

City of Homestead



FY 2014-2015
Consolidated Annual Performance and
Evaluation Report (CAPER)

Community Development Block Grant
(CDBG) Program

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Executive Summary

Fiscal Year 2014 is the second year of the City's second five-year Consolidated Plan, which runs from 2013 through 2017. Every year the City of Homestead is required to submit a report on Community Development Block Grant (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. Additional narrative has been added to the CAPER so that it provides more comprehensive information about projects and activities from the past program year.

The City met an important milestone this year by reaching its timeliness standards for the CDBG program. The significance of this accomplishment is that the City is now in compliance with HUD regulations and is steadily expending funds as required by the CDBG program. Under timeliness standard guidelines, the City is required to have a line of credit no more than 1.5 times the annual CDBG allocation (\$1,155,053), and as of July 2015, the City met that goal. Failure to meet this goal can result in a reduction of funding from future years and close HUD scrutiny.

The CAPER is a regulatory report that follows a prescribed format, and although not all of HUD's reporting format requirements necessarily apply to Homestead, they 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. However, the format of the CAPER often requires the City to comment on these programs even though we do not receive them directly.

On occasion, the City may receive additional funding from HUD for specific purposes. These programs have provided 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 that are currently underway 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. One of the additional programs underway in Homestead is the Neighborhood Stabilization Program (NSP). Other programs, the Community Development Block Grant– Recovery (CDBG-R), and the Community Development Block Grant Disaster Recovery Initiative

(CDBG-DRI), are closed and have been previously reported to HUD. The City did not receive NSP 3 funding.

CDBG Entitlement Program

Under the entitlement program during FY 2014-2015, the City completed five public service activities, four non-profit facilities and two city public facilities activities. A number of other activities were either started or substantially completed by the end of the fiscal year. The completed activities provided benefit to over 8,400 low income residents of the City of Homestead. They are summarized below:

Public Services

Public services are limited to no more than 15 percent of the City's annual allocation of CDBG funds and must be spent within the fiscal year in which it was allocated, much like administration funds. Other CDBG funds may roll forward into subsequent years. In FY 2014-2015, the City's allocation was \$770,035, and the following five public service projects were funded:

enFamilia

Funding Amount: \$10,433.29 (Actual)

EnFamilia's public services grant was used to fund classes to help new fathers and mothers understand the basics of child development and parenting. The class helped parents to understand empathy, age-appropriate development milestones, non-violent discipline, and communication skills.

Greater Miami Youth for Christ

Funding Amount: \$14,602.29 (Actual)

Youth for Christ used public service grant funds for a summer grant program that was tailored to specific age groups. The program centered on the Economis curriculum, which helps students understand budgeting and money management. The program also distributed back packs with school supplies.

Miami Bridge

Funding Amount: \$15,898 (Actual)

This public service program was held at Miami Dade Community College in Homestead. The program provided basic lessons to Miami Bridge youth about life skills and how to navigate difficult situations. Transitioning out of Miami Bridge can be problematic for clients, and this public service was intended to help that process.

Start of Smart (SOS)

Funding Amount: \$48,505 (Actual)

SOS is a program operated in the City of Homestead that provides assistance to families in crisis. Working closely with the Homestead Police Department, SOS engages with families and helps connect them with social services. SOS provides food vouchers, transit fare, utilities and shelter to families in need of support. The program has been funded in the past. This year's particular focus was to use the CDBG funds to assist families that have been exposed to violence and cannot stay in their homes.

YMCA Teen Camp

Funding Amount: \$11,000 (Actual)

The YMCA Teen Camp at Harris Field was a public service program that allowed teens to visit national parks and attend team building events and community services projects. The activities were designed to develop friendships and improve community through the YMCA's focus on social responsibility, healthy living, and youth development.

Public Facilities

In addition to public services, the City also completed two public facilities projects:

Blakey Park Restrooms

Funding Amount: \$100,000

The restrooms at Blakey Park are a new addition that will provide benefit to the large number of Homestead residents that use the Park. Blakey Park, in particular the track, is heavily used and there were no restroom facilities present before this project.

