

City of Homestead



FY 2011-2012 **Consolidated Annual Performance and** **Evaluation Report (CAPER)**

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Executive Summary

The City of Homestead has concluded its fourth year as an entitlement community as of September 30, 2012. Every year the City of Homestead is required to submit a report on CDBG expenditures and progress, which is the Consolidated Annual Performance and Evaluation Report (CAPER). Because Homestead only receives annual allocations of Community Development Block Grant (CDBG) funds, the CAPER is largely limited to that program. As in previous years, the CAPER follows a prescribed format suggested by the U.S. Department of Housing and Urban Development (HUD) that helps to facilitate the review process and to include specific regulatory language.

Not all of HUD's reporting format requirements necessarily apply to Homestead, but are included for consistency. The City does not receive, and therefore cannot report on, direct allocations of certain HUD programs such as HOME, American Dream Downpayment Initiative (ADDI), Emergency Shelter Grant (ESG), Section 8 Housing Vouchers, or Housing Opportunities for People with AIDS (HOPWA). Miami-Dade County does receive funding through these programs and may offer assistance to Homestead residents. The City also does not receive State Housing Initiative Partnership (SHIP) funds.

There are a number of other programs funded through CDBG that provide substantial benefit to the City, and while they are not required to be reported as part of the CAPER, they are important to Homestead's housing and community development goals. As such, the CAPER incorporates a summary of these additional programs in order to provide a more comprehensive picture of HUD funding in Homestead. All of the targeted programs use funds for eligible CDBG activities, and therefore complement entitlement activities. The additional programs underway in Homestead are the Neighborhood Stabilization Program (NSP), Community Development Block Grant-Recovery (CDBG-R), and Community Development Block Grant Disaster Recovery Initiative (CDBG-DRI). The City did not receive NSP 3 funding.

CDBG Entitlement Program

Under the entitlement program during FY 2011-2012, the City completed three activities: Wittkop Park, Wittkop Park Design, and the Dickenson Community Center Fence. All of these projects benefited Census Tract 11202, and a summary of beneficiaries is provided below:

Summary of Beneficiaries for 2011-2012 CDBG Activities

Activity	Census Tract	Low Income Beneficiaries	Total Beneficiaries	Percentage of Low Income Beneficiaries
Wittkop Park	11202.2	3,920	5,261	74.50%
Wittkop Park Design	11202.2	3,920	5,261	74.50%
Dickenson Community Center (Fence)	11202, Block Groups 1 & 2	4,374	7,007	62.40%
Total UNDUPLICATED Beneficiaries		4,374	7,007	62.40%

A summary of expenditures for 2011-2012 is as follows:

Summary of FY 2011-2012 CDBG Expenditures

Activity	Amount
Wittkop Park Construction	\$398,198.26
Wittkop Park Design	\$31,090.07
Dickenson Community Center Fence	\$18,518.00
American Red Cross	\$14,229.04
Administration	\$105,905.84
TOTAL	\$567,941.21

Wittkop Park is the most ambitious CDBG project to date. It required partial funding from three fiscal years, and the activity also includes a separate design line item. Wittkop Park was already a park and as well as the location of a wellfield and water tower. However, the park facilities were severely damaged by Hurricane Andrew and were never properly repaired. The CDBG project completely renovated the park and added extensive facilities for active and passive recreation, as well as improved storm drainage, restrooms, and perimeter fencing. The new park is an asset to the City as a whole and, in particular, the 11202 census tract.

Another completed activity is the Dickenson Community Center Fence. The new fence required architectural design and professional installation. Now that it is installed, it provides greater security and enhances the appearance of the Community Center.

The other activity that received funding in FY 2011-2012 is the American Red Cross. The City does not yet have all of the beneficiary data and this activity will be reported in IDIS as soon as possible.

In addition to these activities, the City is moving forward with the Inflow and Infiltration Sewer Project, Homestead Soup Kitchen, New HOPE Corps, YMCA Daycare, Dickenson Community Center Pump Station, Fair Housing activities and Pump Station 1.

As an overview of CDBG Entitlement funding to date, the following chart outlines the total funding provided and all funded projects since the beginning of 2008:

**Community Development Block Grant (CDBG) Program
Inception (FY 2008-2009) to Present (2012-2013)**

Activity	National Objective	Activity Number	Action Plan Funding				
			2012	2011	2010	2009	2008
Wittkop Park*	LMI Benefit	03F			\$507,925	\$512,781	\$600,000
Wittkop Park Design*	LMI Benefit	03F			\$0	\$100,000	\$0
Dickenson Comm Cntr Fence*	LMI Benefit	03F			\$100,000	\$0	\$0
Dickenson Comm Cntr Pump Station	LMI Benefit	03J	\$100,000				
New HOPE Corps	LMI Benefit	03P	\$71,380				
YMCA Daycare at Harris Field	LMI Benefit	03M	\$100,000				
GALATA, Inc.*	LMI Benefit	03A			\$10,000	\$25,125	\$0
South Dade Weed and Seed, Inc.*	LMI Benefit	03D			\$0	\$14,875	\$10,250
Association for Retarded Citizens*	LMI Benefit	03B			\$0	\$0	\$5,780
American Red Cross	LMI Benefit	05		\$15,000	\$0	\$0	\$9,000
enFAMILIA, Inc.*	LMI Benefit	03P			\$11,000	\$0	\$10,970
LeJardin Day Care*	LMI Benefit	03A			\$79,000	\$0	\$0
Homestead Soup Kitchen	LMI Benefit	03A		\$100,000			
Infiltration and Inflow Reduction Project	LMI Benefit	03J		\$463,560			
Fair Housing Public Service	LMI Benefit	21D	\$5,000				
Pump Station #1	LMI Benefit	03J	\$322,278				
Administrative Costs	NA	21A	\$149,665	\$144,640	\$155,397	\$143,294	\$145,545
TOTAL			\$748,323	\$723,200	\$863,322	\$796,075	\$781,545

The CDBG funds summarized above reflect an annual entitlement to the City. As indicated by the total amount of CDBG received, the City's allocation was significantly reduced in Fiscal Year 2011-2012 after receiving an increase in 2010-2011. There was a slight increase for FY 2012-2013, but it has never again reached the level of FY 2010-2011.

CDBG-R – Washington Avenue Improvements

In addition to the regular CDBG allocation, the City also received CDBG-R funds, which were provided as part of Federal stimulus funding. The CDBG portion of the project is completed but has not yet been closed out administratively due to contractor disputes.

Community Development Block Grant Recovery Program (CDBG-R)*

Activity	National Objective	Activity Number	Funding
Administration	NA	NA	\$21,227
Washington Ave Streetscape	LMI	03K	\$191,047
TOTAL			\$212,274

*CDBG-R is a non-recurring grant and was allocated for one year only.

The National Objective for this project is “L/M Income Area Benefit” and encompasses the census tract and block group 11100.5, which is 80.6 percent LMI. Activity beneficiaries may also include LMI residents of block groups in the surrounding area, which are 78.7 percent LMI including the project block group.

