defined as any act that involves the recruitment, transportation, harboring, sale, or receipt of persons through coercion, force, abduction, and/or deception or fraud, for the improper purpose of placing them in a situation of forced labor, sexual exploitation, domestic servitude, debt bondage or other slavery-like practice. Locally, these cases are handled by Police in cooperation with the State Attorney's Office. Miami-Dade County's Coordinated Victims Assistance Center (aka CVAC) provided the data in the table below indicating the number of HT victims assisted during the last three calendar years, County-wide. Keep in mind, that only five months of 2022 are reported in the last available report.

| OVC Services for Victims of Human Trafficking<br>Clients Served by Year at CVAC (Miami-Dade County)<br>Total Number of Human Trafficking Victims Assisted |             |      |      |                    |
|---|-------------|------|------|--------------------|
| Trafficking Type  | Year Served |      |      |                    |
|   | 2019        | 2020 | 2021 | 2022 (Jan. to May) |
| Sex Trafficking   | 16          | 17   | 30   | 31                 |
| Labor Trafficking   | 18          | 24   | 22   | 21                 |
| Sex and Labor   | 16          | 21   | 19   | 64                 |
| Total Clients Assisted  | 50          | 62   | 71   | 116                |

- Data obtained from TIMS

***Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice***

As per issued guidance, the "***Other populations***" QP is for those persons who do not qualify under any of the other QPs but meet one of following criteria:

- (1) families requiring Services or Housing Assistance or to Prevent Homelessness  
Households (i.e., individuals and families) who:

<sup>2</sup> [https://www.fdle.state.fl.us/FSAC/Documents/Annual/Domestic-Violence/DV\\_Jurisdiction\\_Offenses\\_2020-\(3\).aspx](https://www.fdle.state.fl.us/FSAC/Documents/Annual/Domestic-Violence/DV_Jurisdiction_Offenses_2020-(3).aspx)

- have previously been qualified as “homeless” as defined in 24 CFR 91.5
- are currently housed due to temporary or emergency assistance, including financial assistance, services, temporary rental assistance or some type of other assistance to allow the household to be housed, and
- need additional housing assistance or supportive services to avoid a return to homelessness
- (2) those at Greatest Risk of Housing Instability means a household that has:
  - Annual income  $\leq$  30% of area median income and is experiencing severe cost burden (i.e., is paying more than 50% of monthly household income toward housing costs); OR
  - Annual income  $\leq$  50% of area median income and meets one of the conditions in paragraph (iii) of “At risk of homelessness” definition at 24CFR91.5

When taking the definitions provided for this QP, there would seem to be a potential overlap between this category and that of the ***At Risk of Homelessness*** category. When looking to the CHAS data (2015-2019 ACS), estimates indicate that 33,970 households with annual incomes of 30% of AMI or below, inclusive of both the owner and renter categories, are experiencing **severe cost burden** (more than 50% of monthly income towards housing costs). For reference, the CHAS reports a total of 176,775 households.

When looking at the SAGE HMIS Reporting Repository data for a snapshot of those in the category of families requiring services/housing assistance to prevent homelessness. In the first quarter of 2022 (1-1-22 through 3-31-22), 401 persons were in the City’s Hotel/Motel voucher program, 173 persons were in the homeless prevention program, and 179 persons were in the rapid rehousing program. Adding these numbers up amounts to some 750 persons per quarter that are housed via temporary or emergency assistance or need additional housing assistance.

Veterans and families that include a veteran family member that meet the criteria for one of the qualifying populations described as at *Greatest Risk of Housing Instability* above are also eligible to receive HOME-ARP assistance. At the time of the Jan. 2022 PIT Count there were 131 veterans, 26 unsheltered and 105 sheltered. The majority of veterans (120) were males and Non-Hispanic (108). Data indicates that 29 veterans were considered chronically homeless, when looking to both the sheltered/unsheltered categories.

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

Recent CARES Act allocations for the City of Miami were used to assist some of the QPs. In April 2021, the City awarded just over \$5 million in ESG-CV funding to Camillus House to provide rapid rehousing and homeless prevention activities to qualifying City residents. As of the Summer of 2022, those funds were fully committed. A one-time CARES Act allocations under the Housing Opportunities for Persons With AIDS (HOPWA-CV) was allocated to provide temporary rental assistance to persons with HIV/AIDS via the STRMU (Short-term Rental Mortgage and Utility Assistance) program. Finally, ERA1 and ERA2 allocations of just over \$30 million via the U.S. Treasury Emergency Rental Assistance Program assisted over 3,000 rental households who were 80% AMI and below, and financially affected due to, or during, the pandemic, providing them with rental and utility relief (running from March 2021 through July 2022). The City closed the ERA program’s application period once funds had been exhausted but anticipate a reopening sometime around Dec. 2022, based on a new allocation of funding.

Typically, the City receives an annual allocation of approximately \$450,000 in Emergency Solutions Grant funding which it awards towards Homeless Prevention and Rapid Re-housing Efforts, along with funding Street Outreach efforts. Other current resources available to assist qualifying populations in the City of Miami (as a jurisdiction of Miami-Dade County) are listed below:

**Congregate and non-congregate shelter units**

The 2021 Housing Inventory Count (HIC) identified 8,686 year-round beds in the CoC, 3,023 in the Emergency/Safe Haven/Transitional Housing category and 5,665 in the Permanent Housing category. Of the permanent units 1,086 are specifically for veterans and 108 beds in the transitional category are for veterans.

Two Miami-Dade County transitional housing programs (Inn Transition South and Inn Transition North) provide traditional housing, advocacy and supportive services to victims of domestic violence and their dependents. Another four Miami-Dade County certified domestic violence shelters (SafeSpace Empowerment Center, SafeSpace Central, SafeSpace South and SafeSpace North) provide temporary emergency shelter, advocacy and support services to victims of domestic violence, and their dependents.

### **Individuals and Families at Risk of Homelessness**

Individuals and families at risk of homelessness may need housing assistance which could include eviction assistance, rent and utility assistance, in addition to other types of supportive services. Households who need assistance with maintaining or regaining housing to prevent homelessness will benefit from targeted services. Services that may be needed to assist individual and families at risk of homelessness include:

- **Short-term subsidies** – Besides the City of Miami ERA program mentioned above, which closed its application period in July 2022, the City also provides funding to the local, long-running HPRP program known as HAND that assists homeless prevention and rapid rehousing qualifying candidates. The latter program is also funded by Miami-Dade County which also operates its own voucher and mod-rehab programs.
- **Mortgage assistance** - the HOPWA funded Short-term Rental, Mortgage, and Utility Assistance (STRMU) Program is administered by HCD and provides mortgage assistance or temporary rental assistance to income-eligible households who are 80% AMI and include a member who is HIV+ in the County. In March 2022 the State of Florida launched the Mortgage Assistance Program known as **Homeowner Assistance Fund (HAF)** to aide eligible homeowners (related to a primary residence) with mortgage delinquencies, defaults, foreclosures, and displacements, as well as loss of utilities, home energy services, and insurance. The HAF program closed on July 31, 2022, due to the exhaustion of funds.

### **TBRA**

The neighboring jurisdictions of Miami-Dade County and the City of Miami Beach were awarded close to 500 Emergency Housing Vouchers (EHV) for families who are homeless, at-risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability. Also, the CoC operates a Permanent Supportive Housing (PSH) Tenant-Based Rental Assistance (TBRA) program which offers long-term rent subsidy similar to Section 8 Housing Choice Vouchers to homeless households with disability which are accessed via the CoC's Coordinated Entry Process in accordance with the CoC's Orders of Priority.

### **Supportive Services**

The CoC (Homeless Trust) has also identified its strategy of continuing to maximize the use of community-based resources, by collaborating with Head Start, Catholic Legal Services, Veterans Affairs, Faith-Based Organizations, Managed Care, Greater Miami Legal Services, OIC of South Florida, PACE Centers, Career Source, Parent to Parent, Advocacy Network on Disabilities. As indicated in the latest update of its Community Homeless Plan, 2022: Priority Home<sup>3</sup>, the CoC has identified a strategy of funding Food and Beverage (F&B) tax to fund gaps in support services to leverage new Permanent Supportive Housing.

Back in January of 2022, City of Miami Mayor Francis Suarez announced his *Functional Zero Plan* with an ambitious goal of making Miami the first major city in America to reach functional zero for chronic homelessness. The Functional Zero Plan aims to deploy \$3.1 million dollars in federal American Rescue

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<sup>3</sup> [2022-mdc-homeless-plan.pdf \(homelesstrust.org\)](https://www.homelesstrust.org/2022-mdc-homeless-plan.pdf)



Plan Act (ARPA) funds directly to longtime community partners in Miami with a proven track record in helping the most vulnerable, including Lotus House (\$200,000), Camillus House (\$2 million), the Chapman Partnership (\$200,000) and the Miami Center for Mental Health & Recovery (\$750,000).

According to reports, almost half of the funding has been earmarked for supportive services to continue partnerships with Miami Dade College and Florida International University to provide on-site workforce related programming such as culinary arts, hotel maintenance, construction trades and forklift operator training classes. Some funding will go towards street outreach efforts including an expansion of the Lazarus/Matt Talbot specialized outreach program that targets the chronic mentally ill homeless and those with severe and persistent substance abuse issues and placing trained case managers with the regular street outreach teams to prepare the documentation needed to move homeless people on the street who are shelter-resistant but ready for housing, directly into apartments. Finally, around \$125,000 will go towards the City of Miami's Specialized Police Homeless Unit (HEAT team) funding emergency beds to immediately assist people and provide an immediate alternative to those unhoused, with placement at Camillus.