Mowry Drive Sidewalks

Funding Amount: \$122,504 (Actual)

The sidewalk runs along Mowry Drive from Krome Avenue to Redland Road. The project fills in gaps and creates a safe pedestrian passage along the north side of Mowry Drive.

Non-Profit Public Facilities

Four non-profit public facilities were completed, each of which provide benefit to a specific population of low income residents.

LeJardin (Playground): Complete

Location: 136 NW 12th Street, Homestead

Amount: \$79,288

National Objective: LMI Benefit

Activity: Installation of a Playground at LeJardin's facility in Homestead, which continues to grow. This project installed a new playground in an existing parking lot at the pre-school.

Miami Bridge Youth and Family Services: Complete

Location: 326 NW 3rd Avenue

Amount: \$76,000

National Objective: LMI Benefit

Activity: Installation of new Hurricane-rated Windows and Doors. The new windows and doors are impact resistant and do not require shutters.

New Hope CORPS: Complete

Location: 1020 North Krome Avenue, Homestead

Amount: \$71,380 (Regular CDBG)
\$65,964 (By Amendment)

National Objective: LMI Benefit

Activity: Renovation of Recovery Facility for Adult Male Drug Rehabilitation.

Sunrise Community Center Renovations: Complete

Location: 1102 Krome Avenue, Homestead

Amount: \$39,500

National Objective: LMI Benefit

Activity: Kitchen renovations in five apartments

Each of the activities generated benefit for low income residents, as described in the following charts.

Summary of Beneficiaries for 2014-2015 CDBG Activities

Public Services

Activity	Public Services				
Project	enFamilia	Greater Miami Youth for Christ	Miami Bridge	Start Off Smart	YMCA Teen Camp
White	46	19	2	12	11
Black or African American	0	93	14	5	16
Asian	0	0		0	
American Indian	0	0	0	0	
Native Hawaiian/Pacific Islander	0	0	0	0	
Other	0	0	6	0	29
TOTAL	46	112	22	17	56
Hispanic	46	17	6	9	29
Not Hispanic	0	95	16	8	27
TOTAL	46	112	22	17	56

Non-Profit Facilities

Activity	Non-Profit Facilities			
Project	Le Jardin Playground	Miami Bridge	New Hope	Sunrise Community
White	337	101	124	9
Black or African American	160	74	60	3
AsianAsian	0	1	0	0
American Indian	0	0	0	0
Native Hawaiian/Pac Islander	0	0	0	0
Other	2	1	1	0
TOTAL	499	177	185	12
Hispanic	338	110	79	2
Not Hispanic	161	67	106	10
TOTAL	499	177	185	12

City Public Facilities

Project	Blakey Park*	Mowry Drive Sidewalks*
White	2,082	2,082
Black or African American	4,437	4,437
AsianAsian	0	0
American Indian	0	0
Native Hawaiian/Pac Islander	0	0
Other	923	923
TOTAL	7,442	7,442
Hispanic	2,530	2,530
Not Hispanic	4,912	4,912
TOTAL	7,442	7,442

*Both projects are in the same Census Tract: 011300

In addition to the racial information, the following charts describe the income levels of the people assisted in FY 2014.

Income Levels of Public Services Grants FY 2014

Public Service Provider	Extremely Low Income	Low Income	Low to Moderate Income	Non-Low Income	TOTAL
enFamilia	46	0	0	0	46
Greater Miami Youth Fo Christ	92	13	4	3	112
Miami Bridge	2	18	1	0	21
Start Off Smart	17	0	0	0	17
YMCA Teen Camp	1	17	26	12	56
TOTAL	158	48	31	15	252

Income Levels of Non-Profit Public Facilities Grants

Non-Profit Facilities	Extremely Low Income	Low Income	Low to Moderate Income	Non-Low Income	TOTAL
LeJardin	116	183	200	0	499
Miami Bridge	177	0	0	0	177
New Hope CORPS	184	0	0	0	184
Sunrise Community	12	0	0	0	12
TOTAL	489	183	200	0	872

In addition to completed activities, the City is progressing with a number of projects including Pump Station 1/Gravity Interceptor (this project is completed but was not closed out as of October 1, 2015), Homestead Soup Kitchen (Project is mostly completed but may require additional funding), YMCA Flooring, YMCA Drainage (Both projects are related and are delayed due to engineering issues), YMCA Kid Zone Play Space, Miami Bridge Roof, and the newly programmed activities for FY 2014-2015.

