

City of Homestead



FY 2016-2017

**Consolidated Annual Performance and
Evaluation Report (CAPER)**

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

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Executive Summary

Fiscal Year 2016-2017 is the fourth year of the City's second five-year Consolidated Plan, which runs from 2013 through 2018. 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 remains 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, 2017, the City met that goal once again. 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 and agencies, but this type of assistance is not reported in the CAPER. The City also does not receive State Housing Initiative Partnership (SHIP) funds from the State of Florida. The format of the CAPER, however, 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 2016-2017, the City completed three public service activities, one non-profit facility and one city public facility funded with CDBG. In addition, the City's housing rehabilitation program continued to operate in conjunction with the City's CRA-funded rehabilitation program. Eleven houses have been completed overall using CDBG, with another seven under some stage of construction or continuing repairs. All the remaining housing funds are fully committed with approved applicants. The housing program uses multiple vendors for different repairs on the same houses, which lengthens the time of rehabilitation. However, work is occurring on multiple homes, and on multiple systems within those homes (roofing, plumbing) at once.

Completed CDBG activities this year provided benefits to over 14,000 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 2016-2017, the City's allocation was \$773,035, and the following three public service projects were funded:

Homestead Soup Kitchen

Funding Amount: \$49,640

The Homestead Soup Kitchen provides meals for anyone who is hungry. The program funded with CDBG provided reimbursement for 13,855 meals served throughout FY 2016. There will be some funds remaining, which may be reprogrammed into other activities.

Start of Smart (SOS)

Funding Amount: \$24,287

Start off Smart, Inc. (SOS) completed all goals and objectives of the CDBG 2016 grant award. The number of youth that attended the summer program was 109. The youth completed a Police Athletic League (PAL) beautification project where they were able to showcase their artwork on the outside of the PAL Gym. The art pieces focused on bringing attention to issues such as bullying, building a stronger community and team work. Through Life Skills, students explored issues such as conflict resolution, family strengthening, self-improvement and communication. An additional component was the dance program which served youth from 5 years old to 17 years old. Youth expressed themselves through movement and music.

Retention was a challenge, as youth tended to come and go and were not consistent with attendance. Although the program reported services to 109 youth, SOS actually served many more who did not have consistent attendance. Overall, the program was successful for the youth served. The participants were able to participate in programs and activities that they would not otherwise have had access to.

YMCA Drowning Prevention Program

Funding Amount: \$39,410

The YMCA Drowning Prevention Program provided 300 youth with swimming lessons. Some of the students also had learning disabilities, and in some cases the parents accompanied their children in the pool during lessons. Each student was evaluated with a swimming pre-test and a final test after a course of lessons. Of the student cohort for these lessons, 218 showed marked improvement, 69 stayed the same, 3 showed a decrease in skills, and 10 did not complete both tests.

The lessons are crucial in South Florida because of the prevalence of deep water in ponds, canals, Biscayne Bay, and, of course, the Atlantic Ocean. Low income and minority youth are disproportionately unable to swim because of lack of opportunity, so the YMCA program was an important safety program for this group. In addition to preventing drowning, it also introduced low income youth to the sport of swimming, which is a valuable resource for recreation and fitness.

Public Facilities

In addition to public services, the City completed one public facilities project:

Roby George Playground

Location: 1034 NE 8th Street, Homestead

Amount: \$173,000

National Objective: LMI Benefit

Activity: New playground and artificial turf

This activity closed in FY 2016 with final payment of the contractor. The new facility provides a greatly enhanced level of public service to the community, especially the adjacent multi-family housing development. The project includes new, top-quality playground facilities and an artificial turf surface. The far western section of Homestead receiving benefit is primarily low income with large numbers of children living in the surrounding neighborhoods. However, everyone uses the park, and area residents are particularly fond of the track for running, jogging, and walking.

Non-Profit Public Facilities

One non-profit public facilities project was completed.

Miami Bridge

Fire Alarms and Roofs

Location: 326 NW 3rd Avenue, Homestead

Amount: \$29,900 (Fire Alarms); \$65,427 (Roof)

National Objective: LMI Benefit

Activity: Renovation of Facility

There were two projects completed on the same non-profit facility: the Miami Bridge Campus that provides housing for youth temporarily displaced by legal proceedings (usually involving custody issues); and the new fire alarms, which are required by code and state licensing regulations and are a substantial upgrade and are integrated among all three buildings on campus. This was an urgently needed upgrade.

