

# City of Homestead



**FY 2015-2016**  
**Consolidated Annual Performance and**  
**Evaluation Report (CAPER)**

**Community Development Block Grant**  
**(CDBG) Program**

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## **Executive Summary**

Fiscal Year 2015-2016 is the third 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 again met an important milestone this year by reaching its timeliness standards for the CDBG program, as it has done for each year of the current Consolidated Plan. 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, and as of August 1, 2016, 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 2015-2016, the City completed three public service activities, two non-profit facilities and two city public facilities activities. In addition, the City's housing rehabilitation program continued to operate in conjunction with the City's CRA-funded rehabilitation program. Three houses were substantially completed and all of the remaining housing funds are committed. A number of other activities were either started or substantially completed by the end of the fiscal year. The housing program is using multiple vendors for different repairs on the same houses, which lengthens the time of rehabilitation. However, work is occurring on multiple homes at once.

The completed activities provided benefit to over 8,000 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 2015-2016, the City's allocation was \$789,020, and the following three public service projects were funded:

#### **Miami Bridge**

**Funding Amount: \$30,000**

This project provided a series of field trips and activities for residents of the Miami Bridge Facility in Homestead. Miami Bridge provides temporary housing for teenaged minors who are temporarily displaced. The activities included horse rides, swimming lessons at the YMCA, and a number of other activities as documented by the agency.

#### **Start of Smart (SOS)**

**Funding Amount: \$10,355**

Start off Smart, Inc. (SOS) completed all of the goals and objectives of the CDBG 2015 grant award. Through this funding, SOS was able to meet and exceed the goal of "To conduct community outreach events that will provide the resources necessary to empower residents to improve their quality of life through education, access to community based resources and intervention services". Every event that was held with CDBG funding provided educational information and information for accessing community based resources. It is the policy of SOS to provide this information at every event held by SOS.

**Objective #1:** To coordinate one (1) community outreach event per month for 12 months.

**Objective #2:** To ensure that low income residents are informed of the outreach events so that they can participate from within their community, (flyers, information packets delivered to residents identifying the time, date and location of the event).

**Objective #3:** To provide information through the 12 community outreach activities to a minimum of 2100 residents annually that will provide them with information on family based resources and the ability to access the resources in order to improve their quality life.

### **YMCA Youth in Government**

**Funding Amount: \$26,957**

The YMCA utilized the CDBG funding to allow program participants to engage in mock government elections, policy discussions, draft legislation, and a legislative session. The culmination of the program was a field trip to Tallahassee, where program participants were able to tour the Capitol and engage in a legislative session that approximated actual legislative activities.

### **Public Facilities**

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

#### **4<sup>th</sup> Street Landscaping**

**Location: SW 4<sup>th</sup> Street, Homestead**

**Amount: \$30,149**

**National Objective: LMI Benefit**

**Activity:** Installation of landscaping along east SW 4<sup>th</sup> Street. The project provided much-needed rejuvenation of the landscaping along the SW 4<sup>th</sup> Street corridor. The corridor is the primary point of entry for traffic entering the neighborhood from Flagler, Krome, and US 1, and is an important gateway.

#### **Phicohl Williams Community Center Roof**

**Location: Phicohl Williams Community Center, SW 4<sup>th</sup> Street, Homestead**

**Amount: \$147,000**

**National Objective: LMI Benefit**

**Activity:** Installation of a new roof for the community center, which serves a predominately LMI neighborhood.

### **Non-Profit Public Facilities**

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

**YMCA Harris Field****Location:** 1034 NE 8<sup>th</sup> Street**Amount:** \$49,479**National Objective:** LMI Benefit**Activity:** Installation of new indoor playground to benefit young children at the YMCA Harris Field.**New Hope CORPS:****Location:** 1020 North Krome Avenue, Homestead**Amount:** \$48,926**National Objective:** LMI Benefit**Activity:** Renovation of Recovery Facility for Adult Male Drug Rehabilitation. The City has funded New Hope for several years, and this activity was for the roof. The new roof has been installed, and the old roof was far more damaged than was anticipated.