The City's program has funded a number of activities since becoming an entitlement community. The following chart outlines the funding provided to projects since 2010:

Community Development Block Grant (CDBG) Program (FY 2010-2011) to Present (2014-2015)

Activity	FY 2010/2011	FY 2011/2012	FY 2012/2013	FY 2013/2014	FY 2014/2015	FY 2015/2016	Total
Non-Profit Public Facility Grants							
enFamilia Public Facility	11,000						11,000
Galata, Inc	10,000						10,000
LeJardin Day Care	79,000						79,000
Homestead Soup Kitchen		100,000					100,000
Miami Bridge Facility Impro.				76,000	90,000	60,000	226,000
New Hope, CORP Facility Improv.			71,380			48,926	120,306
YMCA Day Care HVAC			100,000				100,000
YMCA Day Care Flooring					31,965		31,965
YMCA Kid Zone Play space					49,479		49,479
YMCA Locker Room Renovation						175,000	175,000
Total NP Public Facility Grants	100,000	100,000	171,380	76,000	171,444	283,926	902,750
Non-Profit Public Service Grants							
American Red Cross		15,000					15,000
enFamilia					20,000		20,000
Greater Miami Youth For Christ					15,000		15,000
Miami Bridge					16,000	30,000	46,000
Start Off Smart				70,532	48,505	10,355	129,392
YMCA Youth Obesity Program				24,674			24,674
YMCA Youth in Government						26,957	26,957
YMCA Teen Camp					11,000		11,000
Total NP Public Service Grants	0	15,000	0	95,206	110,505	67,312	288,023
Fair Housing Outreach							
Fair Housing Activity			5,000	5,000	5,000	5,000	20,000
Housing Rehabilitation Grants							
Housing Rehab. Program				150,000	182,079	71,829	403,908
City Projects							
4th Street Landscaping						30,149	30,149
Blakey Park Restrooms				100,000			100,000
Dickenson Community Center	100,000						100,000
Dickenson Comm Ctr-Pump Station			100,000				100,000
Infiltration & Inflow Reduction		463,560					463,560
Mowry Drive Sidewalks				172,024			172,024
Phichol Williams Comm. Center					147,000		147,000
Pump Station 1 Gravity Interceptor			322,278				322,278
Roby George Park Playground						173,000	173,000
Wittkop Park	507,925						507,925
Total City Projects	607,925	463,560	422,278	272,024	147,000	203,149	2,115,936
Administration							
Administration	155,397	144,640	149,665	149,557	154,007	157,804	911,070
Grand Total	863,322	723,200	748,323	747,787	770,035	789,020	4,641,687

Neighborhood Stabilization Program (NSP)

As reported in previous years, the City's Neighborhood Stabilization Program (NSP) is a non-recurring grant that was awarded to the City in March of 2009 and continues into 2015. The City has recently submitted an amendment to HUD to reprogram program income and to add new activities in order to achieve close out.

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. Galata, Inc. was the non-profit service provider selected to own and rent the houses designated for low income residents. However, since that time, Galata, Inc. is no longer a viable organization and the City was compelled to take back the properties.

The titles have reverted back to the City. At this time the City is preparing to rehabilitate and sell the properties to very low income beneficiaries. The City will likely have to provide downpayment assistance. Program income from past NSP sales will fund the rehabilitation and sale of the old Galata rental houses.

Purchase/Rehabilitation

In addition to the five houses purchased for very low income families, the City purchased and rehabilitated ten homes for homeownership. 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.

The City has sold ten of these units, as follows:

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	
1929 SE 12 th Street	1		1					
2936 SE 15 th Avenue	1		1					
TOTALS	23	13	3	4		3		

The City hopes to close out NSP in FY 2014-2015 now that the five rental houses have reverted to the City. An amendment to NSP that will allow the City to complete the program is currently under review by HUD.

General Questions

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

The 2013-2017 Consolidated Plan has four 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.
4. Enhance and improve the housing of low and moderate income persons and families within the City of Homestead.