Functional Zero means that a community has measurably ended homelessness for a given population, and when homelessness does occur, it's rare and brief. By partnering with multiple community stakeholders, the City's Functional Zero Plan intends to end chronic homelessness by providing job training opportunities, identifying housing solutions, and expanding mental health as well as substance abuse services within the City of Miami. Back in 2018, the Homeless Trust announced that Miami had reached functional zero for veterans experiencing homelessness.

***Street Outreach*** (SO) is provided to unsheltered homeless persons in the City via the staff of Miami Homeless Assistance Program (MHAP), a division of the City's Department of Human Services. The team ensures that people sleeping on the streets are prioritized for assistance in the same manner as any other person assessed through the CoC's Coordinated Entry process. Staff locate, identify, and build relationships with the unsheltered population to provide immediate support, intervention, and connections with homeless assistance programs and mainstream social services/and or housing programs. MHAP also assists persons on the street with obtaining necessary documentation (homeless verification, birth certificates, IDs and social security cards) and makes referrals to community services and resources. Street Outreach (SO) includes two specialized behavioral health outreach teams, Camillus House's Lazarus Project and New Horizon's PATH program. SO workers follow the HMIS workflow, which includes collection of the HMIS Notices and Disclosure and HMIS Consent to Release and Exchange of Information.

***Coordinated Victims Assistance Center*** (CVAC) - A Miami-Dade County one-stop, non-residential center for victims of domestic violence, sexual assault, dating violence and human trafficking, the CVAC provides on-site coordinated services in collaboration with community partners, faith-based organizations, universities, nonprofit agencies and other governmental agencies. According to available information, the CVAC along with five DV Outreach Units in the County and operated via the Eleventh Judicial Circuit of Florida, extend 38 different services to their clients from including everything from Crisis Counseling to Domestic Violence Legal Representation, Empowerment/Educational Support Groups, Employability Services, Filing Criminal Cases/Police Report, etc.

#### **Affordable and permanent supportive rental housing**

The City operates a small Housing Choice Voucher program (179), a Moderate Rehabilitation program (206 units), and the HOPWA LTRA program (800). Available data indicates that within City limits, there are approximately 178 privately owned buildings (which have received some type of public funding) offering a total of approximately **14,900** affordable and/or supportive rental units presently in use, for low to moderate-income persons, in different income categories. These buildings are spread out throughout the City's five districts. However, given Miami's area median income, and escalating rents in the private sector,



the supply is always short of the demand. The City has limited sources to help fund affordable housing, and no dedicated revenue source. The largest allocation in recent years has come from the General Obligation Bonds (GOB), passed by Miami voters in late 2017, and dedicating \$100 million to specific affordable housing efforts. To date, approximately \$69 million in bond funds have been allocated towards multi-family affordable and/or workforce housing, contributing towards 1,300 units in different stages of production. Although the City continues to look into creative ways to add to the supply, but given existent land costs and escalating construction costs, development of units for the extremely low income (ELI) has become more and more difficult.

Meanwhile, according to Miami-Dade County's HOME-ARP Allocation Plan, the CoC operates 5,172 in Permanent Supportive Housing beds (as of Summer 2022). However, there is a need for more supportive housing pairing deeply affordable housing with tenancy support services for the homeless, and those at risk of homelessness. According to the recently issued [\*Corporation for Supportive Housing \(CSH\) National Supportive Housing Needs Assessment\*](#), Florida's greatest supportive housing needs come from the elderly/aging, jail, and prison systems. The report does not provide County-specific data.

***Describe the unmet housing and service needs of qualifying populations:***

To assess the unmet needs of Qualifying Populations, the City looked to available reports and data in order to be able to identify gaps within the current shelter and housing inventory, as well as the service delivery system. Data sources referred to for this determination included the City's 2019-2023 Consolidated Plan, the most recent Comprehensive Housing Affordability Data (CHAS), 2022 Point in Time Count reports (PIT Count) from Jan. 27, 2022, and August 2022, 2021, CoC Housing Inventory Count (HIC), supplemented by stakeholder surveys and input.

***Homeless as defined in 24 CFR 91.5***

The most significant unmet need of those experiencing both sheltered and unsheltered homelessness is a lack of available housing units within the allowable payment standards to move homeless persons into affordable housing. Besides this, emergency shelters continue to be at capacity with a wait time of three to four weeks for move in during the past year. Many of those currently experiencing homelessness who have access to rental assistance through an emergency voucher or the local rapid rehousing program (known as HAND) still have difficulty finding a unit that is within the allowable payment standards. The same situation is happening with the Homeless Trust's \$11 million voucher program (TBRA) which receives federal funding. Given the shortage of affordable housing, the program is having difficulty finding landlords to participate and as of early May 2022, the program had 300 unused vouchers to be paid directly to the landlords. The last *Miami-Dade County Homeless Trust Gaps and Needs Assessment Report on Homelessness*<sup>4</sup> is based on the 2022 PIT count data and on data gathered from 1,344 surveys returned by persons experiencing homelessness on their history and needs. The document indicated that the "CoC solicits additional feedback on gaps and needs through countywide budget meetings, CoC Board meetings . . . client satisfaction surveys and feedback received through a survey that is accessible through [their] website," and that the recurring theme continues to be a lack of affordable housing, "including extremely low income housing as well as permanent supportive housing for persons with special needs." The document further indicates that lack of healthcare, mental health care, and employment opportunities are also recurring themes.

Another unmet need is how to best assist the unsheltered, many of whom are shelter resistant. In September 2021, the City of Miami Commission passed Resolution 21-0372 detailing citywide clean-ups, three times a week, at "hot spot" locations known to have recurring homeless encampments that had become a public health concern. In the Summer of 2022, the City Commission adopted Resolution 22-0308, asking the City Manager to prepare a study to include the costs associated with other options including "tiny home"

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<sup>4</sup> [2022-miami-dade-gaps-and-needs-report.pdf \(homelesstrust.org\)](https://www.homelesstrust.org/2022-miami-dade-gaps-and-needs-report.pdf)

transitional housing (50 to 100) for the City’s homeless population and to present costs/feasibility of these other options. While the “tiny homes” concept is on hold for further evaluation, this effort has spurred conversations with Miami-Dade County and Homeless Trust officials to consider the option of acquiring, retooling, and rehabbing existing properties for the shelter resistant individual. City leaders have indicated they want to work with Miami-Dade County to help make more shelter beds available, to identify alternative sites for temporary housing facilities and to stop releasing people from jail, with no place to go, within Miami city limits.

### ***At Risk of Homelessness as defined in 24 CFR 91.5***

The City and County continue to deal with a housing affordability crisis, with a significant unmet need for affordable housing and quick access to it, which makes the “at risk” household even more vulnerable. Of the City’s 45,600 rental households with incomes at or below 30% AMI, more than half (28,405 households) are extremely cost burdened, spending over 50% of their income on rent. a significant portion The lack of sufficient income means most of these households cannot afford a rental hike. In their most recent *Countywide Evictions and Foreclosures Quarterly Report*<sup>5</sup>, the County’s Office of the Commission Auditor reported that 4,962 eviction cases were *pending*, filed on or after March 1, 2020 through June 2022. The bulk of these cases are residential. When looking further into the eviction case load by zip code, the data in the report indicated that the third highest number of filed evictions of all County zip codes was 33132 which correlates to the downtown Miami area (189 cases). The report also indicated that from March 1, 2020 through June 30, 2022, there had been 10,220 writs of possession executed County-wide. It is difficult to know whether those households that were evicted turned to friends or family, relocated elsewhere, or turned to the shelter system or other program/services accessible via the CoC’s Homeless Helpline. The report also noted an increase in eviction filings in Jan. through June of 2022, when comparing this year’s numbers to those reported in 2021, on a month-to-month basis.

### ***Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice***

We referred to the *Gaps & Needs Report*<sup>6</sup> issued in May 2020 by the Gaps and Needs Workgroup of the Miami-Dade County Domestic Violence Oversight Board to address this QP. The report indicates that the principal needs include: 1) a single, centralized, hotline and coordinated entry system to ensure maximum utilization of available resources and access to emergency shelter and supportive services for all DV victims in accordance with their needs; 2) and addressing the urgent shortage of emergency shelter beds for domestic violence victims, exacerbating the challenges for victims urgently in need of safety.

The *Gaps & Needs Report* also goes on to make the connection between victims of domestic violence and homelessness, indicating that because DV victims are often forced to flee their homes in search of safety, many leave behind their possessions with children in tow, leading to homelessness. The report indicates that “from 2013 to August 2019, more than 15,800 Miami-Dade residents who received homeless emergency shelter and other housing assistance reported fleeing domestic violence.” As per the report, victims in need of shelter are often turned away because of an urgent shortage of shelter beds in domestic violence centers and the lack of a coordinated entry system that efficiently utilizes the limited resource. As background, emergency shelters for domestic violence victims previously could only gain certification if approved by the Florida Coalition Against Domestic Violence (FCADV), which also controlled State funding for those centers, under the auspices of the Florida Department of Children and Families (DCF). The FCADV approval process created a barrier to certification of new domestic violence centers. The Florida State legislature and Governor adopted new legislation on February 27, 2020, removing the FCADV

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<sup>5</sup> [Eviction Reports \(miamidade.gov\)](https://www.miamidade.gov/eviction-reports), Second quarter (2022)

<sup>6</sup> [Domestic-Violence-Gaps-and-Needs-Report-5.9.20-Final.pdf \(lotushouse.org\)](https://www.lotushouse.org/Domestic-Violence-Gaps-and-Needs-Report-5.9.20-Final.pdf)

from its duties and functions and transferring the same to DCF, including in particular the licensing and funding of domestic violence centers.

***Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice***

Extremely low-income individuals and households making 30% or less of the area median income, are at great risk of housing instability or are living in unstable housing situations. A disproportionate number of these individuals are minorities, elderly, and unaccompanied youth.