Only those block groups within reasonable walking distance, within the incorporated limits of the City, and not interrupted by geographic boundaries (such as the Florida Turnpike to the east) have been identified as receiving potential benefit outside of the immediate project area. The activity number is “03K: Street Improvements,” and 90 percent of the funds will be directed to the project and will therefore benefit LMI residents.

A description of the census tracts and block groups that will derive benefit from the project is summarized below:

CDBG-R Washington Avenue Improvements Beneficiaries

Census Tract	Block Group	LMI Population	Total Population	LMI Percent
11100	Project Area - BG 5	2735	3394	80.6%
11100	4	2344	3031	77.3%
11202	2	3920	5261	74.5%
11300	1	833	996	83.6%
11300	2	667	781	85.4%
11300	3	921	998	92.3%
11300	6	935	1128	82.9%
11300	7	489	727	67.3%
TOTAL		12844	16316	78.7%

Neighborhood Stabilization Program (NSP)

The City’s Neighborhood Stabilization Program (NSP) is a non-recurring grant that was awarded to the City in March of 2009 and continues through March of 2013. This program is designed to assist local governments in addressing the ongoing foreclosure crisis by purchasing vacant, foreclosed houses. The houses are then rehabilitated and offered for sale to low and moderate income families, and in some cases as rentals. The NSP program is broken down into the following activities:

NSP Budget

Activity	Amount
LMI Special Needs	\$ 872,685.00
Downpayment Assistance	\$ 35,720.51
Purchase Rehabilitation	\$ 1,689,903.49
Administration	\$ 288,701.00
TOTAL	\$ 2,887,010.00

LMI and Special Needs

The City was required to set aside at least 25 percent of NSP funding to provide housing to residents whose income is less than 50 percent or less (low Income or LI) of the Area Median Income (AMI) according to HUD guidelines. Because of this low income requirement and the difficulty in obtaining credit in the current economic environment, the City elected to use the 25 percent set aside for rental properties. To that end, a Request

for Proposal (RFP) was initiated for an eligible non-profit organization to provide rental housing services. The successful respondent was Galata, Inc., and the City then entered into contract with Galata to provide these rental services.

The City purchased and rehabilitated five (5) properties in order to satisfy the 25 percent set aside requirement, and Galata is now renting four of these houses to residents who make less than 50 percent or less (LI) of the AML. The fifth property will be rented prior to closeout of NSP.

These five (5) properties are:

Address	Household Size	Hisp	White	Black	Asian	Multi-Racial	Female Head of Hshld	Elderly
105 NE 17 th Street	5	5	5					
438 NW 11 th Street	2			2			Yes*	
924 NW 11 th Street	4			4			Yes*	
638 SW 10 th Avenue	Currently Vacant							
75 NW 3 rd Street	4	4	4				Yes*	
TOTALS	15	9	9	6				

*Tenants were first-time homeless prior to renting the housing unit.

Downpayment Assistance

The City provided Downpayment Assistance to the following two (2) applicants:

Address	Household Size	Hisp.	White	Black	Asian	Multi-Racial	Female Head of Hshold	Elderly
3153 NE 3 rd Drive	4					4		
378 NE 31 st Avenue	4	4						
TOTALS	8	4				4		

Purchase/Rehabilitation

The City purchased and rehabilitated ten (10) homes. These units were offered for purchase to eligible applicants through a lottery system. The applicants' income level had to be 120 percent or less of the AMI according to HUD guidelines and they had to qualify for and obtain a first mortgage. The 120 percent requirement varies from most HUD programs, which normally use 80 percent of area median income as the cut off for eligibility.

To date, the City has sold eight (8) of these units and the final (2) units are under contract with closings expected by the end of December, 2012. The following properties were purchased and are occupied by eligible homeowners:

Address	Household Size	Hisp.	White	Black	Asian	Other Multi-Racial	Female Head of Household	Elderly
1968 SE 15 th Court	3	3						
2840 NE 41 st Road	3					3		
1221 SE 17 th Avenue	1		1				Yes	
1327 N. Fieldlark Lane	3	3					Yes	
2239 SE 1 st Street	3	3					Yes	
1002 NE 42 nd Avenue	1			1				
1735 N. Goldeneye Lane	3			3			Yes	
4290 NE 16 th Street	4	4					Yes	
TOTALS	21	13	1	4		3		

The two (2) properties that will close by the end of December, 2012 located at:

1. 1929 SE 12th Street
2. 2936 SE 15th Avenue

Of particular interest in reviewing these data is that a majority of the rental units, three out of five, were rented to previously homeless female head of households. Of the units purchased and then sold, five out of eight were sold to female head of households. In the population of the U.S. at large, this demographic group is disproportionately represented among low and very low income households. The significant presence of

Female Head of Households in this program may indicate the presence of an underserved population in the City of Homestead that could benefit from targeted housing programs in the future.

The NSP contract expires in March of 2013, and the City is on track to close out the program on time and in full compliance with HUD requirements.

CDBG Disaster Recovery Initiatives

Round II CDBG Disaster Recovery Initiative (DRI) funds were earmarked for residential repairs and infrastructure improvements needed as a result of damages caused by Hurricane Wilma. The funding flows from U.S. HUD, to the former Florida Department of Community Affairs (now the Florida Department of Economic Opportunity, or DEO), to Miami-Dade County, and finally to the City of Homestead.

The City received \$1,874,736.00 from Miami-Dade County for the following projects:

Activity	National Objective	Activity Number	Funding
Single Family Housing Rehab	LMI	14A	\$ 75,000.00
Flood/Drainage Improvements	LMI	03I	\$ 784,736.00
Sewer Improvements	LMI	03J	\$1,015,000.00
TOTALS			\$1,874,736.00

Single Family Rehabilitation

In order for a housing unit to be eligible to be rehabilitated under this activity, the home had to be damaged as a result of Hurricane Wilma. The City's Housing Assistance Plan (HAP) limited the service area to housing units located within the CRA. The City was able to assist one (1) income eligible homeowner who still had damage that had not been fixed as a result of the hurricane. The City expended \$23,586.71 on this activity.

Flood/Drainage Improvements

The drainage component of this grant project encompasses an area in the City of Homestead that is prone to heavy flooding during high rain events, such as Hurricane Wilma. This project will benefit residential areas as well as business areas in the City of Homestead.

These funds were used to provide flood/drainage improvements to a service area bordered by Mowry Drive to the south, NW 6th Street to the north, and from NW 2nd Avenue at the west line to Washington Avenue to the east line. CDBG funds in the amount of \$571,672.25 were expended on this activity.

Infiltration and Inflow (I & I) Sewer Improvements

These funds are being used to provide sewer improvements to the CRA. CDBG funds in the amount of \$955,535.58 have been expended on this activity.

DRI is scheduled to close out in December of 2012, but staff has applied for and expects to receive an extension of time that will allow the project to be completed.

General Questions

Assessment of One Year Goals and Objectives, Evaluation of Program Effectiveness

The 2008-2012 Consolidated Plan has three strategies:

1. Improve the Quality of Life for Homestead's Most Vulnerable populations.
2. Enhance public infrastructure throughout the City's low-to-moderate income neighborhoods.
3. Provide disaster mitigation.