For FY 2014-2015, the City made significant strides towards the strategic goals in the five year plan. The City exceeded Public Facilities/Non-Profit Facilities by three and Public Services by one. The City did not meet its housing goals. However, the City did complete a number of housing projects, but the houses required more work which meant additional procurements. Seven roofs have been completed, six houses are under construction, several are ready to bid, and staff has processed about thirty applications.

A summary of the City's efforts as they relate to the goals in the five-year plan are outlined in the following chart.

Summary of Five-Year Community Development Goals: 2013 Through 2017

Activity	2013		2014		2015		2016		2017		5-Year Totals	
	Goal	Actual	Goal	Actual								
Public Facilities Infra./Non Profit Facilities	3	2	3	6	3	NA	3	NA	3	NA	15	2
Public Services	4	3	4	5	4	NA	4	NA	4	NA	20	3
Housing Rehabilitation Units	24	0	24	1	24	NA	24	NA	24	NA	120	0

The goals in the Consolidated Plan were adopted according to community input and the direction of City Council. The City is on track to meet the five-year goals.

Affirmatively Furthering Fair Housing Laws

As reported in previous years, the City of Homestead is a partner with HUD in the enforcement of The Fair Housing Act (Section 800, 42 U.S.C. 3601), which 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 Fair Housing complaints within the City limits of Homestead in FY 2014-2015, 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 has undertaken several activities to promote awareness of Fair Housing choice.

- Every Friday in May, the City published full color Fair Housing education posters in the South Dade News Leader.
- Fair Housing was discussed at each meeting in which housing and community development needs were discussed, including two such meetings in April.

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.

Unmet Needs and Leveraging

As in previous years, the City of Homestead has many unmet housing and community development needs because the needs outweigh the funding.

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 in the traditional City center,
- 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).

All of the public services agencies funded in 2014 utilized leveraging. Although the services provided were entirely new and expanded, the agencies used existing staff and facilities provide the services.

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.

The City met timeliness standards this year and is in compliance with HUD regulations. This was a major accomplishment and reflects positively on the City's commitment to the CDBG program.

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 2014-2015, the following public meetings were advertised and held:

- May 4, 2015: A public meeting to discuss housing and community development needs and impediments to Fair Housing, and to announce the availability of FY 2014-2015 CDBG funds, and to provide guidance on application preparation.

- May 4, 2015: A public workshop to discuss housing and community development needs and the housing rehabilitation program.
- May 11, 2015: A second public meeting for applicants interested in the CDBG program, housing, and also a community meeting to discuss housing and community development needs.
- May 11, 2015: A second workshop for the housing rehabilitation program.
- July 7, 2015: A public hearing to discuss the allocation of 2014-2015 CDBG funds, as well as to enable members of the public to comment regarding the CDBG program. Comment Period expires.
- July 15, 2015: Council meeting to approve Action Plan and submittal to HUD.
- December 8, 2015: A public meeting to review the 2013-2014 CAPER.

Notification of all meetings is posted on the City's website and advertised in the South Dade News Leader. Additionally, 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.

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. This relationship assures that funds are provided directly to vendors and eliminates opportunities for problems. In addition, vendors that receive payments from the City, even if on behalf of a non-profit organization, must be registered with the City Purchasing Department. This process assures the City that vendors are legitimate, licensed and insured entities.

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.

All non-profits, especially those engaged with Public Services, are required to complete thorough monthly reports that outline expenditures, reimbursement requests, and accomplishments.

Lead-Based Paint

Under the City's programs, lead-based paint (LBP) hazards are evaluated in residential structures built before 1978. In 2013, the City started a residential rehabilitation program, and a number of the homes were built before 1978. Several of these homes has tested positive for lead based paint.

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.

Houses that are tested positive for lead based paint will be rehabilitated in the appropriate manner.

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.

The new Consolidated Plan provides for housing rehabilitation. In FY 2014-2015, there is \$182,079 in funding for housing rehabilitation. Applicants have been qualified and are

projects are underway. One project has been completed and about a dozen are underway, with many more ready to begin.

Public Housing Strategy

Although not located within the City limits, 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 well, and the HHA has recently undertaken 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 as required.