***Identify any gaps within the current shelter and housing inventory as well as the service delivery system:***

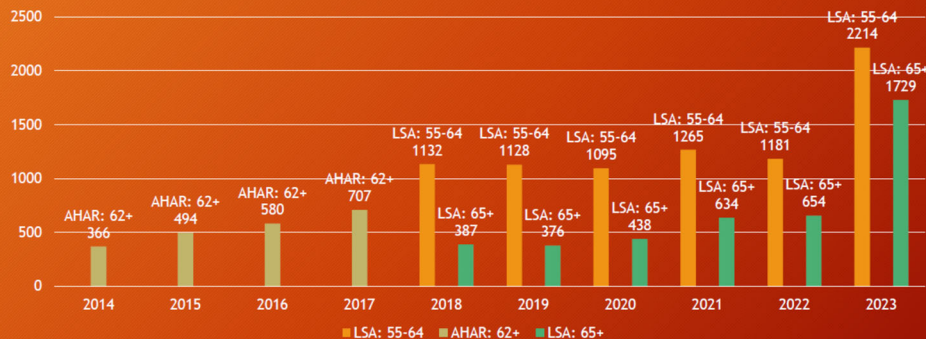
Emergency shelters for the homeless, operated by the County, continue to be full to capacity. The average number of days homeless (for adults only) within the CoC sits at 183 days, with 47 percent of households in the homeless system exiting to permanent destinations. So sufficient shelter space is lacking, as is sufficient next step affordable housing to move the households into. The creation of additional emergency shelter and interim housing could potentially fill some of the gap to strengthen the response system.

The Trust (CoC) has also identified a need to specifically serve elderly homeless persons, given the increase in their numbers combined with the escalating rents seen throughout Miami-Dade County. In the Jan. 2024 Miami-Dade County PIT Census, which took place on January 25, 2024, there was a six percent increase in the total number of senior persons, ages 55-64 years old, in the homeless count (649 persons) when comparing it to the 2023 PIT count for the same age category (612 persons). The Jan. 2024 PIT Census reported a slight decline (-5 percent) in the category of homeless persons ages 65 and up, with a total of 475 persons when compared to a total of 501 in the 2023 PIT Census in the same age category.

In a recent analysis of the persons in the CoC (Graphic #1 below), the CoC provides an analysis of the increase dating back several years and noting Longitudinal System Analysis (LSA) data since 2018. According to the National Alliance to End Homelessness, senior citizen homelessness is expected to triple by 2030. Many seniors experiencing homelessness are essentially living out their final years in homeless shelters. Per the CoC's HMIS, only 38% of seniors 55+ who enter the Continuum of Care exit to permanent housing, and they are staying in the homeless system the longest, with an average of 250 days.

Seniors are also more likely to return to the homeless system than other homeless sub-populations as well. Twenty-four percent (24%), nearly 1 in 4, will return to homelessness. Add to this, the pandemic further exacerbated the urgent need for senior housing as those in their later years are more likely to have underlying conditions that make them more at risk of severe illness and death. Specialized housing is desperately needed for this vulnerable population – permanent housing that offers a range of services that cater to the particular needs of seniors. Because of their age, health and risk profile, combined with income constraints and lack of extremely low-income housing, homelessness for seniors can be a death sentence. To that end, for more than a year, the CoC has been actively looking for potential sites to purchase towards permanent rental housing for this population.

## 5 Year Elderly Analysis



*Graphic #1 (above): Source: Miami-Dade County Homeless Trust Longitudinal System Analysis (LSA) takes data from the CoC's Homeless Management Information System (HMIS) and illustrates how households move through the homeless system. In 2018, the LSA replaced the Annual Homeless Assessment Report (AHAR) which also provided estimates of homelessness.*

Besides this, in just four months of 2022, Camillus House indicated that 254 families had called the homeless prevention hotline seeking homeless prevention services, a record number of calls. In the most recent *Miami-Dade County Homeless Trust Gaps and Needs Assessment Report on Homelessness* where by 1,344 surveys were gathered from persons experiencing homelessness in regard to their history and needs, an overwhelming majority of those surveyed (75%) identified being in need of the following service: “Housing Placement.” The same Report also mentions that a recurring theme in CoC discussions on gaps and needs includes the “lack of affordable housing, ELI Housing, as well as supportive housing for persons with special needs.”

There is a gap in housing inventory for the disabled. Based on the 2016-2020 ACS 5-Year Estimate for the City of Miami, 11.7% of persons have a disability, with the bulk of that percentage being persons age 65 and over. The County’s Commission on Disability Issues identified a need for more housing for persons with disabilities. There is also a need for more housing and services for victims of human trafficking and domestic violence.

***Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here:***

The City of Miami’s last Consolidated Plan (2019-2023), noted that a lack of sufficient income was the number one factor contributing to homelessness. Those surveyed at the time the CP was filed indicated that

finding true affordable housing, and securing rental assistance were the greatest needs. Miami-Dade County's low wages, high housing costs and increasingly limited affordable housing options, is creating substantial housing instability among its residents. In addition, disability, including mental health, substance abuse disorder, chronic health condition and/or physical disability have an adverse impact on housing stability.

***Identify priority needs for qualifying populations:***

Based on analysis of the data sources mentioned and consultation, the standout "need" across all of the QPs is quick access to affordable housing. People experiencing housing crisis or fleeing an unsafe situation need to find a place to stay quickly. Given the escalating rents in the City of Miami where close to 70% of housing units are rentals, locating an affordable unit has become more and more difficult, creating a major gap that can potentially lead to homelessness. In Florida's private market, landlords can set their rents as they see fit and with reports indicating that some landlords have hiked up rents by up to 100% this year, this drastic increase is simply unattainable for low income households already grappling with inflation costs. The priority needs for the qualifying populations include the development of permanent affordable rental housing (inclusive of new construction and/or rehabilitation), and the need for supportive services which the City is addressing via other funding sources referenced elsewhere. The development of affordable rental units with affordability terms, will allow more individuals to transition out of temporary housing and into permanent housing that takes their household income into consideration.

***Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan:***

The level of need and gaps was identified using a combination methodology. HCD referred to the Miami-Dade CoC's most recent 2022 Point-in-Time Count data, the most recent CHAS data, and the most recent Housing Inventory County (2021) filed with US HUD, while also incorporating discussion with, and survey feedback from, current providers and stakeholders who work with the QPs. The City also referred to its Consolidated Plan 2019-2023.

## **HOME-ARP Activities**

**Template:**

***Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:***

In relation to the Homeless Trust property acquisition and rehabilitation project, the Homeless Trust, the CoC lead, has indicated it would select a subrecipient, via a competitive Request for Proposal (RFP) process, to manage the property on the CoC's behalf and provide support services to tenants.

The remaining approx. \$2.81M HOME-ARP funds in the affordable rental housing category will be made available via a City of Miami advertised Request For Proposals (RFP) process to be issued at a future date, where submissions will be reviewed and scored. The bid, or bids, with the highest score(s) will be taken before the City of Miami Commission for their review and approval/disapproval.

***Describe whether the PJ will administer eligible activities directly:***



The DHCD will not administer eligible activities directly. However, the Department will underwrite and monitor all HOME-ARP activities for compliance with federal regulations.

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

No portion of the HOME-ARP administrative funds have been provided to a sub-recipient or contractor prior to HUD's acceptance of the HOME-ARP allocation Plan.

In accordance with Section V.C.2. of the Notice (page 4), PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

### **Template:**

#### **Use of HOME-ARP Funding**

|   | <b>Funding Amount</b>             | <b>Percent of the Grant</b> | <b>Statutory Limit</b> |
|---|-----------------------------------|-----------------------------|------------------------|
| Supportive Services   | \$ 0                              |                             |                        |
| Acquisition and Development of Non-Congregate Shelters                                      | \$ 8,000,000                      |                             |                        |
| Tenant Based Rental Assistance (TBRA)   | \$ 0                              |                             |                        |
| Development of Affordable Rental Housing (Production or Preservation of Affordable Housing) | \$2,812,362.95<br>\$10,812,362.95 |                             |                        |
| Non-Profit Operating  | \$ 0                              | 0 %                         | 5%                     |
| Non-Profit Capacity Building  | \$ 0                              | 0 %                         | 5%                     |
| Administration and Planning   | \$ 1,908,064.05                   | 15 %                        | 15%                    |
| <b>Total HOME ARP Allocation</b>  | \$ 12,720,427                     |                             |                        |

***Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:***

The total HOME-ARP allocation is \$12,720,427 of which 15% is being set aside by DHCD for planning and administration costs. Up to \$10,812,362.95 in HOME-ARP funds are being recommended for the development of affordable rental housing. Eight million dollars has been identified to assist the local CoC with its acquisition and administration of a hotel/motel or multi-family rental building to ultimately serve as permanent supportive rental housing for elderly from all four QPs, with a preference for QP1.

The remaining approximate \$2.8 million would be allocated via a future advertised Request For Proposals (RFPs), with submissions that would then be reviewed and scored based on specific criteria and would serve all four qualifying populations (QPs) as identified in the HOME-ARP regulation and would not feature any preference. Those proposals scoring the highest would then be recommended to the City of Miami Commission for their final decision on projects ready to proceed.

***Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:***

After consultation with the different service providers, the need for more affordable housing open to all four qualifying populations was the prevailing ask. The gap analysis further reinforced the need for more affordable housing for vulnerable populations and the need to address the 11% increase in homeless numbers since the previous year (both sheltered and unsheltered), based on data gathered during the August 2022 count. The feedback provided by the Continuum of Care and the other service providers was instrumental to putting together the Allocation Plan. Due to the escalating rental costs seen in the private market in the City and County, and with few existent legal options to regulate those private rents, there is more need than ever for viable housing for those on the lower ends of the income spectrum.