Two new roofs were installed on the campus. The new roof on the main building is metal and should provide many years of safe, storm resistant protection. The old roof was asphalt shingle and was failing, with severe leaks and rodents taking up residence in the attic. A new roof was also installed on the School Building, which has a flat roof and was substantially less expensive than the metal, sloped roof of the main building. Past projects on the campus include new hurricane-proof windows and doors, and future projects will include landscaping improvements (ADA improvements for sidewalks and grading).

Summary of Beneficiaries

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

Summary of Beneficiaries for 2016-2017 CDBG Activities

Public Services

Project	Homestead Soup Kitchen	(SOS) Start	YMCA
		Off Smart	Drowning Prevention
White	13,855	29	199
Black or African American		78	78
Asian			18
Am Indian			2
Native Hawaiian/Pacific Islander			
Other		2	3
TOTAL	13,855	109	300
Hispanic	9,380	55	226
Not Hispanic	4,475	54	74
TOTAL	13,855	109	300

(Homestead Soup Kitchen Totals Represent Meals Served)	
Total Public Service Beneficiaries	14,264

Non-Profit Facilities

Project	Miami Bridge Fire Alarms and Roof
White	122
Black/ African American	107
Asian	
American Indian	
Native Hawaiian/Pacific Islander	
Other	6
TOTAL	235
Hispanic	105
Not Hispanic	130
TOTAL	235

City Public Facilities

Project	Roby Playground George
White	2,082
Black/ African American	4,437
Asian	0
American Indian	0
Native Hawaiian/ Pac Island	0

Other	923
TOTAL	7,442
Project	Roby George Playground
Hispanic	2,530
Not Hispanic	4,912
TOTAL	7,442

*The project is 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 2016.

Income Levels of Public Services Grants FY 2015

Public Service Provider	Extremely Low Income	Low Income	Low to Moderate Income	Non-Low Income	TOTAL
Homestead Soup Kitchen	13,855	0	0	0	13,855
Start Off Smart (SOS)	85	14	10	0	109
YMCA Drowning Prevention	33	96	121	50	300
TOTAL	13,973	110	131	50	14,264

Income Levels of Non-Profit Public Facilities Grants

Non-Profit Facilities	Extremely Low Income	Low Income	Low to Moderate Income	Non-Low Income	TOTAL
Miami Bridge Roof and Fire Alarm	231			4	235
TOTAL	231			4	235

Income Levels of City Public Facilities Grants

City Public Facilities	Extremely Low Income	Low Income	Low to Moderate Income	Non-Low Income	TOTAL	Percent LMI
Roby George Park Playground Equipment: Census Tract 011300	0	0	6,177	1,265	7,442	83%

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) to Current Fiscal Year (2017)**

Activity	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	New FY 2017	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 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
Total Non-Profit Public Facility Grants	\$100,000	\$100,000	\$171,380	\$76,000	\$171,444	\$283,926	\$242,324	\$0	\$1,145,074

Non-Profit Public Service Grants	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	New FY 2017	Total
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
Homestead Soup Kitchen							\$49,640		\$49,640
Total Non-Profit Public Service Grants		\$15,000		\$95,206	\$110,505	\$67,312	\$113,337	\$0	\$401,360

Fair Housing Outreach	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	New FY 2017	Total
Fair Housing Activity			\$5,000	\$5,000	\$5,000	\$5,000	\$2,618		\$22,618
Housing Rehabilitation Grants									
Housing Rehab. Program				\$150,000	\$182,079	\$71,829			\$403,908

City Projects	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	New FY 2017	Total
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	\$396,931	\$657,080
Section 108 Repayment Cybrary								\$260,149	\$260,149
Total City Projects	\$607,925	\$463,560	\$422,278	\$272,024	\$147,000	\$203,149	\$260,149	\$657,080	\$3,033,165

Administration									
Administration	\$155,397	\$144,640	\$149,665	\$149,557	\$154,007	\$157,804	\$154,607	\$115,955	\$1,181,632
								\$5,055	(2017 Variance between estimated and actual award)
Grand Total	\$863,322	\$723,200	\$748,323	\$747,787	\$770,035	\$789,020	\$773,035	\$778,090	\$6,192,812

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. An additional amendment is being considered which will direct the remaining funds, after the houses are remodeled, to the Cybrary.