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 housing, which remains expensive. The second barrier is the low wages generally earned in Homestead. In the wake of the housing crisis of 2007, banks have tightened lending requirements, which creates additional barriers to housing. Although the City does not have a program for homebuyer assistance beyond NSP, it is hoped that the housing rehabilitation program will provide some relief to low income residents.

Although housing in Homestead is expensive, it is considered to be an affordable alternative to areas closer to the urban centers of Miami. As such, the City continues to experience tremendous growth, mostly east of the Turnpike.

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. Several of the projects funded this year do provide some measure of relief for the homeless, such as Bridge to Hope, New Hope CORPS, and the Homestead Soup Kitchen. All provide services to the homeless or those with the potential for homelessness.

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.

The City has funded Miami Bridge Youth and Family Services for several years. This shelter provides a safe place for at-risk and runaway youths in South Dade County, and can be considered a link in the chain to prevent homelessness.

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

Community Development Activities undertaken in the City during the last fiscal year are discussed in this section. All activities, completed or underway, are reviewed in this section. Because CDBG funds for public facilities and infrastructure can carry over from year to year, there are projects from previous fiscal years that are either underway or closed out in FY 2014-2015.

Census Tract 011300 is the location for two completed projects: Mowry Drive Sidewalks and Blakey Park Restrooms.

Census Tract 011300 Summary

Census Tract	Percent LMI	Total Pop	White	Percent White	Black	Percent Black	Other	Percent Other
011300	83%	7,442	2,082	28%	4,437	60%	923	12%

Census Tract 011300 is 34 percent Hispanic.

Open Projects from FY 2014 or Prior Year

The following projects were funded in prior years but remain open. In some cases, the work is complete but was not finished by September 30, 2015. In other cases, the projects have individual circumstances that delay completion. Projects for the new fiscal year, 2015-2016, are not listed.

Homestead Soup Kitchen: Completed but requiring additional work

Location: 105 SW 3rd Avenue, Homestead

Amount: \$100,000

National Objective: LMI Benefit

Activity: Renovation of Facility that Feeds the Hungry

The Homestead Soup Kitchen was completed in 2014 according to the original budget, but the project is being held open because additional work is needed on the facility. City staff is working with the Soup Kitchen to identify additional funds, about \$20,000, to complete much-needed renovations.

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.

Miami Bridge, New Roof: Project Bid

Location: 326 NW 3rd Avenue

Amount: \$90,000

National Objective: LMI Benefit

Activity: New Roof

Project Summary

The project will replace the roof on the main building at 326 NW 3rd Avenue.

Pump Station Number 1/Gravity Interceptor: Completed

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 project is completed but was not officially closed out as of October 1, 2015. The City of Homestead (City) owns and operates Pump Station No. 1 (PS 1). As described in last year's report, 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 within 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.

YMCA at Harris Field, Drainage: Bids Received

Location: 1034 NE 8th Street, Homestead

Amount: \$45,000

National Objective: LMI Benefit

Activity: Drainage Improvements

This YMCA grant is intended to correct stormwater drainage and flooding problems in the daycare facility. The current conditions contribute to stormwater intrusion and create a serious challenge for maintenance.

YMCA at Harris Field, Flooring: Pending

Location: 1034 NE 8th Street, Homestead

Amount: \$31,965

National Objective: LMI Benefit

Activity: New Flooring for the Daycare

This project cannot proceed until the drainage issues are resolved because of possible damage to the floors.

YMCA at Harris Field, Kid Space Playground: Contract Issued

Location: 1034 NE 8th Street, Homestead

Amount: \$49,479

National Objective: LMI Benefit

Activity: Indoor Playground

The Subrecipient Agreement has been issued. Project will be bid shortly.

Projects Completed In FY 2014-2015

The following projects were completed in FY 2014-2015.

Blakey Park Restrooms: Project is complete as of October 2014

Location: Blakey Park

Amount: \$100,000

National Objective: LMI Benefit

Activity: Construction of New Restrooms

Blakey Park is a very popular park used by City residents, in particular those who live in nearby houses and apartments. This project installed new restrooms and a sidewalk in the park.