The City's goals and strategies in the Consolidated Plan were developed through a public participation process. The resulting plan focused heavily on community development activities. The Consolidated Plan goals are summarized in the following chart:

Summary of Five-Year Community Development Goals

Activity	Year 1		Year 2		Year 3		Year 4		Year 5	
	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual
Public Facilities	1	0	1	0	1	4	1	1	1	NA
Senior Center	1	0						1		NA
Flood and Drainage*			1	0	1	0	1	1	1	NA
Water/Sewer			1	0	1	0	1	0		NA
Street Improvements**					0	1	1	0	1	NA
TOTAL ANNUAL	2	0	3	0	3	5	4	3	3	

*Funded Through CDBG DRI

**Funded through CDBG-R

The following chart provides a summary regardless of funding year. This chart compares Years 1 through 4 with the overall goals of the 5-year plan.

Overview of Total Goals and Accomplishments Through Year 4 of the 5-Year Consolidated Plan

Activity	Total 5-Yr Goals	Total Completed Projects to Date Through Year 4
Public Facilities	5	5
Senior Center	1	1
Flood and Drainage	4	1
Water/Sewer	3	0
Street Improvements	2	1
TOTAL PROJECTS	15	9

These goals were formulated at the time of the adoption of the Consolidated Plan. While the goals reflect the priorities of the City and the community, some of the goals

have been met and exceeded, whereas others have not. In some cases, other sources of funding were made available to complete the project and CDBG Entitlement funds were not needed.

In FY 2010-2011, four public facilities projects were completed (GALATA, LeJardin Day Care, ARC, and South Dade Weed and Seed), each of which serve a LMI clientele. The goal was four public facilities through Year 4, so the City has met that goal and exceeded it by one in Year 4 (Wittkop Park). In 2012, two more public facilities have been added as projects: New HOPE Corps and the YMCA Daycare. Additionally, the City is undertaking an amendment process to program excess funds, and more non-profit public facilities will be added through that process. Overall, the five-year plan will have completed many public facilities, most of them operated by non-profit organizations and serving LMI populations.

The goals indicate that one senior center will be built. Originally, the Dickenson Community Center was to be built with CDBG funds. Other funds were utilized for that project, and the 2008 CDBG funds were reallocated. Since that time, however, CDBG funds were allocated to improve the parking lot at the Community Center by designing and installing a new fence. Therefore, CDBG funds were used to assist the community center, and since it is used for senior activities, it can be concluded that the City has met the goal of Year 1 in Year 4 by assisting a Senior Center.

The chart also identifies three flood and drainage projects through Year 4. One of these projects has been completed with CDBG DRI funds through Miami-Dade County. The remaining flood and drainage projects in the goals chart have not yet been funded and are unlikely to be funded with future CDBG funds.

There were also three water and sewer projects identified in the goals. The Infiltration and Inflow Project for FY 2011-2012, is one such project, but is not yet under construction. Two other sewer projects, the Dickenson Community Center Pump Station and Pump Station Number 1, are progressing and will fulfill these goals in Year 5.

In 2011-2012, the City's program achieved timeliness standards set by HUD. Under these guidelines, the City should have no more than 1.5 times the annual CDBG allocation on hand. HUD conducts a test in August of every year to determine compliance with this standard. It is not always possible to meet this standard due to the timing of projects, design or construction delays, and other factors beyond staff control. However, the standard was met and exceeded in 2012. The program continues to operate in compliance and within HUD parameters. The City uses CDBG funds in an effective manner that provides benefit to Homestead's residents in accordance with the intent of HUD regulations and the Consolidated Plan.

Affirmatively Furthering Fair Housing Laws

The Fair Housing Act (Section 800, 42 U.S.C. 3601) states that it is illegal to discriminate in the provision of housing based on race, religion, handicap or familial status. The law applies to housing rentals and purchases, whether publicly or privately owned. There were no recorded breaches of Fair Housing laws recorded within the City limits of Homestead in FY 2011-2012, or at any time since entitlement funding began in 2008, or at any time prior as far as can be determined. However, the lack of official violations does not necessarily mean that violations have not occurred, and as a recipient of CDBG funding, the City must affirmatively further fair housing. The City takes this responsibility seriously and is a willing partner with HUD. In 2012, HUD reviewed the City's current Analysis of Impediments to Fair Housing and requested a number of revisions. The City complied and resubmitted the Analysis. The following revised impediments were identified in the Analysis:

Impediment 1: Deficient public education and awareness regarding rights and responsibilities under Federal Fair Housing law, the purpose and mission of the Miami-Dade Office of Human Rights and Fair Employment Practices (OHRFEP), and lack of knowledge about the City of Homestead's Fair Housing Ordinance, including the grievance procedure.

Impediment 2: Home Mortgage Disclosure Act (HMDA) data indicate a possible racial and ethnic discrepancy of lending practices.

Impediment 3: Lack of access to affordable housing opportunities.

The City developed a tracking list of goals and objectives to implement Fair Housing activities identified in the Analysis. Specifically, the City solicited citizen comments on Fair Housing issues in public advertisements and meetings related to the CDBG program. In addition, the City has undertaken a more comprehensive public outreach program by providing clearer access to Fair Housing resources on the City's website, public access cable television, and via social media such as Twitter and Facebook. The City is developing educational programs for real estate professionals as well as residents and City staff, and is utilizing the services of local Fair Housing non-profit organizations to help with educational efforts. In addition, the city has allocated \$5,000 from FY 2012-2013 to help fund Fair Housing educational material and training.

The City does not have staff solely dedicated to the enforcement of Federal Fair Housing laws as can be found in other jurisdictions such as the City of Miami and Miami-Dade County. As such, the City does not investigate allegations of Fair Housing violations in an official capacity. However, should such allegations come to the attention of the City, the matter would be promptly referred to Miami-Dade County or HUD for further investigation and, if appropriate, prosecution. The City would track the complaint to determine whether or not there was cause for further action, and if so, what action was initiated.

Finally, the City of Homestead certified on July 20, 2012, that it affirms the goals of furthering Fair Housing.

Unmet Needs and Leveraging

As in previous years, the City of Homestead has many unmet housing and community development needs. As always there are ever fewer resources and ever greater need.

The most urgent unmet needs are:

- The lack of resource to address aging infrastructure in low income neighborhoods,
- The lack of economic opportunity within certain sectors of the City (particularly west of U.S. 1),
- An aging housing stock in LMI sections of the City, and
- A large low-income population that places demands on social services (The majority of the City is LMI).

Wittkop Park used leveraged funds from the City to hire a construction manager. In addition, all of the CDBG projects undertaken, whether completed in 2012 or not, leveraged City staff resources. While some City staff and consulting services are paid from the grant, many services such as procurement and other administrative services are not charged to the CDBG.

Managing the Process

As in previous years, the City managed the CDBG program in compliance with all applicable rules and regulations. The City's CDBG functions are managed through the Finance Department and the City Manager's office. Any proposed projects or applications for funding are thoroughly reviewed at the staff level before final approval by the City Council. The City also utilizes the services of consultants to help implement CDBG activities.