## **HOME-ARP Production Housing Goals**

### **Template**

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

The City estimates that a total of somewhere between 87 and 97 affordable rental housing units can be produced via the HOME-ARP funding allocation. The numbers provided here are a projection and will be subject to change based on construction/rental costs at the time of development. The City's Department of Housing & Community Development will endeavor to partner with entities that are able to leverage other resources to meet or exceed the minimum goal established.

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

The City of Miami's affordable rental housing production goal via the use of HOME-ARP funding is a minimum of 87 units, 57 of these units will be with the property acquisition/rehab project with the CoC as described in this Allocation Plan and the remaining 30 units will be via an RFP process. This production goal will address the high priority need identified in the City's last Consolidated Plan 2019-2023, of increasing the affordable rental housing supply to address the mismatch of household incomes (low) and housing costs (high) in the City. This is especially important given the loss of many of its historically affordable multi-unit housing structures which have been sold and/or replaced by newer housing structures with higher rental costs.

## **Preferences**

A preference provides a priority for the selection of applicants who fall into a specific QP or category (e.g., elderly or persons with disabilities) within a QP (i.e., subpopulation) to receive assistance. A *preference* permits an eligible applicant that qualifies for a PJ-adopted preference to be selected for HOME-ARP assistance before another eligible applicant that does not qualify for a preference. A *method of prioritization* is the process by which a PJ determines how two or

more eligible applicants qualifying for the same or different preferences are selected for HOME-ARP assistance. For example, in a project with a preference for chronically homeless, all eligible QP applicants are selected in chronological order for a HOME-ARP rental project except that eligible QP applicants that qualify for the preference of chronically homeless are selected for occupancy based on length of time they have been homeless before eligible QP applicants who do not qualify for the preference of chronically homeless.

Please note that HUD has also described a method of prioritization in other HUD guidance. Section I.C.4 of Notice CPD-17-01 describes Prioritization in CoC CE as follows:

“Prioritization. In the context of the coordinated entry process, HUD uses the term “Prioritization” to refer to the coordinated entry-specific process by which all persons in need of assistance who use coordinated entry are ranked in order of priority. The coordinated entry prioritization policies are established by the CoC with input from all community stakeholders and must ensure that ESG projects are able to serve clients in accordance with written standards that are established under 24 CFR 576.400(e). In addition, the coordinated entry process must, to the maximum extent feasible, ensure that people with more severe service needs and levels of vulnerability are prioritized for housing and homeless assistance before those with less severe service needs and lower levels of vulnerability. Regardless of how prioritization decisions are implemented, the prioritization process must follow the requirements in Section II.B.3. and Section I.D. of this Notice.”

If a PJ is using a CE that has a method of prioritization described in CPD-17-01, then a PJ has preferences and a method of prioritizing those preferences. These must be described in the HOME-ARP allocation plan in order to comply with the requirements of Section IV.C.2 (page 10) of the HOME-ARP Notice.

In accordance with Section V.C.4 of the Notice (page 15), the HOME-ARP allocation plan must identify whether the PJ intends to give a preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project.

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- The PJ must comply with all applicable nondiscrimination and equal opportunity laws and requirements listed in 24 CFR 5.105(a) and any other applicable fair housing and civil rights laws and requirements when establishing preferences or methods of prioritization.

While PJs are not required to describe specific projects in its HOME-ARP allocation plan to which the preferences will apply, the PJ must describe the planned use of any preferences in its HOME-ARP allocation plan. This requirement also applies if the PJ intends to commit HOME-ARP funds to projects that will utilize preferences or limitations to comply with restrictive eligibility requirements of another project funding source. **If a PJ fails to describe preferences or limitations in its plan, it cannot commit HOME-ARP funds to a project that will implement a preference or limitation until the PJ amends its HOME-ARP allocation plan.**



**For HOME-ARP rental housing projects, Section VI.B.20.a.iii of the HOME-ARP Notice (page 36) states that owners may only limit eligibility or give a preference to a particular qualifying population or segment of the qualifying population if the limitation or preference is described in the PJ's HOME-ARP allocation plan. Adding a preference or limitation not previously described in the plan requires a substantial amendment and a public comment period in accordance with Section V.C.6 of the Notice (page 16).**

**Template:**

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

The units in the CoC property acquisition/rehabilitation, to operate as a permanent affordable rental property, will give preference to elderly households meeting the QP1 definition but will be open to all four QPs. The remaining projects to be funded under the affordable Rental Housing Development activity - to be selected via a future RFP – will also produce units available to all qualifying populations as defined in HUD's CPD Notice 21-10 (§ IV.A. Qualifying Populations), including people who are homeless; those at-risk of homelessness; those fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; individuals for whom provision of supportive services would prevent homelessness or who are at the greatest risk of housing instability; and veterans and their families that meet any of the listed criteria.

***If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:***

In mid-2024, the CoC contacted the City to inform them that the CoC wanted to pursue a permanent Affordable Rental Project instead of an Non-Congregate Shelter (NCS) project due to recent data and street outreach efforts reinforcing the escalating number of homeless elderly, both sheltered and unsheltered, in the Continuum of Care along with the severe shortage of affordable rental housing in Miami-Dade County available to them. The CoC indicates that one in three persons experiencing homelessness in Miami-Dade County is over the age of 55. Besides this, the CoC currently has a significant gap in unit inventory to address the homeless population.

The percentage of persons in the continuum between the ages of 55 and 64 took a sharp increase between 2022 and 2023, as did the number of persons age 65 and up. Because seniors have unique housing needs and vulnerabilities, age-restricted housing communities can be an important way to meet their specific needs. In January 2023, the Homeless Trust acquired its first senior center living facility named Mia Casa, located in the City of North Miami. The site now provides a critical safety net for 120 older adults experiencing homelessness who are 65+, helping them bridge to other permanent housing in the community. Mia Casa operates at 113% capacity with 16 overflow beds added during hurricane Milton. Forty-eight (48) people are on their waiting list for admission, and they are turning away many eligible referrals which speaks to the need for additional units for seniors in the CoC.

Please also refer to the narrative on pages 15-16 and accompanying data regarding the homeless elderly in our CoC.

## Referral Methods

PJs are not required to describe referral methods in the plan. However, if a PJ intends to use a coordinated entry (CE) process for referrals to a HOME-ARP project or activity, the PJ must ensure compliance with Section IV.C.2 of the Notice (page10).

A PJ may use only the CE for direct referrals to HOME-ARP projects and activities (as opposed to CE and other referral agencies or a waitlist) if the CE expands to accept all HOME-ARP qualifying populations and implements the preferences and prioritization established by the PJ in its HOME-ARP allocation plan. A direct referral is where the CE provides the eligible applicant directly to the PJ, subrecipient, or owner to receive HOME-ARP TBRA, supportive services, admittance to a HOME-ARP rental unit, or occupancy of a NCS unit. In comparison, an indirect referral is where a CE (or other referral source) refers an eligible applicant for placement to a project or activity waitlist. Eligible applicants are then selected for a HOME-ARP project or activity from the waitlist.

The PJ must require a project or activity to use CE along with other referral methods (as provided in Section IV.C.2.ii) or to use only a project/activity waiting list (as provided in Section IV.C.2.iii) if:

1. the CE does not have a sufficient number of qualifying individuals and families to refer to the PJ for the project or activity;
2. the CE does not include all HOME-ARP qualifying populations; or,
3. the CE fails to provide access and implement uniform referral processes in situations where a project's geographic area(s) is broader than the geographic area(s) covered by the CE

If a PJ uses a CE that prioritizes one or more qualifying populations or segments of qualifying populations (e.g., prioritizing assistance or units for chronically homeless individuals first, then prioritizing homeless youth second, followed by any other individuals qualifying as homeless, etc.) then this constitutes the use of preferences and a method of prioritization. To implement a CE with these preferences and priorities, the PJ **must** include the preferences and method of prioritization that the CE will use in the preferences section of their HOME-ARP allocation plan. Use of a CE with embedded preferences or methods of prioritization that are not contained in the PJ's HOME-ARP allocation does not comply with Section IV.C.2 of the Notice (page10).

### **Template:**

***Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional):***

*In the CoC property acquisition/rehab project referenced in this document, the City will use the CoC's (County-wide) Coordinated Entry Process because it covers all four QPs. All other projects in the rental housing activities category that come in via an advertised Request for Proposal (RFP) process, will use project-specific waiting lists and would be open to all four QPs. As per issued guidance, in these waiting lists, applicants should be selected in chronological order of their application to the greatest extent practicable.*

***If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):***

***If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):***

The CoC acquisition/rehab project will use the CoC's (County-wide) CE system as specified below. The City, in consultation with the CoC/County, will establish policies and procedures for applying the established QP1 preference and referral methods via a written agreement for this specific property, as required, and any changes to these written procedures would have to be approved by the City.

Miami-Dade CoC Coordinated Entry (CE) process:

Referrals to Permanent Supportive Housing follow the CoC's CE process covering all four QPs: People who are literally homeless; people at risk of homelessness whose housing crisis cannot be resolved by rent in arrears or relocation assistance; people fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking; and families requiring housing assistance to address homelessness. The CoC CE process for Miami-Dade considers data elements collected in the HMIS to rank referrals, with those who are most likely to need Permanent Supportive Housing to resolve their housing crisis at the top of the by name list. Homeless Prevention, Street Outreach and Access Points serving as the CoC's first point of contact for people at risk of, or experiencing homelessness, use the HMIS to collect Universal Data Elements (UDE) and vulnerability screening. Domestic Violence providers using OSNIUM have ES, TH and RRH funding from the CoC, and share data with the CoC to prioritize referrals for PSH.