Estimated Project Costs: \$137,394

Geographic Area Served: Primarily SW Homestead, but also City-wide

LeJardin (Playground): Complete

Location: 136 NW 12th Street, Homestead

Amount: \$79,288

National Objective: LMI Benefit

Activity: Installation of a Payground

LeJardin's facility in Homestead continues to grow. This project installed a new playground in an existing parking lot at the pre-school.

Estimated Project Costs: \$79,288

Geographic Area Served: City-wide

Miami Bridge Youth and Family Services: Completed

Location: 326 NW 3rd Avenue

Amount: \$76,000

National Objective: LMI Benefit

Activity: New Hurricane Windows and Doors

Miami Bridge is a youth shelter in Homestead that serves runaways and other at-risk youths. The facility is located adjacent to a County fire rescue station and is composed of three buildings, all of varying ages and conditions. This grant enabled all three buildings to receive new hurricane-proof windows, doors, and paint. In addition, the project strengthened the security of the facility by replacing double hung, operable

windows along the rear of the facility with fixed plate glass. This alteration still meets fire codes because of nearby exits while providing a greater level of protection to the clients.

Estimated Project Costs: \$76,000
Geographic Area Served: City-wide

Mowry Drive Sidewalks: Completed
Location:
Amount: \$172,024
National Objective: LMI Benefit

Activity: Sidewalks

This activity is the installation of sidewalks on Mowry Drive from Krome Avenue to Redland Road.

Project Costs: \$142,177

The project was under budget at this time and completed.

Geographic Area Served: Mowry Drive and Census Tract 011300

The sidewalks will extend approximately 10,600 linear feet from Krome Avenue to Redland Road.

New Hope CORPS: Completed
Location: 1020 North Krome Avenue, Homestead
Amount: \$71,380 (Regular CDBG)
\$65,964 (By Amendment)
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.

The bathrooms in New Hope were in need of complete renovation. All of the facilities were leaking and outdated. An old bathroom is shown on the far left. The two far right pictures depict the “after” renovations.

The following projects are completed.

Sunrise Community Center Renovations: Complete

Location: 1102 Krome Avenue, Homestead

Amount: \$39,500

National Objective: LMI Benefit

Activity: Kitchen renovations in five apartments

The facility at 1102 Krome Avenue is a group home for the developmentally disabled. Each apartment has its own kitchen. These facilities are about 20 years old and in need of renovation. This project will complete renovate the kitchen to include new cabinets and countertops, as well built-in appliances.

Estimated Project Costs: \$68,140

The project is over budget but Sunrise has agreed to pay the difference.

Geographic Area Served: Entire City of Homestead

Anti-Poverty Strategy

As in previous years, 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. The City has funded Start Off Smart (SOS), an agency that helps families in crisis, as well as Miami Bridge, Homestead Soup Kitchen and New Hope CORPS.

Non-Homeless Special Needs

In FY 2014-2015, 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. 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 an important way to evaluate progress towards reaching the goals of the 5-Year Consolidated Plan. Some activities are currently under construction or not yet completed, so this chart does not represent a complete picture of progress to date. The following chart outlines all accomplishments for Year 2 of the new Consolidated Plan.

**Five Year Housing and Community Development Goals and Actual Completed
FY 2013-2017**

Activity	2013		2014		2015		2016		2017		5- Year Totals	
	Goal	Actual	Goal	Actual								
Public Facilities Infra./NonProfit Facilities	3	2	3	NA	3	6	3	NA	3	NA	15	8
Public Services	4	3	4	NA	4	5	4	NA	4	NA	20	8
Housing Rehabilitation Units	24	0	24	NA	24	1	24	NA	24	NA	120	1

Conclusion

The second year of the new Consolidated Plan has produced some very good results, especially with public services. The City met its timeliness standards as of July 2015, which is an important measure of progress. This places the City in compliance with HUD regulations and sets the stage for future successes. The City also completed six public facilities—two City projects and four non-profit projects.

The Housing Rehabilitation program has completed seven roofs. In addition, there are six houses under construction, several are out to bid and more are scheduled. Staff has received and reviewed over 30 applications to date.

As the City begins the second year of the 2013-2017 Consolidate Plan, it will continue to evaluate ongoing programs and look forward to continuing successes.