All activities funded with CDBG are in accordance with the Comprehensive Plan and the current EAR, and all other City policies.

Local residents, community leaders, the public, and City officials are notified of funding opportunities through interoffice communications, the City website, and local media (printed advertisements). City staff and consultants work with the community to develop eligible projects that will provide the community benefit and conform to the Consolidated Plan.

In 2012 unallocated balances from completed projects were identified and the City is in the process of reprogramming those funds into eligible activities. This process will be completed in early 2013.

Citizen Participation

Citizens are provided an opportunity to provide input into the City's programs. Meetings are held several times every year to generate discussions related to community development needs, impediments to Fair Housing, the allocation of CDBG resources, the performance of the CDBG program, and other topics. In 2012, four public meetings were held: April 20, May 18, July 18, and December 4. The purposes of the meetings were as follows:

- April 20: Notice of Funding Availability for CDBG: Meeting to discuss 2012-2013 CDBG funding as well as current programs.
- May 18: Public meeting to obtain citizen views on housing and community development needs, fair housing, and program performance.
- July 18: City Council meeting to discuss Action Plan and community development funding and priorities.
- December 4, at 2 pm: Public meeting to discuss community development needs, performance, and Fair Housing.
- December 4, at 5:30 pm: Public meeting to discuss performance and CAPER.

Notification of all meetings is posted on the City's website and advertised in the Miami Herald and South Dade News Leader. For Notice of Funding Availability (NOFA), letters and electronic mailings are sent directly to interested parties in addition to advertisements.

The City of Homestead follows the citizen participation guidelines outlined in the Citizens' Participation Plan.

Institutional Structure

The institutional structure of the City's CDBG program is unchanged from the previous year. The City of Homestead manages the CDBG program through the Finance Department and the City Manager's office. The City strives to create linkages across the various departments to assist in implementation of new CDBG projects. In addition, the City uses consultants to assist in the administration of the programs.

All CDBG activities are located within the City of Homestead and serve LMI residents within the service area or are LMI-client based. Maps in the appendix demonstrate the location and demographics of each area.

Monitoring

The City monitors subrecipients as required and in accordance with the City's monitoring guidelines. The City does not generally provide direct funding to any agency

or partner to reduce financial liability and ensure program compliance. Construction activities are paid directly to vendors.

Nonetheless, procedures are in place to thoroughly vet applicants prior to receiving funding. When the City received applications for public facilities from non-profit organizations, the City thoroughly reviewed all applications to determine the activities met a national objective, activity eligibility, and beneficiaries. The contract documents between the City and the non-profits will contain very specific language regarding accountability, Federal requirements (labor standards, Section 3, etc.), performance measures and fiscal management.

All project sites and staff are verified in person by City staff. In addition, staff is in frequent contact with subrecipient personnel and contractors. As the projects progress, the City will increase its compliance efforts, which will include executing a contract, reviewing plans and specifications, monitoring construction, and documenting beneficiary data.

Galata was informally monitored for program compliance in 2012 and will be formally monitored for NSP compliance in 2013.

Lead-Based Paint

Under the City's programs, lead-based paint (LBP) hazards are evaluated in residential structures built before 1978. The City will undertake such reviews when residential units are identified as possible purchases through the NSP, or if any residential structures are assisted through the CDBG program.

Management of lead-based paint includes several steps. First, the age and use of the property is determined. If the property was built prior to 1978 and is residential, a qualified firm is selected to perform a lead analysis. If lead is present, the paint is either encapsulated or stripped. The course of action for lead abatement is based on the extent of lead present and the estimated cost of repairs. Generally, minor amounts of lead are encapsulated and more extensive contamination required paint removal. The City has procured the services of an environmental team that can test housing structures for lead-based paint.

One residence was rehabilitated through the CDBG DRI program and it was built prior to 1978. However, no lead was found in that residence or in any residential structure funded with CDBG in FY 2011-012.

Housing Needs

As stated in previous CAPERs, the City of Homestead has unmet housing need that far outstrip available resources. NSP has helped to address some of these needs, and the

City will use NSP program income to purchase additional houses for rehabilitation and sale to eligible buyers.

Although current CDBG funding does not provide for housing programs, the new Consolidated Plan process is beginning and will examine Homestead's housing needs in greater detail. NSP has funded a number of housing needs in the City. In addition, current projects such as New HOPE Corps, which provides transitional housing to LMI people, will fulfill a housing need.

Public Housing Strategy

The Homestead Housing Authority (HHA) operates several public housing facilities in the City of Homestead targeted to farm worker housing. The HHA is based in unincorporated Miami Dade County, several miles north of City limits at 29355 South Dixie Highway. While the HHA operates some facilities within the City, it does not offer housing to any population besides agricultural workers. The programs appear to operate very well, and the HHA continues to undertake a significant capital expansion. HHA representatives have not indicated interest in City CDBG entitlement or NSP funding although the agency has been notified of funding opportunities. The City will continue to engage the Housing Authority by meeting with their staff and keeping abreast of their projects.

The City does not directly fund any public housing, nor does it manage Section 8 vouchers, HOPWA, ESG, HOME, or SHIP.

Barriers to Affordable Housing

There are several barriers to affordable housing in the City of Homestead. The first is the price of houses in Miami-Dade County where, despite recent market corrections, housing remains expensive. The second barrier is a function of the first -- the relatively low wages earned by the typical resident of Homestead make it difficult to buy or rent housing. Additionally, low wages often contribute to poor credit, which barriers to obtaining financing. NSP has addressed some of these barriers by providing affordable housing opportunities to the previously homeless, female head of households, and other families.

The City of Homestead was not eligible for NSP 3 funds and, therefore, will not be able to continue the program beyond program income received. However, the City is receptive to additional funding opportunities if they become available.

HOME/ADDI

The City of Homestead does not receive HOME or ADDI funds. These programs are, however, administered through Miami-Dade County and Homestead projects are sometimes funded.

Homeless Needs

Homeless programs funded through HUD are coordinated through Miami Dade County, and specifically the Homeless Trust. In particular, the Community Partnership's South Miami-Dade homeless facility located at 28205 SW 125th Avenue provides a complete campus for all homeless services. The City of Homestead actively supports the efforts of the County, the Continuum of Care, and the Community Partnership. The Community Partnership is an efficient and comprehensive agency that amply provides for homeless needs in Homestead.

The City of Homestead does not directly administer homeless funds. However, the City's efforts with NSP are intended to provide some relief to the issue of homelessness. In response, GALATA, Inc., a non-profit organization based in Homestead, is being granted five NSP houses to use for very low-income housing. Galata has partnered with Carrfour to identify clients and administer the rental houses. Three of the five rental houses are providing housing to previously homeless female head of households.

Specific Homeless Prevention Elements

The City fully supports the Homeless Trust of Miami-Dade County. The Homeless Trust provides services to Homestead residents, specifically the Community Partnership.