Data elements utilized to rank persons include HUD HMIS UDEs and elements from the VI-SPDAT, a vulnerability instrument that weighs the impacts of medical, mental health and substance use related vulnerabilities. The prioritization data elements include data on (1) other system utilization [hospital, jail, trauma resolution, foster care, crisis...], (2) families with minor children, (3) persons fleeing Domestic Violence, (4) persons with medical concerns affecting major organs, (5) persons who are 65 and older, (6) unaccompanied youth, and (7) total vulnerability score. A hit on these data elements provides a point in the ranking, someone with a six (6) will be ranked at the top of our By Name List by the length of time they have been experiencing homelessness.

For the CoC-acquired site, the CoC would continue to use their Coordinated Entry process including the Universal Data Elements, adjusting for age (elderly) and the household size, based on what the rental units will legally allow as to occupancy, and giving a preference to individuals in QP1.

The CoC will adopt the adjusted prioritization for the CoC-acquired site and incorporate it into the CoC's established Coordinated Entry System.

***If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional):***

### **Limitations in a HOME-ARP rental housing or NCS project**

Limiting eligibility for a HOME-ARP rental housing or NCS project is only permitted under certain circumstances.

- PJs must follow all applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a). This includes, but is not limited to, the Fair Housing Act, Title VI of the Civil Rights Act, section 504 of Rehabilitation Act, HUD's Equal Access Rule, and the Americans with Disabilities Act, as applicable.
- A PJ may not exclude otherwise eligible qualifying populations from its overall HOME-ARP program.
- Within the qualifying populations, participation in a project or activity may be limited to persons with a specific disability only, if necessary, to provide effective housing, aid, benefit, or services that would be as effective as those provided to others in accordance with 24 CFR 8.4(b)(1)(iv). A PJ must describe why such a limitation for a project or activity is necessary in its HOME-ARP allocation plan (based on the needs and gap identified by the PJ in its plan) to meet some greater need and to provide a specific benefit that cannot be provided through the provision of a preference.
- For HOME-ARP rental housing, section VI.B.20.a.iii of the Notice (page 36) states that owners may only limit eligibility to a particular qualifying population or segment of the qualifying population if the limitation is described in the PJ's HOME-ARP allocation plan.
- PJs may limit admission to HOME-ARP rental housing or NCS to households who need the specialized supportive services that are provided in such housing or NCS. However, no otherwise eligible individuals with disabilities or families including an individual with a disability who may benefit from the services provided may be excluded on the grounds that they do not have a particular disability.

### **Template**

***Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:***

The City of Miami does not intend to limit eligibility for HOME-ARP rental housing to a particular qualifying population/subpopulation of a qualifying population.

***If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in***

*the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:*

*If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):*

Enter narrative response here.

## **HOME-ARP Refinancing Guidelines**

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- *Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity*

Not applicable.

- *Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.*

Not applicable.

- *State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.*

Not applicable.

- *Specify the required compliance period, whether it is the minimum 15 years or longer.*

Not applicable.

- *State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.*

Not applicable.



- **Other requirements in the PJ's guidelines, if applicable:**  
Not applicable.

## Attachments

Ad placement – The Miami Herald, Oct. 27, 2022 (first draft)

12A

MIAMI HERALD

THURSDAY OCTOBER 27, 2022

# Gunmen attack major Shiite holy site in Iran, killing 15

Associated Press

DUBAI, UNITED ARAB EMIRATES

Gunmen attacked a major Shiite holy site in Iran on Wednesday, killing at least 15 people and wounding dozens. The attack came as protesters elsewhere in Iran marked a symbolic 40 days since a woman's death in custody ignited the biggest anti-government movement in over a decade.

State TV blamed the attack on "takfiris," a term that refers to Sunni Muslim extremists who have targeted the country's Shiite majority in the past. The attack appeared to be unrelated to the demonstrations.

The official website of the judiciary said two gunmen were arrested and a third is on the run after the attack on the Shah Cheragh mosque, the second holiest site in Iran. The state-run IRNA news agency reported the death toll and state TV said 40 people were wounded.

An Iranian news website considered to be close to the Supreme National Security Council reported that the attackers were

foreign nationals, without elaborating.

The Islamic State group late Wednesday claimed responsibility for the attack on its Amaq news agency. It said an armed IS militant stormed the shrine and opened fire on its visitors. It claimed that some 20 people were killed and dozens more were wounded.

Such attacks are rare in Iran, but last April, an assailant stabbed two clerics to death at the Imam Reza shrine, the country's most revered Shiite site, in the northeast city of Mashhad.

Iranian President Ebrahim Raisi said that whoever led and planned the attack will "receive a regretful and decisive response," without elaborating. IRNA quoted Raisi as saying, "This evil will definitely not go unanswered."

Earlier on Wednesday, thousands of protesters had poured into the streets of a northwestern city to mark the watershed 40 days since the death in custody of 22-year-old Mahsa Amini, whose tragedy sparked the protests.

Deaths are commemorated in Shiite Islam — as in many other traditions — again 40 days later, typically with an outpouring of

grief. In Amini's Kurdish hometown of Sadez, the birthplace of the nationwide unrest now rolling Iran, crowds snaked through the local cemetery and thronged her grave.

"Death to the dictator!" protesters cried, according to video footage that corresponds with known features of the city and Aichi Cemetery. Women ripped off their headscarves, or hijabs, and waved them above their heads. Other videos showed a massive procession making its way along a highway and through a dusty field toward Amini's grave. There were reports of road closures in the area.

State-linked media reported 10,000 protesters in the procession to her grave.

Hengaw, a Kurdish human rights group, said security forces fired tear gas to disperse demonstrators. The semi-official ISNA news agency said security forces fired pellets at crowds of demonstrators on the outskirts of Sadez and pushed back demonstrators who tried to attack the governor's office. It said local internet access was cut off due to "security considerations."

## Obituaries

### OBITUARY INDEX

View and place obituaries at [miamiherald.com](http://miamiherald.com)

Contact our obituary staff at 305-376-8901 or [obit@miamiherald.com](mailto:obit@miamiherald.com)

| NAME, AGE          | CITY   | DEATH  | ARRANGEMENTS                          |
|--------------------|--------|--------|---------------------------------------|
| Ehrlich, David, 80 | Austin | Oct 22 | Goldstein's/Rosenberg's/Raphael-Sacks |

Bold listings indicate expanded obituaries

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David Ehrlich  
August 12, 1942 -  
October 22, 2022



Austin, Texas - Husband of Shantiji "Shanti" Ehrlich (nee Sarah Ann Schalek). Father of Ian, Blake, Ella, and Arthur Ehrlich. David was born in Philadelphia, PA, and raised in Lower Merion, PA, and Miami, FL. A businessman, antiques collector, and real estate investor. Alumni of Johns Hopkins University, long-time resident of NYC, NY, Southampton, NY, Miami, FL, Los Angeles, CA, and Austin, TX. David was an adventurer and traveled to over 70 countries throughout his life. David passed peacefully in his sleep after a life well lived. Relatives and friends are invited to his funeral services Thursday 2 P.M. precisely at Roosevelt Memorial Park Mausoleum, 2701 Old Lincoln Hwy., Trevo, PA 19053. Shiva will be observed Thurs., 6-10 PM, Fri., 11-2 PM, and Sat. 6-10 PM at the home of Lauren Berkow, a lifelong friend and Godmother to his children. The Philadelphia, 2401 Pennsylvania Ave., #19B33, Phila., PA 19130. Contributions in his memory may be made to Help for Orphans Int., 3300 Bee Caves Road, 6501262 Austin, TX 78746, [www.helpfororphans.org](http://www.helpfororphans.org)

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City of Miami - Department of Housing & Community Development

City of Miami to hold Public Hearing on Substantial Amendment to Fiscal Year (FY) 2021 Action Plan for the Allocation of HOME American Rescue Plan Funding (HOME-ARP)

### NOTICE OF PUBLIC HEARING

The City of Miami Department of Housing & Community Development will hold a Public Hearing on Tuesday, November 8, 2022, 5 pm, at Miami City Hall, Commission Chambers, 3500 Pan American Drive, to discuss the proposed activities identified in the City's draft HOME-ARP Allocation Plan. The purpose of the hearing is to give the public an opportunity to provide comments on the proposed Substantial Amendment to the FY 2021 Action Plan for the allocation of the HOME-ARP funding, with proposed recommendations described below. The City of Miami expects to receive \$12,728,427 in HOME American Rescue Plan (HOME-ARP) funds appropriated under Section 5280 of the American Rescue Plan Act of 2021. The public hearing will also be broadcast live on the City's website ([www.miamigov.com](http://www.miamigov.com)) and Channel 77 (coverage only for residents living in the city). The proposed activities and funding recommendations to be undertaken, and described in the draft HOME-ARP Allocation Plan, are as follows:

| HOME AMERICAN RESCUE PLAN ALLOCATION PLAN    |   |                        |
|--|---|------------------------|
| Activity Title                               | Activity address  | Funding Recommendation |
| Development of affordable rental housing     | (Site to be identified pursuant to evaluation of bids via RFP to be issued) | \$10,812,362.95        |
| Administration (15% cap)                     | Dept. of Housing & Community Development                                    | \$1,906,064.00         |
| <b>HOME-ARP ALLOCATION PLAN GRAND TOTAL:</b> |   | <b>\$12,728,427.00</b> |

The draft HOME-ARP Allocation Plan and Substantial Amendment to the Action Plan 2021 will be available for review online starting Thursday, October 27, 5 am, at [www.miamigov.com/HOME-ARP](http://www.miamigov.com/HOME-ARP) and at the Department of Housing & Community Development, 14 NE 1 Ave., Second Floor, Miami, FL 33132. Comments may also be submitted in writing from Thurs., October 27 through Thurs., November 10, to the attention of George Hirsch, Director, City of Miami Department of Housing & Community Development, 14 NE 1 Ave., Second Floor, Miami, FL 33132, or via email to [comment@development@miamigov.com](mailto:comment@development@miamigov.com)

The public is invited to attend the public hearing and comment. The meeting site is accessible to the disabled. In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in this proceeding may contact the Dept. of Housing & Community Development at 305-416-1040 (voice) no later than three (3) business days prior to the proceeding. TV users may call via 711 (Florida Relay Service) no later than three (3) business days prior to the proceeding. For more on the HOME-ARP program, visit [www.housingsolutions.miamigov.com](http://www.housingsolutions.miamigov.com)

(A20210990)



LAUNA CANCHOLA. [launacancchola@gmail.com](mailto:launacancchola@gmail.com)  
Launa Cancchola holds a picture of the family with her late husband, Pedro Vasquez, 28. The photo was taken during a visit to Zoo Miami.