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

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 down payment 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 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 2016-2017, the City did not meet the goals set out in the Consolidated Plan, which dates to 2013. There was one less public service project and one less public facility. However, there are seven additional public facilities projects ready to begin or underway which will far exceed the overall goal of 15. These pending and underway projects include:

- The Cybrary (Out to Bid)
- Homestead Soup Kitchen Renovations (Bids Received)
- Miami Bridge ADA/Exterior Improvements (Pending New Bids)
- New Hope Corps Kitchen/Miscellaneous (Pending Contract, Bids)
- Phichol Williams Community Center Renovations (95 Percent Complete)
- Sunrise Center Roof (Contract Approved, Pending Bids)
- YMCA Locker Room Renovations (Contract Pending)

In the Public Services category, the City accepts applications from any eligible non-profit service provider. In 2016, three public services were funded for a total award of \$113,337, which is very close to the 15 percent cap. So, while four public services were not funded, it is because the top three ranked applicants required all of the available funding.

Also, there are far fewer housing units completed than was projected four years ago. This is because the City has not elected to continue funding the housing program and has instead focused funds on public services, nonprofit facilities and City facilities. The City completed eleven total housing projects and of these, seven were in FY 2016, with about seven more under construction which will be completed in FY 2017. The housing rehabilitation program is using multiple vendors, such as roofers and general contractors, on the same houses using very tight budgets of \$15,000 (unless waived by Council). 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 Infrastruc NonProf Facilities	3	2	3	6	3	4	3	2	3	NA	15	14
Public Services	4	3	4	5	4	3	4	3	4	NA	20	14
Single Fam Housing Rehab Units	24	0	24	1	24	3	24	7	24	NA	120	11

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. Also, the City will not meet the Public Services goal of 20 over a five-year period. However, the City has been aggressive using funding for public services and has benefited thousands of low income residents through those programs. The City’s biggest CDBG project to date, the new Cybrary, will fundamentally transform downtown while providing enormous benefit to the low income residents of Homestead.

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 2016-2017, 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.

- Fair Housing was discussed at each meeting in which housing and community development needs were discussed, including two such meetings in April.
- The Fair Housing logo is displayed on all City advertisements related to CDBG.
- Fair Housing is discussed at every CDBG public meeting and educational materials are distributed.

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.

In 2018, the City begins a new Consolidated Plan process. As part of that effort, the City is required to conduct a new Assessment of Fair Housing in accordance with the latest Fair Housing rules. To that end, the City is preparing to enter into a Collaboration led by Miami-Dade County. The Collaboration includes at least eight additional municipalities and housing authorities and will provide great benefit and economy to Homestead's new Assessment of Fair Housing. Of interest is the participation of the Homestead Housing Authority, whose involvement will greatly help Fair Housing coordination in South Dade. Based on the current schedule, the new Assessment will begin in 2020. The City will continue to correspond with HUD's field office in Miami as well as Fair Housing staff to provide updates and, ultimately, the executed Collaborative Agreement.

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 resources 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 2016-2017 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 2017, the following public meetings were advertised and held:

- March 24, 2017: Non-profits and social service agencies are provided notice of CDBG funds and proposed projects, Fair Housing, and Community Development needs.
- April 10, 2017: Two public meetings are held at City Hall to discuss the proposed CDBG Action Plan, Fair Housing and Community Development needs: one at 2 PM and one at 6 PM.

- April 19, 2017: Committee of the Whole met to discuss the Action Plan.
- April 26, 2017: City Council met to discuss the Action Plan, consider public comments, and authorize submission to HUD.
- December 12, 2017: At 2 pm, a public meeting to discuss the CAPER, Housing and Community Development needs, and Fair Housing.
- At 6 pm, a Committee of the Whole meeting to discuss the CAPER.

Copies of all advertisements and public comments are included with the final submission of the Action Plan.

In prior years, an allocation of CDBG funding was made available to non-profit agencies in the community. This year, due to the cost of the new Cybrary/Library, all the CDBG funds were allocated to that project.

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 as adopted for the most recent Consolidated 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.

Of all of the houses that applied or were assisted, only 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.