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

### Summary of Beneficiaries for 2015-2016 CDBG Activities

**Public Services**

<b>Project</b>	<b>Miami Bridge</b>	<b>(SOS) Start Off Smart</b>	<b>YMCA Youth in Government</b>
White	10	741	11
Black or African American	4	246	26
Asian	0	0	0
Am Indian	0	0	0
Native Hawaiian/Pacific Islander	0	0	0
Other	4	0	5
<b>TOTAL</b>	<b>14</b>	<b>987</b>	<b>42</b>
Hispanic	10	789	12
Not Hispanic	4	198	30
<b>TOTAL</b>	<b>14</b>	<b>987</b>	<b>42</b>

## Non-Profit Facilities

Project	Miami Bridge	New Hope Roof
White	101	92
Black/ African American	74	45
Asian	1	1
American Indian	0	1
Native Hawaiian/Pacific Islander	0	0
Other	1	0
<b>TOTAL</b>	<b>177</b>	<b>139</b>
Hispanic	110	53
Not Hispanic	67	86
<b>TOTAL</b>	<b>177</b>	<b>139</b>

## City Public Facilities

Project	4th Street Landscaping	Phicohl Williams Roof
White	2,082	2,082
Black/ African American	4,437	4,437
Asian	0	0
American Indian	0	0
Native Hawaiian/ Pac Island	0	0
Other	923	923
<b>TOTAL</b>	<b>7,442</b>	<b>7,442</b>

Project	4th Street Landscaping	Phicohl Williams Roof
Hispanic	2,530	2,530
Not Hispanic	4,912	4,912
<b>TOTAL</b>	<b>7,442</b>	<b>7,442</b>

\*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 2015.

### Income Levels of Public Services Grants FY 2015

Public Service Provider	Extremely Low Income	Low Income	Low to Moderate Income	Non-Low Income	TOTAL
Miami Bridge	14	0	0	0	<b>14</b>
Start Off Smart	987	0	0	0	<b>987</b>
YMCA Youth in Government	17	19	5	1	<b>42</b>
<b>TOTAL</b>	<b>1018</b>	<b>19</b>	<b>5</b>	<b>1</b>	<b>1043</b>

### Income Levels of Non-Profit Public Facilities Grants

Non-Profit Facilities	Extremely Low Income	Low Income	Low to Moderate Income	Non-Low Income	TOTAL
New Hope CORPS Roof	139	0	0	0	<b>139</b>
YMCA Playground	131	0	0	0	<b>131</b>
<b>TOTAL</b>	<b>270</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>270</b>

### Income Levels of City Public Facilities Grants

City Public Facilities	Extremely Low Income	Low Income	Low to Moderate Income	Non-Low Income	TOTAL
Phicohl Williams Roof*	0	0	6,177	1,265	<b>7,442</b>
4th Street Landscaping *	0	0	6,177	1,265	<b>7,442</b>
* Each project is in Census Tract 011300 and is counted only once					

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 Current Fiscal Year (2016-2017)**

Activity	FY 2010/2011	FY 2011/2012	FY 2012/2013	FY 2013/2014	FY 2014/2015	FY 2015/2016	New FY 2016/2017	Total
<b>Non-Profit Public Facility Grants</b>								
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 Improvements				76,000	90,000	60,000	60,000	286,000
New Hope, CORP Facility Improv.			71,380			48,926	44,324	164,630
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
Homestead Housing Auth/South Dade Labor Camp Windows							71,000	71,000
Sunrise Center/Developmentally Dis Housing Roof							67,000	67,000
<b>Total Non-Profit Public Facility Grants</b>	<b>100,000</b>	<b>100,000</b>	<b>171,380</b>	<b>76,000</b>	<b>171,444</b>	<b>283,926</b>	<b>242,324</b>	<b>1,145,074</b>
<b>Non-Profit Public Service Grants</b>								
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	24,287	153,679
YMCA Youth Obesity Program				24,674				24,674
YMCA Youth in Government						26,957		26,957
YMCA Teen Camp					11,000			11,000
YMCA Drowning Prevention							39,410	39,410

Activity	FY 2010/2011	FY 2011/2012	FY 2012/2013	FY 2013/2014	FY 2014/2015	FY 2015/2016	New FY 2016/2017	Total
Homestead Soup Kitchen							49,640	49,640
Total Non-Profit Public Service Grants	0	15,000	0	95,206	110,505	67,312	113,337	401,360
<b>Fair Housing Outreach</b>								
Fair Housing Activity			5,000	5,000	5,000	5,000	2,618	22,618
<b>Housing Rehabilitation Grants</b>								
Housing Rehab. Program				150,000	182,079	71,829		403,908
<b>City Projects</b>								
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
Homestead Library/Cybrary							260,149	260,149
Total City Projects	607,925	463,560	422,278	272,024	147,000	203,149	260,149	2,376,085
<b>Administration</b>								
Administration	155,397	144,640	149,665	149,557	154,007	157,804	154,607	1,065,677
<b>Grand Total</b>	<b>863,322</b>	<b>723,200</b>	<b>748,323</b>	<b>747,787</b>	<b>770,035</b>	<b>789,020</b>	<b>773,035</b>	<b>5,414,722</b>