LAUNA CANCHOLA. [launacancchola@gmail.com](mailto:launacancchola@gmail.com)  
Launa Cancchola, second from right, lounges with her children on a December night in Homestead. To retain a sense of normalcy since the death of her husband, she said she tries to hang out with the kids in the living room, order pizza and turn on a movie.

## HOW TO HELP

To help this Wish Book nominee and the more than 100 other nominees who are in need this year:

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- The most requested items are often laptops and tablets for school, furniture, and accessible vans
- Read all Wish Book stories on [www.MiamiHerald.com/wishbook](http://www.MiamiHerald.com/wishbook)

FROM PAGE 1A

## WISH BOOK

gays have to understand."

As Christmas and New Year's Day approached, Cancchola, 24, thought of the absence that would dominate holidays, birthdays and special events in the future, she wonders who will dance with Aubrey at her quinceanera.

"One day I'm OK and then the other I'm moping ... or going to the store and seeing something he liked, I just break down crying," she said.

"There's not a day that I don't cry."

Now a single mother of four, Cancchola is trying to navigate the unexpected loss — for herself and her children.

"I have the support of

my mom and dad but it's not easy," she said.

This year, all four kids were helping for bikes or scooters so they could ride around their Homestead neighborhood and in the park next to their house.

When they were 16, Cancchola and Vasquez had their first child, Pedro, now 11. After that they had Jayden, 9, Mario, 8, and Aubrey, who just started kindergarten.

"Through all my pregnancies, he was there," Cancchola said.

Vasquez was an under-water pipe-layer for a South Florida engineering company, Cancchola said. He was a talented swimmer and loved to fish in canals, sometimes trav-

eling to Flamingo in Everglades National Park. When he wasn't working or fishing, he would play football and soccer with the kids, she said.

"He was a really good dad," Cancchola said. "Anything they needed, he was there."

Michelle Rodriguez had known Vasquez since he was a boy, when he first began attending the Richmond Christian Migrant Association, where she is center coordinator of the agency's Everglades II Child Development Center.

"I saw him grow up. And then he comes to me with her and a child and I'm like, 'What?'" Rodriguez said with a laugh.

"No matter what, he was

always smiling."

Rodriguez nominated Cancchola for help from Wish Book through the agency. The two met about 11 years ago when Cancchola's first son was a baby.

"I would tell her that, 'I see you as a daughter that I never had,'" Rodriguez said. "When I talk to you, please don't take it wrong or offensive. Don't think, 'I'm getting after you. I'm just letting you know, by my experience, some of the things you can avoid.'"

In her role as center coordinator, Rodriguez regularly interacts with the families who attend.

When describing her interactions with Vasquez and Cancchola, she said the young couple was

always willing to listen.

"I always had this special bond with her and her husband, Pedro, because they would listen," she said. "There's parents that you try to talk to and they won't listen to you ... They sat there, they wanted the help, they wanted that advice."

Rodriguez last saw Vasquez a few weeks before his death.

"I was in shock," she said. "And it hurt me a lot because I also saw him as a son."

After his passing, Rodriguez offered to help watch Cancchola's children while she was working at the nearby Winn-Dixie grocery store. A few times since then, Jayden, the second-oldest son, has

shown up to Rodriguez's center just to hug her and say hi — something he hadn't done previously. Cancchola said she has seen the grief affect her children, and that it can be difficult for them to express their feelings.

To spend quality time together and feel some sense of normalcy, she said, the family likes to hang out in the living room, turn on a movie and order pizza.

"I just want for things to fall into place," Cancchola said. "I know we're never going to be 100 percent after all of this, but I just want to be good and healthy for my kids and just keep living life."

Tom Irlak: [girlartaki](mailto:girlartaki)

| City of Miami – Department of Housing & Community Development   |  | City of Miami to receive draft and hold Public Hearing re: Homestead Amendment to Fiscal Year 2023 Action Plan for the Allocation of 1996B American Rescue Plan Funding (\$12,126,427) |
|---|--|--|
| <b>NOTICE OF PUBLIC HEARING</b>   |  |  |
| The City of Miami Department of Housing & Community Development will issue the second draft of the City's 1996B-ARP Allocation Plan on Wednesday, December 28, 2022, 9 am, for public review and comment. The draft 1996B-ARP Allocation Plan will go before the City of Miami Commission during their regularly scheduled meeting on Thursday, January 12, 2023, 9 am, at Miami City Hall, Commission Chambers, 3150 Pine Avenue Drive, Miami, FL 33133. At the public hearing, the public can provide comments on the proposed Allocation Plan and the FY 2023 Action Plan for the allocation of the 1996B-ARP funding, with proposed recommendations described below. The City of Miami expects to receive \$12,126,427 in 1996B-ARP funding under the American Rescue Plan Act of 2021. The City Commission meeting will be broadcast live on the City's website <a href="https://www.miamigov.com">www.miamigov.com</a> and Channel 77 (streamed only for residents living in the city). The proposed activities and funding recommendations to be undertaken, and described in the draft 1996B-ARP Allocation Plan, are as follows: |  |  |
| Activity Title  | Activity address   | Funding Recommendation   |
| Supportive and Development of Non-Geographic Services   | To be determined   | \$ 8,900,000.00  |
| Development of Affordable Rental Housing  | Offices to be identified pursuant to evaluation of bids via RFP to be issued | \$ 3,212,425.00  |
| Administration (15% mg)   | Dept. of Housing & Community Development                                     | \$ 1,014,000.00  |
| <b>1996B-ARP ALLOCATION PLAN GRAND TOTAL:</b>   |  | <b>\$12,126,425.00</b>   |

The draft 1996B-ARP Allocation Plan and Substantial Amendment to the Action Plan 2023 will be available for review online starting Wednesday, December 28, 2022, 9 am, at [www.miamigov.com/1996B-ARP](https://www.miamigov.com/1996B-ARP) and at the Department of Housing & Community Development, 14 NE 1 Ave., Second Floor, Miami, FL 33132. Comments may also be submitted in writing from Wednesday, December 28, 2022 through Thursday, January 12, 2023, to the attention of George Irlak, Director, City of Miami Department of Housing & Community Development, 14 NE 1 Ave., Second Floor, Miami, FL 33132, or via email to [george.irlak@miamigov.com](mailto:george.irlak@miamigov.com).

The public is invited to attend the public hearing and comment. The meeting site is accessible to the disabled. In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in this proceeding may contact the Dept. of Housing & Community Development at 305-474-0982 (voice), no later than three (3) business days prior to the proceeding. TTY users may call via TTY (Florida Relay Service) no later than three (3) business days prior to the proceeding. For more on the 1996B-ARP program, visit [www.miamigov.com/1996B-ARP](https://www.miamigov.com/1996B-ARP).

(AD-218161)

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FROM PAGE 3A

## LAWSUIT

Ramos, who was once heard on video using the "n-word" when referring to a Black man struck by a truck, as reported by the Miami New Times.

In the months that followed, Lewis Pratts said he received a 90-day performance-improvement plan and a performance-evaluation investigation based on claims that had no documentation or proof, the lawsuit said.

His career trajectory was documented in public records and social-media posts. The police department did not immediately fulfill a request for her personnel record.

As part of these processes, she said she believes Major Ramos, on Morales' orders, purposefully sought negative feedback from the community.

While his investigation found no evidence to support her "[job] performance deficiencies," she should still be promoted, Ramos went on to tell Lewis Pratts that Morales would not return and that she should not hire him to clear the air.

Lewis Pratts would see another 90-day performance-improvement plan, another reprimand for an incident that the reporting party could not remember occurring and a "first of its kind" written evaluation by a non-council therapist, the lawsuit said.

She said she believes the intent of the scrutiny and harassment was to convince her to meet with Morales.

In a slight reprieve, a Miami Civil Service hearing did find the newest reprimand was not warranted, the lawsuit said.

After months of perceived targeting and harassment through unnecessary overnight and reprimands, Lewis Pratts was demoted to Sergeant in late 2022.

"She endured a period of persecution lasting 250 days, during which no other staff members of the



Miami Police Chief Jimmy Patronis

opposite sex or race experienced similar treatment," the lawsuit read.

### NO ACTION TAKEN

In January 2023, after her demotion, Lewis Pratts spoke with Miami City Manager Art Hodge to slow the whitewash on Morales' alleged abuse of power, retaliation, harassment, and excessive discipline, the lawsuit said.

Hodge said he would look into her concerns and return with his findings. To date, he has not given a response to Lewis Pratts or confirmed an investigation took place, the lawsuit said.

In a deposition by her lawyer more than a year later, Morales revealed he does not know what the city manager has done and that he himself has done nothing regarding an investigation.

"Unfortunately, things will never get better in the City of Miami as long as people like Miss Lewis Pratts are retaliated against, ostracized, demoted and harassed because they oppose racism and because they are loyal to themselves," Pratts said.