It can also be noted, as in previous CAPERs, that NSP provides some homeless prevention elements. The City has started implementation of the NSP, in part, to help prevent homelessness. The majority of activities for homeless prevention in Dade County are coordinated at the County level. In particular, the City has allocated five NSP houses to Galata, Inc. for use as very low income rental housing. All of the houses are located on the west and south side of the City and are accessible to shopping and public services. The houses are administered by Carrfour through an agreement with Galata, and three of the homes are currently rented to previously homeless families.

In addition, a project for FY 2012-2013, New HOPE Corps, provides transitional housing for LMI people struggling with addiction issues. This project should be completed by 2013.

As program income is received, it is recycled into additional NSP activities, including those targeted to very low income families. There is also an NSP townhouse property

that may be transferred to a homeless provider because it may not be marketable to an eligible client, although this has not been finalized.

The City does not utilize any CDBG funds for the direct purpose of homeless prevention, although all activities are designed to assist VLI and LMI clients and their families.

Emergency Shelter Grants (ESG)

The City of Homestead does not receive ESG funding. However, as an incorporated entity within Miami Dade County, the City is committed to coordinating Continuum of Care efforts within the jurisdiction to ensure the best possible delivery of services.

Community Development

CDBG FY 2011-2012 Activities

Under the entitlement program during FY 2011-2012, the City completed three major community development activities: Wittkop Park, Wittkop Park Design, and the Dickenson Community Center Fence. Both of these projects benefited Census Tract 11202, and a summary of beneficiaries is provided below:

Summary of Beneficiaries for 2011-2012 CDBG Activities

Activity	Census Tract	Low Income Beneficiaries	Total Beneficiaries	Percentage of Low Income Beneficiaries
Wittkop Park	11202.2	3,920	5,261	74.50%
Wittkop Park Design	11202.2	3,920	5,261	74.50%
Dickenson Community Center (Fence)	11202, Block Groups 1 & 2	4,374	7,007	62.40%
Total UNDUPLICATED Beneficiaries		4,374	7,007	62.40%

Wittkop Park is the most ambitious CDBG project to date. It required partial funding from three fiscal years, and the activity also includes a separate design line item. Wittkop Park was already a park and the location of a wellfield and water tower. However, the park facilities were severely damaged by Hurricane Andrew and were never properly repaired. The CDBG project completely renovated the park and added extensive facilities for active and passive recreation, as well as improved storm

drainage, restrooms, and perimeter fencing. The new park is an asset to the City as a whole and, in particular, the 11202 census tract.

Another completed activity is the Dickenson Community Center Fence. The new fence required architectural design and professional installation. Now that it is installed, it will provide greater security and will enhance the appearance of the Community Center.

In addition to these activities, the City is moving forward with the Inflow and Infiltration Sewer Project, Homestead Soup Kitchen, New HOPE Corps, YMCA Daycare, Dickenson Community Center Pump Station, Fair Housing activities and Pump Station 1.

A summary of all CDBG expenditures for 2011-2012 is below:

Summary of FY 2011-2012 CDBG Expenditures

Activity	Amount
Wittkop Park Construction	\$398,198.26
Wittkop Park Design	\$31,090.07
Dickenson Community Center Fence	\$18,518.00
American Red Cross	\$14,229.04
Administration	\$105,905.84
TOTAL	\$567,941.21

A summary of each CDBG project that is currently under way or was completed in FY 2011-2012 is listed below:

- **William Dickenson Community Center Fence:** Project is complete.

Location: 1601 North Krome Avenue, Homestead

Description: William Dickenson Community Center was originally slated to receive CDGB funds in 2008-2009. However, due to timing restraints and funding availability from other sources, the project proceeded without a CDBG contribution. However, since the project has been completed, there is a need to enclose and secure the building and parking areas with a fence. The CDBG funds were expended for that purpose.

- **Wittkop Park:** Project is complete.
- **Wittkop Park Design:** Project is complete.

Location: 505 NW 9th Street, Homestead

Description: Improvements to an existing park located in a LMI neighborhood. Wittkop Park required planning over three years of CDBG funding in order to fund the improvements. The park now has a new playground, parking, landscaping, complete restroom facilities, and a handball court. The existing park facilities were out of date and had been severely damaged by Hurricane Andrew in 1992.

Homestead Soup Kitchen

Location: 105 SW 3rd Avenue, Homestead

Amount: \$100,000

National Objective: LMI Benefit

Activity: Renovation of Facility that Feeds the Hungry

The soup kitchen prepares and serves hot meals to the hungry in Homestead. It has been operating from its current facility since 1984. Every year, the Homestead Soup Kitchen serves 36,400 meals to the hungry. The organization is mostly run by volunteers, although there is some full time staff. There have been no major renovations to the facility since Hurricane Andrew in 1992. The Homestead Soup Kitchen has identified the following items for the renovation project:

- Restrooms: Restrooms need to be repaired and brought up to current handicap accessibility code.
- Entrance: Modify as necessary for handicap accessibility compliance.
- Roof: Repair the roof to prevent leaks.
- Interior: Patch, paint, linoleum floor replacement, and concrete staining.
- Electrical: Upgrade interior lighting with energy efficient units.
- Air conditioning: Replace existing air conditioning units.
- Kitchen: Remove existing wood cabinets and replace with stainless steel shelving.

These improvements are necessary so the Homestead Soup Kitchen can continue to provide hot meals to the neediest citizens of Homestead.

American Red Cross: Activity is partially completed.

Location: City-Wide

Amount: \$15,000

National Objective: LMI Benefit

Activity: Disaster Kit purchase and distribution

Description: The program was programmed and funded in FY 2011-2012. The beneficiary data, however, are incomplete at this time and must be reported in a subsequent IDIS report.

EnFamilia: Funds will be reallocated because the agency has moved to another location that does not require additional rehabilitation.

Location: 141 North Krome Avenue, Homestead

FY 2012-2013 CDBG Activities

Pump Station Number 1: Project is Under Design

Location: Census Tracts 011202 and 011300

Amount: \$322,278 CDBG (\$1,177,722 from other sources)

National Objective: LMI Benefit

Activity: Construction of New Gravity Sewer Line and Pump Station

Project Summary

The City of Homestead (City) owns and operates Pump Station No. 1 (PS 1). The station is located near the intersection of Krome Avenue and SE 8th Street along the southern boundary of the City. PS 1 is responsible for transferring the wastewater from the western portion of the City to the Homestead WWTP for treatment and disposal. This includes its own gravity collection basin as well 16 upstream pump stations. As such, all wastewater generated with the Community Redevelopment Area (CRA) passes through this facility on a daily basis.

As this station has been in operation for over four decades, most of the equipment within the facility is reaching its useful life, which means it needs to be replaced. In order to provide better service to residents and commercial infrastructure within the CRA and surrounding areas within the PS 1 service area, the City has proposed to upgrade this station. The station improvement will be designed to meet current/ future flow requirements as well as improve the maintenance and operational characteristics of the facility.