### *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 2017. The City has recently submitted an amendment to HUD to reprogram program income and to add new activities in order to achieve close out. Previous attempts to solicit

a development partner have been unsuccessful, so the City has again launched a new effort.

As reported previously, 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**

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

#### 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 <sup>th</sup> Court	3	3						
2840 NE 41 <sup>st</sup> Road	3					3		
1221 SE 17 <sup>th</sup> Avenue	1		1				Yes	
1327 N. Fieldlark Lane	3	3					Yes	
2239 SE 1 <sup>st</sup> Street	3	3					Yes	
1002 NE 42 <sup>nd</sup> Avenue	1			1				
1735 N. Goldeneye Lane	3			3			Yes	
4290 NE 16 <sup>th</sup> Street	4	4					Yes	
1929 SE 12 <sup>th</sup> Street	1		1					
2936 SE 15 <sup>th</sup> Avenue	1		1					
TOTALS	23	13	3	4		3		

The City will close out NSP now that the five rental houses have reverted to the City. An amendment to NSP that will allow the City to complete the program remains 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 2015-2016, the City made significant strides towards the strategic goals in the five year plan. The City exceeded Public Facilities/Non-Profit Facilities by one and met Public Services. The City completed three housing projects in this fiscal year, with a number more under construction which will be completed in FY 2016. The housing rehabilitation program is using multiple vendors, such as roofers and general contractors, on the same houses using very tight budgets. This lengthens the contracting process, and the City is working to streamline the process so that the remaining applicants can be completed expeditiously. All of the funds are committed.

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./NonProfit Facilities	3	2	3	6	3	4	3	NA	3	NA	15	12
Public Services	4	3	4	5	4	3	4	NA	4	NA	20	11
Housing Rehabilitation Units	24	0	24	1	24	3	24	NA	24	NA	120	4

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 most of the five-year goals; however some adjustments may be necessary going forward. Housing, for example, is not funded at a level to accomplish 120 renovations, even at the current limit of \$15,000 per house.

*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 2015-2016, 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.

- Over the summer, 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 FY 2015-2016 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 Evaluation and Appraisal Review (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 2016, the following public meetings were advertised and held:

- March 2016: Public meeting was advertised and direct notice was sent to every non-profit and interested party in the City's database for new funding availability.
- March 28, 2016: The first public meeting and grant application workshop was held at 2 pm at the William Dickinson Community Center to discuss housing and community development needs, Fair Housing, and the CDBG Application Process.
- April 4, 2016: The second public meeting and grant application workshop was held at 2 pm at the William Dickinson Community Center to discuss housing and community development needs, Fair Housing, and the CDBG Application Process.

May 13, 2016: Public Comment period begins for the 2017 Action Plan.  
May 31, 2016: Meeting held at City Finance Conference Room to discuss proposed new funding.  
June 22, 2016: Action Plan is considered at the City Council and public comment period ends.  
December 13, 2016: Committee of the Whole Meeting to review CAPER.  
December 21, 2016: Regular City Council Meeting to review CAPER.  
December 22, 2016: CAPER submitted to HUD.

In addition to the regular citizen participation process, Homestead also amended its Action Plan to reprogram surplus funds. The amendments were advertised and approved by Council. The following activities were added:

**New Homestead Library/Cybrary:** The City successfully initiated its first Section 108 Loan to acquire, renovate and create a new library at 36, 38, and 118 Washington Avenue. The loan, for \$3,865,000, is the first of its kind for the City. In order to secure the loan, the City amended the Consolidated Plan and Action Plan. At this time, the City is working to execute the HUD contracts, obtain release of funds, and begin the project.

**Homestead Soup Kitchen:** Allocated an additional \$20,000 to continue with the rehabilitation work to the facility.

**YMCA Drainage:** Allocated an additional \$40,000 to complete the drainage project at the Harris Field facility, which was more expensive than originally estimated.