There has never been any other lead detected in housing units in Homestead, which has few historic homes. The majority of housing stock in the City was constructed or rebuilt since 1978, when lead paint was banned from residential use. Hurricane Andrew, in 1992, destroyed or substantially damaged much of the older housing stock, with new and renovated houses compliant with lead paint rules.

Housing Needs

As stated in previous CAPERs, the City of Homestead has unmet housing needs 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. Eleven houses are complete, with another seven underway, and all of the funds are allocated to the current list of applicants.

At this time no further applications are being accepted.

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 and the project is now underway.

In addition, the City is partnering with the HHA as part of a Collaboration with Miami-Dade County to conduct the new Assessment of Fair Housing.

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 New Hope CORPS, which provides housing and treatment to men with drug and alcohol dependency. Also, the City continues to provide public service and public facilities funding to the Homestead Soup Kitchen, which provides free hot meals to everyone in need. 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 2016-2017.

Census Tract 011300 is the location for one completed project: Roby George Playground.

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, 2017-2018, are not listed.

Miami Bridge

Miscellaneous Improvements

Location: 326 NW 3rd Avenue, Homestead

Amount: \$150,000 (Multiple Years)

National Objective: LMI Benefit

Activity: Renovation of Facility

The roof and fire alarms are completed, and there is a series of miscellaneous improvements to the sidewalks and outdoor areas that will be completed in FY 2017.

Homestead Soup Kitchen: Completed but requiring additional work

Location: 105 SW 3rd 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. Bids have been received and the contract is under review.

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

The first bids were rejected, and new bids were solicited. The project is underway and will be completed by the end of 2017.

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. The YMCA has received bids and is ready to proceed. A City purchase order has been issued as well. The project should be completed by March of 2018.

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 has not yet been bid but can proceed now that the drainage project is substantially complete and the flooring contract is moving ahead.

Projects Completed In FY 2016-2017

The following projects were completed in FY 2016-2017, as stated previously:

- Miami Bridge Fire Alarms and Roof
- Roby George Park Playground

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, New Hope CORPS, and Sunrise Center. The City also supports numerous projects at Harris Field, which is occupied by the YMCA. The YMCA provides valuable services to low income families, such as daycare, wellness programs, swimming lessons, and other activities such as Youth in Government (funded with CDBG in 2015).

A new project, the Cybrary, will replace the existing outdated library with a new, state-of-the-art facility that will bring educational opportunities to the poorest census tract in Homestead.

Non-Homeless Special Needs

In FY 2016-2017, 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 4 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 Infrastruc NonProf Facilities	3	2	3	6	3	4	3	2	3	NA	15	14
Public Services	4	3	4	5	4	3	4	3	4	NA	20	14
Single Fam Housing Rehab Units	24	0	24	1	24	3	24	7	24	NA	120	11

As stated previously, the City was one Public Facility short of achieving that goals for 2016, but with seven underway that overall goal of 15 will be easily met. Public Services fell short by one, but that was because three nonprofit organizations required all of the funding in 2016. Next year, there are no public services budgeted due to other priorities, but thousands of residents have

benefited from the public services to date. Single Family Housing will also fall short because CDBG resources were not directed to that effort.

The City also employs performance measures for nonprofits. Each application is evaluated for the greatest impact as well as the administrative capacity of the agency. Based on those measures, the anticipated goals are included in the subrecipient agreements with the nonprofits. This year, the YMCA and SOS met their respective goals. The Homestead Soup Kitchen was projected to serve 20,000 meals, but served 13,855. Therefore, they will not receive their full allocation.

For public facilities, several projects are behind and have not met performance goals. The City is working to rectify the delays and expects all outstanding projects to be completed by the end of FY 2017. When projects are delayed, the City does not generally rescind CDBG funds. The City makes every effort to work with the non-profit agency to determine the source of the delay and correct it. On occasion, funds may be reprogrammed.

The exception to this is the Cybrary, whose construction may extend into 2018.

Conclusion

The fourth year of the current Consolidated Plan has produced positive results, especially with public facilities and public services. The City met its timeliness standards as of August 1, 2017, 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 two public facilities—one City project and one non-profit agency projects, as well as three public service projects. Housing continues to move forward with all funds committed.

FY 2017 is the final year of the Consolidated Plan. In the new year, the City begins the process of a new Consolidated Plan and looks forward to continuing to meet the needs of Homestead's communities.