The existing pump station structure and surrounding site are not conducive to the upgrade/expansion of the station. As a result, the City has proposed to relocate the station to the wastewater treatment plant, which is located at 551 SE 8th Street, Homestead. However, in order to transfer flow from the existing pump station location at the intersection of Krome Avenue and SE 8th Street to the Water and Wastewater Treatment Plant (WWTP), a gravity interceptor will have to be constructed within the CRA. In order to accomplish this, the existing pump station will be abandoned, and a new gravity sewer line will be dug to cross underneath U.S. 1 (Homestead Boulevard), and run east to the WWTP. The minimum proposed diameter of this line will be 36-inches and will extend some 2,450 linear feet from location of the existing facility to the proposed pump station at the WWTP.

The project is necessary in order to provide wastewater capacity for economic growth in an economically disadvantaged area of the City. PS 1 provides service to the west side of Homestead, which is, by far, the most distressed area of the City.

Estimated Project Costs

The overall cost for the project is \$1.5 million. The proposed funding is \$322,278 from CDBG, with the balance of funding coming from the City Water and Sewer Utility Fund.

Geographic Areas Served

This project will benefit the entire City, which is 68 percent LMI. The actual work on the project will take place in Census Tracts 11300 and 011100, which are 83 percent LMI and 77 percent LMI, respectively. The project will predominately benefit the western half of the City, which has a far greater LMI percentage than the eastern half of the City.

Dickenson Community Center Pump Station: Project is under design.
Location: Dickenson Community Center, 43 NE 16th Street, Homestead
Amount: \$100,000
National Objective: LMI Benefit
Activity: Installation of Pump Station to Replace Existing Septic Tank

The Dickenson Community Center was originally slated as a CDBG project in FY 2008-2009 but was removed through an amendment because other funds were identified for building the facility. It has since been constructed and is fully functional. The project, which cost about \$7 million, renovated and expanded the center's dance and exercise rooms, and also improved the multipurpose room, ceramic room, health services room, kitchen, restrooms and office. A subsequent CDBG project in FY 2010-2011 provided funding to complete the fencing around the community center, and that project has been completed. The community center serves the entire City, but predominately serves the community from Census Tract 011202, which 62 percent LMI. Although heavily used by senior citizens, the facility is not exclusively a senior citizen community center.

The project proposed for FY 2012-2013 involves the installation of a pump station to connect the community center to central sewer. At this time, the community center uses a septic tank, which is outdated and needs to be replaced. It is not possible to install a sewer lateral to the sewer line because the height of the sewer line in the street is too high in relation to the community center. Therefore, a gravity lateral is not possible. The solution to this problem is to install a pump station on site to "lift" the wastewater to a level where it may then be discharged into the sewer line. City staff believes that the budget of \$100,000 is a sufficient amount to design, bid and install the pump station.

There are no funds budgeted for this activity from the general fund, and all of the construction funds for the facility's expansion have been disbursed.

Estimated Project Costs

The project is estimated to cost \$100,000.

Geographic Areas Served

The Community Center is located in Census Tract 011202, but serves the entire community. In particular, the western half of Homestead is served by the Community Center.

YMCA Daycare Air Conditioners: Project is ready to proceed pending Environmental Review.

Location: YMCA at Harris Field, 1034 NE 8th Street

Amount: \$100,000

National Objective: LMI Benefit

Activity: Replacement of Aging Air Conditioners to Early Childcare Center

The City of Homestead owns the 62,000 square foot community center at Harris Field and the YMCA of Greater Miami's Homestead Family Branch operates this facility for the residents of the community. The partnership has been in place for 17 years and has proved to be a vital asset for the community at large.

The center currently has 9 heating, ventilation and air conditioning units (HVAC) that are over 17 years old, are inefficient, and have approached the point of being irreparable. The CDBG funding will allow for the replacement of the HVAC system for the Early Childcare Center so that the children can enjoy their experience at the YMCA, and ensure that they are in a safe, healthy environment while utilizing a more energy efficient system. This project will employ approximately 4 persons for 3 months as the system is replaced, enabling the YMCA to continue operation without inconvenience.

With older HVAC systems, the antiquated controls, air handlers, filters, and condensers dramatically increase energy consumption. In addition, older HVAC systems are often contaminated with mold and mildew, which can lead to problems with respiratory health. In order to optimize and maximize overall system efficiency and building management, the YMCA needs to upgrade to current, state of the art systems. A new HVAC system will allow the YMCA to control not only air conditioning but indoor temperature and humidity based on specific times of the day when load demands vary.

In 2011, the YMCA contracted with Initial Engineers to provide a site analysis, load study, and improvement recommendations. The proposed air conditioning retrofit will allow the Early Child Care Center to capture advances in technology such as the ability to reduce the introduction of outside air via automated dampers that open and close based on actual conditions rather predetermined set points.

As HVAC systems age, they become increasingly less efficient, and older systems were not designed to achieve the energy savings of new equipment. The YMCA estimates cost savings to be about \$20,000 per year with a corresponding decrease in energy consumption of 40 percent.

The total cost of the project is \$207,327, with \$100,000 coming from the CDBG program through the City of Homestead. The remaining \$107,327 is available from the YMCA.

A majority of the 137 children currently enrolled in the program are low income, with over 35 (25 percent) extremely low. Harris Field is located in Census Tract 011100,

which is 77 percent LMI. However, the facility serves the entire City, and the daycare center serves the youth of the entire City, as needed.

Estimated Project Costs

As stated previously, the total cost of the project is \$207,327, with \$100,000 coming from the CDBG program through the City of Homestead. The remaining \$107,327 is available from the YMCA.

Geographic Areas Served

The YMCA childcare facility at Harris Field is available to all residents of Homestead.

Fair Housing Public Service: Project is ready to proceed.

Location: City Wide

Amount: \$5,000

National Objective: LMI Benefit

Activity: Fair Housing Information and Public Awareness Campaign

The City of Homestead is seeking to promote greater awareness of Fair Housing in the community through the funding of a public information campaign. Recently, the City submitted its Analysis of Impediments to Fair Housing Choice to HUD. After review, HUD responded with comments and has asked the City to develop a more thorough response to Fair Housing requirements. As a result of the Impediments plan and interaction with HUD and staff, the City believes it is appropriate to budget \$5,000 for fair housing activities. This is considered to be a public service and is therefore subject to a 15 percent cap based on the total CDBG allocation. The \$5,000 budget fits well within this cap.

The City has not decided on the exact use of the entire \$5,000 and will document each approved activity as the year progresses. The City does intend to expend all of these funds within FY 2012-2013. The following activities will most likely be funded with more to come in the next FY:

Utility inserts: The City contracts with a service provider to produce and mail utility bills and inserts. The City can produce a Fair Housing insert and mail it to every electric utility customer in Homestead. The cost is very reasonable, probably under \$2,000.

Public Awareness: The City intends to conduct neighborhood and City-sponsored workshops utilizing internal resources, and also the services of Fair Housing agencies in Dade County. The City will also represent Fair Housing issues at City events and during community activities at which City staff are present. Fair Housing funds may be used to produce educational material and “give away” items (e.g., notepads, pens, etc.) displaying Fair Housing information. The fund may also be used to assist in the development of better survey instruments for Fair Housing information gathering. The exact use of the funds will be documented as the year progresses.