Drewes Cramer: 305-295-2026, @drewescramer

## Hours after Trump endorses him, Jimmy Patronis resigns to run for Gaetz's House seat

by MAX GREENGROSS  
greengross@miamiherald.com

Florida Chief Financial Officer Jimmy Patronis resigned on Monday and announced that he would step down as state CFO "effective March 31, 2025," just a day before the special election to Florida's 1st Congressional District.

His letter to Florida Gov. Ron DeSantis and Secretary of State Cord Byrd, Patronis said he would step down as state CFO "effective March 31, 2025," just a day before the special election to Florida's 1st Congressional District.

"It has been an honor and a privilege to serve as Florida's CFO for nearly eight years," Patronis wrote. He will be running for Florida's 1st Congressional District, which covers the westernmost portion of the state's Panhandle.

Patronis' resignation came just a few hours after Trump endorsed him for the House seat, which has been represented by Gaetz since 2017. Gaetz resigned from Congress this month after Trump named him as his choice for U.S. attorney general.

Gaetz then withdrew from consideration last week as he faced increasing scrutiny over years-old allegations of sexual misconduct and drug use. Gaetz has denied any wrongdoing. The former congressman, who was just reelected in this month's elections, has said he will not return to Congress next year.

Patronis' resignation will give DeSantis a chance to appoint a replacement CFO before the next regularly scheduled election in 2026.

Trump is also urging state Sen. Randy Fine to run in the special election to succeed U.S. Rep. Mike Waltz in Florida's 5th Congressional District. Waltz has been tapped to serve as Trump's national security adviser.

Patronis  
@jimpatronis  
jim.Greengross@gmail.com

### PUBLIC NOTICE

A REGULARLY SCHEDULED MEETING OF THE MIAMI CITY COMMISSION WILL BE HELD ON DECEMBER 12, 2024 AT 8:00 AM IN THE CITY COMMISSION CHAMBERS, LOCATED AT MIAMI CITY HALL, 3050 PAN AMERICAN DRIVE, MIAMI, FL 33133. THE MEETING WILL BE BROADCAST LIVE FOR MEMBERS OF THE PUBLIC TO VIEW ON THE CITY'S WEBSITE: [www.miamigov.com/live](https://www.miamigov.com/live), FACEBOOK, YOUTUBE AND CHANNEL 77 (DISPATCH ONLY FOR RESIDENTS LIVING IN THE CITY OF MIAMI).

PUBLIC COMMENT ON AGENDA ITEMS TO BE HEARD AT THIS MEETING CAN BE SUBMITTED VIA AN ONLINE COMMENT FORM AND WILL BE DISTRIBUTED TO THE ELECTED OFFICIALS AND THE CITY ADMINISTRATION AND MADE PART OF THE RECORD. THE DEADLINE TO SUBMIT PUBLIC COMMENT VIA THE ONLINE COMMENT FORM WILL OCCUR WHEN THE CHAIRPERSON CLOSING PUBLIC COMMENT FOR THE MEETING. \*PLEASE VISIT <http://www.miamigov.com/submit-public-comment> FOR DETAILED INSTRUCTIONS ON HOW TO PROVIDE PUBLIC COMMENT. VISIT THE ONLINE PUBLIC COMMENT FORM.

PUBLIC COMMENT ON AGENDA ITEMS TO BE HEARD AT THIS MEETING MAY ALSO BE PROVIDED IN PERSON ON THE DAY OF THE MEETING AT CITY HALL, 3050 PAN AMERICAN DRIVE, MIAMI, FLORIDA, SUBJECT TO ANY AND ALL RULES AND PROCEDURES AS THE CITY MAY IMPLEMENT OR AMEND. PUBLIC COMMENT WILL BEGIN AT APPROXIMATELY 8:00 AM.

A COPY OF THE AGENDA FOR THE CITY COMMISSION MEETING WILL BE AVAILABLE AT: <http://miamigov.com/citycommissionagenda>.

AT ITS MEETING ON DECEMBER 12, 2024 AT 8:00 AM, THE MIAMI CITY COMMISSION WILL CONSIDER THE FOLLOWING PLANNING AND ZONING ITEMS:

**FILE NO. 2024-01 - AN ORDINANCE OF THE MIAMI CITY COMMISSION AMENDING ORDINANCE NO. 19134, THE ZONING ORDINANCE OF THE CITY OF MIAMI, FLORIDA, AS AMENDED ("MAMI 21 CODE"), SPECIFICALLY BY AMENDING ARTICLE 4, TITLE 4 OF THE MAMI 21 CODE, TITLED "RECREATION AND TRAVEL/TOURISM FUNCTION: USE," TO PERMIT RECREATIONAL FACILITY USES AND CERTAIN COMMUNITY FACILITY USES IN "C3" CIVIC SPACE TRAVEL ZONES BY RIGHT; MAJORS FINDING: CONTAINING A SUSTAINABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

Any person who receives compensation, remuneration or expenses for conducting lobbying activities is required to register as a lobbyist with the City Clerk prior to engaging in lobbying activities before city staff, boards, committees or the City Commission.

Should any person desire to appeal any decision of the City Commission with respect to any matter to be considered at this meeting, that person shall ensure that a verbatim record of the proceedings is made including all testimony and evidence upon which any appeal may be based (FVS 280.0105).

Pursuant to Miami City Code Section 2-330(c), whenever a scheduled City Commission meeting is rescheduled or is not held due to a lack of a quorum or other emergency, a special City Commission meeting will be automatically scheduled for the Tuesday immediately following the rescheduled meeting. In the event of one of the aforementioned circumstances, the special meeting would be held on December 17, 2024, at 8:00 a.m. in the City Commission chambers located at Miami City Hall, 3050 Pan American Drive, Miami, FL 33133. At all of the rescheduled agenda items from that cancelled meeting shall automatically be scheduled as an agenda item at the special City Commission meeting. The City Clerk shall notify the public of the special meeting that is to take place by placing a notice of the special City Commission meeting at the entrance of City Hall and the City's main administrative building, placing a notice on the City's website, and, if feasible, placing an ad in a newspaper of general circulation before the special meeting on the immediately following Tuesday. There shall be no additional notice by publication required for any such rescheduled agenda item that is moved to the special City Commission meeting.

In accordance with the Americans with Disabilities Act of 1990, all persons who require special accommodations in order to participate in this meeting should contact the Office of the City Clerk at (305) 250-5361 (voice) no later than two (2) business days prior to the proceeding. TTY users may call via 711 (Florida Relay Service) no later than two (2) business days prior to the proceeding.

Hearing Starts At 8:00 AM

City of Miami – Department of Housing and Community Development

City of Miami to issue draft and hold Public Hearing on Substantial Amendment to Fiscal Year 2021 Action Plan for the Allocation of HOME American Rescue Plan Funding (HOMARP)

### NOTICE OF 15-DAY COMMENT PERIOD AND PUBLIC HEARING FOR HOMARP ALLOCATION PLAN

The City of Miami Department of Housing & Community Development (DHCD) will issue the third draft of the City's HOMARP Allocation Plan on Tuesday, November 26, 2024, for a 15-day public comment period. The draft HOMARP Allocation Plan will go before the City of Miami Commission during their regularly scheduled meeting on Thursday, December 12, 2024, 8 a.m. at Miami City Hall, Commission Chambers, 3050 Pan American Drive, Miami, FL 33133. At the public hearing, the public can provide comments on the proposed Substantial Amendment to the FY 2021 Action Plan for the allocation of the HOMARP funding, with proposed recommendations described below. The City of Miami has received \$12,720,427.00 in HOME American Rescue Plan (HOMARP) funds appropriated under Section 2025 of the American Rescue Plan Act of 2021. The City Commission meeting will be broadcast live on the City's website ([www.miamigov.com/live](https://www.miamigov.com/live)) and Channel 77 (Dispatch only for residents living in the city). The proposed activities and funding recommendations to be undertaken, and described in the draft HOMARP Allocation Plan, are as follows:

| Activity Title  | Activity Detail   | Funding Recommendation |
|---|---|------------------------|
| Development of affordable rental housing (Production or Preservation of Affordable Housing) | Purchase of one site with the Miami-Dade County Homeless Trust (CoC). Remaining site to be identified pursuant to evaluation of bids received via Request for Proposal (RFP). | \$16,912,982.95        |
| Administration (15% cap)  | Dept. of Housing & Community Development  | \$1,808,284.05         |
| <b>HOMARP ALLOCATION PLAN GRAND TOTAL:</b>  |   | <b>\$12,720,427.00</b> |

The draft HOMARP Allocation Plan (Substantial Amendment to the Action Plan 2021) will be available for review starting Tuesday, November 26, 2024, online at [www.miamigov.com/HOMARP](https://www.miamigov.com/HOMARP) and at the DHCD Office located at 14 NE 1 Ave, Second Floor, Miami, FL 33132. Comments may also be submitted in writing from November 26, 2024 through December 11, 2024, to the attention of Victor Turner, Director, City of Miami Department of Housing & Community Development, 14 NE 1 Ave, Second Floor, Miami, FL 33132, or via email to [turnervictor@miamigov.com](mailto:turnervictor@miamigov.com).

The public is invited to attend the public hearing and comment. The meeting will be accessible to the disabled. In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodations to participate in this proceeding may contact the Dept. of Housing & Community Development at 305-416-2080 (voice) no later than three (3) business days prior to the proceeding. TTY users may call via 711 (Florida Relay Service) no later than three (3) business days prior to the proceeding. For more on the HOMARP program, visit [www.hudsochapsa.miamigov.com/home](https://www.hudsochapsa.miamigov.com/home).