**Phicohl Williams Renovations:** Allocated \$46,041 to renovate the interior reception area of the community center located on SW 4<sup>th</sup> Street.

Originally, the funds were allocated for a public service serving meals to seniors at the facility, but staff was concerned that there was insufficient time to implement the program. Therefore, the funds were redirected to facility renovations.

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.

Two houses in the City's housing rehabilitation program tested positive for lead. In one house, the lead was in paint located on an exterior wall of the garage/utility area. This area was not impacted by the rehabilitation activities, was in good physical condition, and was therefore not remediated. The other house in question contained lead in the soffits and fascia board. These areas were impacted because the house received a new roof. The roofing contractor followed safe lead practices and removed the boards in question, replacing them with new lumber.

## **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. Between FY 2013 and FY 2015, \$403,908 in funding was allocated for housing rehabilitation. Applicants have been qualified and are projects are underway. Seven projects are substantially completed, of which four are closed, and all of the funds are allocated to the current list of applicants.

At this time no further applications are being accepted. All of the housing funds will be expended by the end of FY 2016-2017.

## **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.

For the first time, the City has funded a housing authority project in FY 2016-2017. It is \$71,000 for the South Dade Labor Camp. The funds will be used to install new energy efficient windows.

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 125<sup>th</sup> 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 2015-2016.

Census Tract 011300 is the location for two completed projects: SW 4<sup>th</sup> Street Landscaping and Phicohl Williams Community Center.

### 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 2015 or Prior Year

The following projects were funded in prior years but remain open. Projects for the new fiscal year, 2015-2016, are not listed.

#### Miami Bridge

##### Fire Alarms, Roof, and Miscellaneous Improvements

**Location:** 326 NW 3<sup>rd</sup> Avenue, Homestead

**Amount:** \$150,000 (Multiple Years)

**National Objective:** LMI Benefit

**Activity:** Renovation of Facility

The roof is completed but pending final payment, the fire alarm is being installed, and there is a series of miscellaneous improvements to the sidewalks under review.

#### Homestead Soup Kitchen: Completed but requiring additional work

**Location:** 105 SW 3<sup>rd</sup> Avenue, Homestead

**Amount:** \$100,000, plus \$20,000 amended funds for a total of \$120,000

**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. Council has provided an additional \$20,000 to complete the renovations.

#### Roby George Playground

**Location:** 1034 NE 8th Street, Homestead

**Amount: \$173,000**  
**National Objective: LMI Benefit**  
**Activity: New playground and artificial turf**

This activity is underway and approximately 50 percent complete and will be closed out by January-February of 2017. All of the equipment and materials have been ordered and are ready for installation.

**YMCA at Harris Field, Drainage: New Bids Received**  
**Location: 1034 NE 8th Street, Homestead**  
**Amount: \$45,000, Plus \$40,000 as amended for a Total of \$80,000**  
**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. The first bids were rejected, and new bids have been solicited and are under review.

**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, Locker Room Renovation: Pending**  
**Location: 1034 NE 8th Street, Homestead**  
**Amount: \$175,000**  
**National Objective: LMI Benefit**  
**Activity: Renovation of locker rooms to replace outdated facilities.**

This project is under development and will proceed now that other projects with the YMCA are underway or complete.

### **Projects Completed In FY 2015-2016**

The following projects were completed in FY 2015-2016, as stated previously:

**New Hope CORPS, 1020 North Krome Avenue, Homestead**  
\$48,926  
Complete re-roof of the entire facility.

**YMCA Harris Field, 1034 NE 8<sup>th</sup> Street**  
\$49,479  
New interior playground for younger children at Harris Field.

**Phicohl Williams Community Center, 951 SW 4<sup>th</sup> Street**

\$147,000

New roof installed for the community center.

**SW 4<sup>th</sup> Street Landscaping**

\$30,149

Renovated landscaping along the eastern section of SW 4<sup>th</sup> Street.

**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 continues to fund 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 2015-2016, 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 in 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 3 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	6	3	4	3	NA	3	NA	15	12
Public Services	4	3	4	5	4	3	4	NA	4	NA	20	11
Housing Rehabilitation Units	24	0	24	1	24	3	24	NA	24	NA	120	4

**Conclusion**

The third year of the new Consolidated Plan has produced positive results, especially with public facilities. 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 four public facilities—two City projects and two non-profit projects, as well as three public service projects. Housing continues to move forward but needs improvement to close-out the allocated funds in FY 2016.

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.