Estimated Project Costs

The project budget is \$5,000.

Geographic Areas Served

The entire City of Homestead will benefit from this activity.

New Hope CORPS: Project is ready to process pending Environmental Review.

Location: 1020 North Krome Avenue, Homestead

Amount: \$71,380 (Fully funded with CDBG)

National Objective: LMI Benefit

Activity: Renovation of Recovery Facility for Adults Drug Rehabilitation

New Hope was established in 1993 to provide residential and outpatient substance abuse and prevention treatment and prevention-intervention services to the South Miami-Dade community. New Hope is licensed by the Department of Children and Families (DCF). New Hope currently provides comprehensive, culturally and ethnically sensitive programs for diverse special needs populations, including adults who are chronically homeless needing residential substance abuse treatment services and mental health services. New Hope, according to their statements, believes that regeneration and rehabilitation is achieved when a change in attitude and behavior is accomplished.

New Hope is the only residential substance abuse treatment facility for single men in South Miami-Dade County. Since 1999, New Hope has contracted with the Miami-Dade Homeless Trust and serves 150 residential clients per year with a proven track record of meeting and exceeding its contracted performance outcomes.

The proposed CDBG project is the renovation of the facility located at 1020 North Krome Avenue in Homestead. The facility consists of administrative offices, commercial-grade kitchen, dining room, dayroom, workout area, and entry lobby, and 12 living quarters for four adult males each. These quarters are minimally fitted with bunk beds, dresser, storage areas, and a bathroom consisting of a toilet, sink, and shower. Four of the twelve rooms share a bathroom with another room.

The proposed work is basic rehabilitation work needed to address various problems in the facility, as follows:

- Painting of walls and ceilings
- New floors throughout
- Remove and replace all tile
- New shower pans
- New shower valves
- New shower trim

- New sinks and valves
- New vanities

Estimated Project Costs:

The project is estimated to cost \$71,380 based on a contractor's estimate.

Geographic Areas Served

The New Hope CORPS serves the entire City of Homestead.

Infiltration and Inflow Reduction Project: Project is ready to proceed.

Location: Census Tracts 011202 and 011300

Amount: \$463,560

National Objective: LMI Benefit

Activity: Rehabilitation of Sewer System

The sewer area in the City of Homestead is divided into 48 sewer collection basins each with defined service areas. The sewage is collected, pumped and transmitted to the City's Wastewater Treatment Plant for treatment and disposal.

Typically, the return flows to the wastewater system are 80% of the water consumed. This percentage is a "rule of thumb" factor, commonly used in the industry. The return flows for the City's sewer system average 117% indicating that excessive I/I exist since the sewer flows continuously exceed the metered water data.

Excessive I/I impose an economic burden on the City of Homestead. Rainwater and groundwater, which normally does not require secondary treatment, enters the City's sanitary sewer system and increases the amount of wastewater being treated by the Homestead Wastewater Treatment Plant. Additionally, increased flow within the City's system translates to higher pumping costs and the unnecessary utilization of collection and transmission capacity.

The City of Homestead wants to perform an I/I Reduction Project where defects have been found in the City's system in order to reduce the I/I realized, thus improving the systems operation and avoidance of sewer overflows. To assist the City an environmental consulting firm was retained to provide the expertise and professional services necessary to implement the City program and fulfill its objectives. The City's I/I program is currently being conducted in three primary phases:

1. Monitoring to identify areas of high I/I concentration (Phase 1)
2. Sewer System Evaluation Surveys (SSES) to identify specific defects (Phase 2)
3. Rehabilitation to correct I/I defects (Phase 3)

The I/I Reduction Project follows a systematic, step-by-step approach to identify and repair I/I sources within the basins identified by the City for infiltration and inflow reduction study areas. This approach relies on the guidance and techniques presented

on the EPA's Sewer Infrastructure Analysis and Rehabilitation Handbook (EPA/625/6-91/030)

The project's approach consists of the following tasks:

1. Flow Monitoring and Area Prioritization for SSES
2. SSES Planning & Coordination
3. Mobilization & Field Supervision
4. Detailed Manhole Inspections
5. Smoke Testing
6. Cleaning, TV Inspection and Videotaping
7. Dye Water Testing
8. Engineering Analysis and SSES Report
9. Rehabilitation Program Management
10. Rehab Program Organization in Terms of Technology, Quantities and Unit Cost
11. Contract Documents Preparation & Contractor Selection
12. Office Engineering Services
13. Resident Documentation Reports
14. Final Documentation Reports

Estimated Project Costs

The overall cost for the project, city-wide, is over \$3 million. The proposed funding is \$463,560 from CDBG.

Geographic Areas Served

The CDBG-funded portions of this project will benefit only low to moderate income neighborhoods. In particular, the project will focus on the western portion of the City, which is in Census Tracts 011202 and 011300, which are described in the following charts.

Census Tract 011202 Summary

Census Tract	Percent LMI	Total Pop	White	Percent White	Black	Percent Black	Other	Percent Other
011202	62%	7,514	5,656	75%	610.0	8%	1,248	17%

The census tract is also 59 percent Hispanic.

Census Tract 011300 Summary

Census Tract	Percent LMI	Total Pop	White	Percent White	Black	Percent Black	Other	Percent Other
011300	83%	7,442	2082	28%	4,437	60%	923	12%

Census Tract 011300 is 34 percent Hispanic.

In short, this is a needed project that will assist a low income neighborhood by reducing infiltration and inflow, increasing sewer capacity, improving the environment, and creating additional capacity for residential and commercial growth.

The City has undertaken other additional projects, most of them targeted to community development. The allocations for all of the direct Federal allocations since 2008 are as follows:

**Community Development Block Grant (CDBG) Program
Inception (FY 2008-2009) to Present (2012-2013)**

Activity	National Objective	Activity Number	2012 Action Plan Funding	2011 Action Plan Funding	2010 Action Plan Funding	2009 Action Plan Funding	2008 Action Plan Funding
Wittkop Park*	LMI Benefit	03F			\$507,925	\$512,781	\$600,000
Wittkop Park Design*	LMI Benefit	03F			\$0	\$100,000	\$0
Dickenson Comm Cntr Fence*	LMI Benefit	03F			\$100,000	\$0	\$0
Dickenson Comm Cntr Pump Station	LMI Benefit	03J	\$100,000				
New HOPE Corps	LMI Benefit	03P	\$71,380				
YMCA Daycare at Harris Field	LMI Benefit	03M	\$100,000				
GALATA, Inc.*	LMI Benefit	03A			\$10,000	\$25,125	\$0
South Dade Weed and Seed, Inc.*	LMI Benefit	03D			\$0	\$14,875	\$10,250
Association for Retarded Citizens*	LMI Benefit	03B			\$0	\$0	\$5,780
American Red Cross	LMI Benefit	05		\$15,000	\$0	\$0	\$9,000
enFAMILIA, Inc.*	LMI Benefit	03P			\$11,000	\$0	\$10,970
LeJardin Day Care*	LMI Benefit	03A			\$79,000	\$0	\$0
Homestead Soup Kitchen	LMI Benefit	03A		\$100,000			
Infiltration and Inflow Reduction Project	LMI Benefit	03J		\$463,560			
Fair Housing Public Service	LMI Benefit	21D	\$5,000				
Pump Station #1	LMI Benefit	03J	\$322,278				
Administrative Costs	NA	21A	\$149,665	\$144,640	\$155,397	\$143,294	\$145,545
TOTAL			\$748,323	\$723,200	\$863,322	\$796,075	\$781,545

Community Development Block Grant Recovery Program (CDBG-R)*

Activity	National Objective	Activity Number	Funding
Administration	NA	NA	\$21,227
Washington Ave Streetscape	LMI	03K	\$191,047
TOTAL			\$212,274

*CDBG-R is a non-recurring grant and was allocated for one year only.