(ADO-251516)



## *Original Teams meeting e-vite; consultation*

# CITY OF MIAMI HOME-ARP PLAN STAKEHOLDERS VIRTUAL MEETING



Please join the City's Department of Housing & Community Development for a stakeholder meeting on the \$12.7 million federal funding from the American Rescue Plan (ARP) and how it could be used for housing to assist qualifying populations. The meeting will be held virtually on **March 1, 2022 at 3:00 pm**.

We will discuss how we can use these resources for eligible housing activities, such as affordable housing production or preservation, non-congregate shelter acquisition, and supportive services, homeless prevention services and housing counseling. We welcome your organization's feedback.



### **PLEASE PRE-REGISTER**

by e-mailing [cbermudez@miamigov.com](mailto:cbermudez@miamigov.com). Once registered, you will receive a confirmation e-mail with details on joining the virtual meeting.

For more information on this meeting, contact Christine Bermudez at [cbermudez@miamigov.com](mailto:cbermudez@miamigov.com).

For background on the HOME-ARP program, visit [www.hudexchange.info/programs/home-arp/](http://www.hudexchange.info/programs/home-arp/).

## *Survey e-vite*

# CITY OF MIAMI HOME-ARP PLAN STAKEHOLDERS ONLINE SURVEY



The City of Miami's Department of Housing & Community Development invites local stakeholders to provide their input on the needs of qualifying populations who can be assisted via federal HOME-American Rescue Plan (ARP) funds. These populations include persons who are: (1) Homeless (2) At-Risk of Homelessness (3) Fleeing or attempting to flee domestic/dating violence, sexual assault, stalking or human trafficking (4) Other populations at greatest risk of housing instability.

We look forward to receiving your organization's feedback via this survey which should take no more ten minutes to complete. Please submit your survey responses no later than **Monday, July 25, 2022**. The survey can be accessed by visiting the following link:

[https://www.surveymonkey.com/r/COM\\_HOMEARP](https://www.surveymonkey.com/r/COM_HOMEARP)



For background on the HOME-ARP program, visit [www.hudexchange.info/programs/home-arp/](http://www.hudexchange.info/programs/home-arp/).

For more information, contact Christine Bermudez at [cbermudez@miamigov.com](mailto:cbermudez@miamigov.com).

*Letter from the Homeless Trust – public comment*



**Homeless Trust**  
111 NW 1st Street • 27th Floor  
Miami, Florida 33128  
T 305-375-1490

miamidade.gov

November 10, 2022

Mr. George Mensah  
Director  
Department of Housing & Community Development  
14 NE 1st Avenue, 2nd Floor  
Miami, Florida 33132  
VIA EMAIL:

Dear Mr. Mensah:

Please allow this letter to serve as public comment to the City of Miami's draft HOME-ARP Allocation Plan.

The Miami-Dade County Homeless Trust, lead agency for Miami-Dade County's homeless Continuum of Care (CoC), is seeking to strategically partner with the City of Miami to reduce homelessness in the urban core. As such, we are asking the City of Miami, as a Participating Jurisdiction, to allocate to the Homeless Trust the \$12,770,527.00 in formula funding allocated to the City of Miami as part of the American Rescue Plan Act (ARPA), along with additional funding identified by the City of Miami, for a total of \$15 million, to acquire and renovate up to four new properties to serve as permanent housing for persons experiencing homelessness.

As first outlined in our letter dated March 22, 2022, HOME-ARP funds can be used to purchase and rehabilitate affordable housing, among other eligible activities. The funding we are seeking from the City of Miami and other local governments will allow the Homeless Trust to better support households sleeping on our streets or staying in temporary emergency shelters without viable permanent housing options.

Approximately 1,140 people are experiencing unsheltered homelessness in Miami-Dade County, as evidenced by the homeless census conducted on August 18, 2022. Approximately 56 percent of those individuals (640) are residing in Miami. This represents a year over year increase of 25 percent. Sheltered homelessness is also up approximately 11 percent, with nearly 2,600 people calling emergency shelter home every night.

The housing crisis, inflation, COVID-19, and migrant inflow have created the perfect storm. While we have not returned to pre-pandemic levels of homelessness, we know we are fighting an uphill battle due to the lack of housing stock for extremely low-income homeless households with special needs, particularly those experiencing chronic homelessness. At least 1 in 5 households experiencing homelessness is chronically homeless (disabled and homeless for 365 days or more) and more than 1 in 3 single adults experiencing homelessness is 55 or over. Many of these

individuals are disabled, suffering from severe mental illness and/or substance use disorders, and have complex behavioral health and/or medical needs.

The Homeless Trust can dramatically reduce unsheltered homelessness by investing in Housing First, a homeless assistance approach that prioritizes permanent housing for people experiencing homelessness. We have pre-identified existing properties, which when combined with intensive support services, will serve to assist hard-to-serve individuals experiencing homelessness and meet their complex and unique needs, while also allowing the Homeless Trust to control rents. These properties, combined with investments already made by the Homeless Trust to enhance street outreach, maximize the use of emergency shelter beds and implement Critical Time Intervention (CTI) and pre-CTI case management strategies and will serve to reduce the number of people living on our streets.

We have already secured funding commitments from other Participating Jurisdictions and local governments. Miami-Dade County has committed \$25 million, including \$5 million in HOME-ARP funding. The City of Miami Beach has committed a minimum of \$1 million. The State of Florida has allocated another \$1.75 million. Our goal is to bring online no fewer than 550 new units/beds of permanent housing for persons experiencing homelessness.

**1) Mia Casa – \$6.4 million**

Located at 12221 Harriet Tubman Highway in North Miami, Mia Casa is currently serving as a COVID-19 quarantine and isolation site for senior citizens experiencing homelessness. More than 500 intakes have occurred over the past 2 ½ years. The Homeless Trust is finalizing the acquisition of this site, a former Assisted Living Facility, to serve as bridge permanent housing for senior citizens 65 and over. Currently, 97 seniors are at Mia Casa, but that number will increase to 120 once the sale is complete. The site will be operated using local Food and Beverage proceeds dedicated to homelessness. As portions of this facility were built in the 1970's, an additional sum of \$3 million in capital funds will be needed to ensure the property is maintained appropriately.

**2) Undisclosed Site #1 -- \$4.6 million acquisition; \$6.5 million renovations**

We are also seeking to provide specialized housing and services for unsheltered single adults with special needs. This includes persons with co-occurring disorders (mental illness and substance use disorders); tri-morbidity which includes co-occurring disorders with a chronic medical condition, and the reentry population. Disorders of physical health, mental health and substance



use disorders are common in the unsheltered population. The Trust has identified a facility in west Miami-Dade which can be renovated and transformed into permanent housing, providing specialty care including case management, medical and psychiatric services to highly vulnerable persons. It is also believed the facility and surrounding undeveloped land can be further maximized to house and serve additional persons. The menu of services offered would be designed to meet the unique needs of individuals currently on the streets of Miami-Dade County. Services will be trauma-informed, person-centered and strengths-based, incorporating peers whenever possible.

Work to secure and renovate the facility is underway. The Homeless Trust has committed \$1.5 million in Food and Beverage Tax proceeds, and through a competitive process, selected a CARF accredited, private nonprofit homeless service provider to manage and operate the property.

**3) Undisclosed Site #2 -- \$16 million acquisition and rehabilitation (pre-negotiation)**

The Homeless Trust has identified a 105-room property in south Miami-Dade capable of housing a minimum of 125-150 individuals. As part of a hotel to affordable housing conversion, kitchenettes will be added to all guest rooms. Hotel to housing conversions are underway in communities across the nation as a means to quickly expand the supply of permanent affordable housing.

**4) Undisclosed Site #3 – Estimated \$14 million**

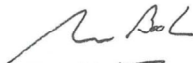
A second hotel to housing conversion is contemplated in the north Miami-Dade area. A previously identified property sold while the Homeless Trust was working to cobble together sufficient financing. Having the necessary capital funding committed will allow us to enter into more serious negotiations with property owners.

Nearly all the agencies consulted by the City of Miami's Housing and Community Development Department in the development of draft plan have echoed the CoC's call for affordable housing, with an emphasis on persons experiencing homelessness. Mechanisms are also available to set preferences which prioritize those experiencing homelessness with HOME-ARP resources. The Trust, having worked with multiple participating jurisdictions and local governments to coordinate homeless housing and services countywide, is best positioned and has the subject-matter expertise and experience to leverage resources and acquire and renovate the housing inventory that is so desperately needed.

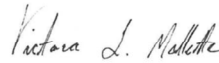
Letter to Mr. George Mensah  
November 10, 2022  
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We know multi-jurisdictional collaborations and coordinated systems are needed to achieve our shared goal of effectively ending homelessness and reach the City of Miami's goal of getting to functional zero and sustaining an effective end to homelessness. We ask that as you develop your community's budget and priorities, those experiencing homelessness are given every consideration and that the City of Miami join the larger effort to increase housing capacity and reduce homelessness countywide.

Sincerely,



Ronald L. Book  
Chairman



Victoria L. Mallette  
Executive Director

c:     The Honorable Francis Suarez, Mayor, City of Miami  
          The Honorable Commissioner Alex Diaz de la Portilla, City of Miami-District 1  
          The Honorable Ken Russell, City of Miami-District 2  
          The Honorable Joe Carollo, City of Miami-District 3  
          The Honorable Manolo Reyes, City of Miami-District 4  
          The Honorable 4 Christine King, City of Miami-District 5  
          The Honorable Daniella Levine Cava, Mayor, Miami-Dade County  
          Arthur Noriega, Manager, City of Miami  
          Larry Spring, Chief Financial Officer, City of Miami  
          Natasha Colebrook-Williams, Assistant City Manager, City of Miami  
          William Porro, Director, Human Services & Economic Initiatives, City of Miami  
          Alfredo Duran, Deputy Director, Housing and Community Development, City of Miami  
          Manny Sarria, Assistant Director, Miami-Dade County Homeless Trust