Anti-Poverty Strategy

There are several ways that the City has pursued an anti-poverty strategy. First, the City has undertaken homeownership activities through the NSP that may help alleviate poverty. By providing stable, affordable homeownership and rental properties, certain families living close to the poverty line may receive enough assistance to help lift them out of poverty. As the City navigates the NSP to deliver assistance to residents, the efficacy of the program for this purpose will be evaluated.

In addition, the social service agencies funded by the City through the CDBG program all deal with low or very-low income families and individuals, including those with disabilities. By working with these agencies to fund improvements to their facilities, the city is helping to alleviate the conditions of poverty. In particular, the Homestead Soup Kitchen will help to alleviate poverty, and that project will soon be underway. Environmental Review is completed for the project and it now must be designed and bid.

The City will continue to fund projects for non-profit agencies that serve poverty level families in 2013 and beyond.

Non-Homeless Special Needs

In FY 2011-2012, there were no projects targeted to non-homeless special needs.

Specific Housing Opportunities for People with AIDS (HOPWA) Objectives

The Miami-Dade HIV/AIDS Partnership is the local entity responsible for administration of HOPWA throughout Miami-Dade County, including the City of Homestead. In FY 2011, the Partnership received \$12,498,939, and in 2012 the partnership received \$12,163,466. Based on data contained in the Comprehensive Plan for HIV/AIDS, there were between approximately 300 to 900 reported cases of AIDS through 2007 in ZIP codes 33030, 33033, and 33035 (these ZIP codes include the City of Homestead and some surrounding areas).

Although the City of Homestead does not receive HOPWA funds, the City is committed to full cooperation with the Partnership. The City will coordinate, to the extent possible, with the Partnership to provide support regarding specific HOPWA objectives.

Performance Measures

As part of the CAPER, the City must evaluate the five-year goals contained in the Consolidated Plan and compare them to results. The performance measures are in important way to evaluate progress towards reaching the goals of the 5-Year Consolidated Plan. The following chart outlines all accomplishments from Year 1 through Year 4.

Five Year Housing and Community Development Goals and Actual Completed Projects through Year 4

Activity	Year 1		Year 2		Year 3		Year 4		Year 5	
	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual
Public Facilities	1	0	1	0	1	4	1	1	1	NA
Senior Center	1	0						1		NA
Flood and Drainage*			1	0	1	0	1	1	1	NA
Water/Sewer			1	0	1	0	1	0		NA
Street Improvements**					0	1	1	0	1	NA
TOTAL ANNUAL	2	0	3	0	3	5	4	3	3	

*Funded Through CDBG DRI

**Funded through CDBG-R

The next chart provides a summary of accomplishments to date without regard to category of activity.

Overview of Total Goals and Accomplishments through Year 4 of the 5-Year Consolidated Plan

Activity	Total 5-Year Goals	Total Completed Projects to Date Through Year 4
Public Facilities	5	5
Senior Center	1	1
Flood and Drainage	4	1
Water/Sewer	3	0
Street Improvements	2	1
TOTAL PROJECTS	15	9

As can be seen, the Public Facilities goal (which includes non-profit organizations such as LeJardin and Galata) has been met in Year 4 for the entire 5-year planning period. The Senior Center goal has been met through the activity to install new fencing at the Dickenson Community Center (although open to the entire City, the center focuses on senior activities). The Flood and Drainage projects are behind the goals set in the Consolidated Plan. It is unlikely that the City will initiate any more flood and drainage projects using CDBG funds, so that goal is unlikely to be met. Under Water and Sewer, there are actually four sewer projects in some stage of development at this time that are utilizing CDBG funding: CDBG DRI Infiltration and Inflow, CDBG Entitlement Infiltration and Inflow, CDBG Entitlement Pump Station #1, and CDBG Entitlement Dickenson Community Center Pump Station. Therefore, this goal will be exceeded by one when all of the sewer projects are completed. The final goal of two Street Improvements has not been met at this time, although one Street Improvement has been completed—Washington Avenue utilizing CDBG-R funds. It is unlikely the remaining Street Improvement will be funded, and this goal will probably not be met.

Three activities were completed in FY 2011-2012 and their performance measures are indicated below:

Summary of Performance Measures for Year 4 Activities

Project	Proposed Outcome	Performance Measure	Goal Met
Wittkop Park	Increase Park Usage	Increase Park Usage by 50 percent	Yes
Wittkop Park Design	Design Park	Park is Built as Designed	Yes
Dickenson Community Center Fence	Create a safer environment at Center	Increase Park Security	Yes

An official census of park attendance has not been obtained; however, it appears based on observations of the park that usage has increased exponentially since the improvements were funded. The City will conduct periodic reviews to determine park usage in order to evaluate the program's effectiveness and to determine the need for maintenance.

Conclusion

In FY 2011-2012, the City of Homestead continued to implement the strategies of the 5-Year Consolidated Plan to improve the quality of life for Homestead's most vulnerable residents, enhance public infrastructure throughout the City's low income neighborhoods, and provide, as needed, disaster mitigation. Although only three activities were completed, two of the three activities represent the most ambitious CDBG project to date in Homestead: the reconstruction of Wittkop Park from a barren expanse of grass with outdated and neglected equipment into a beautiful, fully functional city park. Wittkop Park now sports a playground for young children, handball courts, basketball courts, a walking path, architectural fencing, completely new bathroom facilities, sidewalks, lighting, extensive drainage improvements, and parking. All of this in the center of a working class neighborhood that has survived and thrived despite Hurricane Andrew and, more recently, the foreclosure crisis that left many houses abandoned and boarded up. The other project, fencing of Wittkop Park, provides added security and access control to the Dickenson Community Center. This facility has evolved over the last five years into a fully functioning asset to the community and the City as a whole, and the fence adds a necessary and architecturally pleasing design element to the facility.

As the City enters the final year of the current Consolidated Plan and plans for the new Consolidated Plan, there are challenges ahead. The City continues to plan and design current budgeted projects, and at the same time, identify and reprogram unused funding

balances from completed projects. The City looks forward to a working partnership with HUD and community partners to ensure the continued success of Homestead's CDBG program.

Maps

Public Hearing

PR26-CDBG Financial Summary Report

Activities