

City of Homestead



FY 2017-2018
Consolidated Annual Performance and
Evaluation Report (CAPER)

Community Development Block Grant
(CDBG) Program

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FY 2017-2018 Consolidated Annual Performance and Evaluation Report (CAPER)

Executive Summary

Fiscal Year 2017-2018 is the fifth and final year of the City's second five-year Consolidated Plan, which runs from 2013 through 2018. The new five-year Consolidated Plan and Action Plan has been submitted and approved beginning in FY 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 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 2017-2018, the City completed one public service activity and two non-profit facilities. No City-owned public facilities funded with CDBG were completed. Three more public facilities were completed as of this report but are being included in next year's CAPER because of the timing of their completion (YMCA Flooring and Drainage, and

Sunrise Community Center's new roof). The City's housing rehabilitation program continued to operate in conjunction with the City's CRA-funded rehabilitation program. Thirteen houses have been completed overall using CDBG. 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 benefit to over 18,000 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 2017-2018, the City's allocation was \$778,090, and the following public service project was funded:

YMCA Summer Senior Program

Funding Amount: \$27,000

This public services program provided elderly programming to 252 senior citizens. The activities included health and wellness programming including water aerobics, chair yoga, enhanced fitness, and Silver Splash (an aquatics program for seniors). There were also wellbeing programs that included seminars and workshops on nutrition, cooking, potluck, and a senior dance.

All of the public services took place at Harris Field, 1034 NE 8th Street, Homestead.

Love and Hope On A Mission

Funding Amount: \$41,000

Love and Hope On A Mission was contracted to provide senior services at Phichol Williams Community Center in FY 2017. The programming included transportation, daily hot meals, active programming, and other services related to senior citizens. Because of the timing of the application and the contract, Love and Hope requested that the project begin in FY 2018 to afford more time for planning and programming. Love and Hope will begin to provide these services in FY 2018, most likely beginning around January 2019.

These public services are not included in several of the budget summaries because the funding was derived from surplus funds, which were made available after other projects were completed from prior fiscal years. This is a separate process than programming activities in the annual action plan.

Non-Profit Public Facilities

Two non-profit public facilities project was completed.

Homestead Soup Kitchen
Painting of Interior and Exterior
Location: 105 SW 3rd Avenue, Homestead
Amount: \$20,000
National Objective: LMI Benefit
Activity: Renovation of Facility

The Homestead Soup Kitchen has received numerous grants from the City for both the delivery of meals (public services) and the renovation of their facility. This project was designed specifically to paint the building and provide other minor renovations, which are completed. Previous City-funded renovations installed a new roof and HVAC system.

The Homestead Soup Kitchen served 17,704 hot meals in FY 2017.

Homestead Housing Authority
Location: South Dade Labor Camp, 31220 SW 134th Avenue, Homestead
Amount: \$71,000
National Objective: LMI Benefit
Activity: Renovation of Facilities; New Windows

The South Dade Labor Camp is the only housing authority property in the City. This project installed new windows in 34 units of housing, providing direct benefit to 187 low income residents. A majority of the residents, 125, were below 50 percent of area median income.

Summary of Beneficiaries

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

Summary of Beneficiaries for 2017-2018 CDBG Activities

Public Services

Project	YMCA Senior Services Summer Program
White	166
Black or African American	64
Asian	4
Am Indian	

Native Hawaiian/Pacific Islander	
Other	18
TOTAL	252
Hispanic	113
Not Hispanic	139
TOTAL	252

Total Public Service Beneficiaries	252
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Non-Profit Facilities

Project	Homestead Soup Kitchen Paint*	Homestead Housing Authority Windows
White	11,844	187
Black/ African American	5,860	
Asian	0	
American Indian	0	
Native Hawaiian/Pacific Islander	0	
Other	0	
TOTAL	17,704	187
Hispanic	11,136	187
Not Hispanic	6,568	0
TOTAL	17,704	187

*Due to the volume of meals served, staffing constraints, and client sensitivity, Soup Kitchen demographics are extrapolated based on the overall percentage of minorities and Hispanics in the City according to the Census.

In addition to the racial information, the following charts describe the income levels of the people assisted in FY 2017.

Income Levels of Public Services Grants FY 2017

Public Service Provider	Extremely Low Income	Low Income	Low to Moderate Income	Non-Low Income	TOTAL
YMCA Elderly Summer Program	27	24	182	19	252
TOTAL	27	24	182	19	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
Homestead Soup Kitchen	17,704	0	0	0	17,704
Homestead Housing Authority	46	79	62	0	187
TOTAL	17,750	79	62	0	17,891

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 Fiscal Year (2017)**

Activity	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	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	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	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	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								\$396,931	\$396,931
Section 108 Repayment Cybrary							\$260,149	\$260,149	\$520,298
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 City has received the house titles and intends to renovate and sell them to income eligible residents.

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 2017-2018, the City did not meet all of the goals set out in the Consolidated Plan, which dates to 2013. There were three less public service project and one less public facility/infrastructure project. However, there are eight additional public facilities projects ready to begin, underway or completed as of this report which will far exceed the overall goal of 15. These pending and underway projects include:

- The Cybrary (Under Negotiation)
- Miami Bridge ADA/Exterior Improvements (Pending)
- New Hope Corps Kitchen/Miscellaneous (Underway)
- Sunrise Center Roof (Completed as of report—to be reported in FY 2018-2019)
- YMCA Locker Room Renovations (Out to Bid)
- YMCA Flooring (Harris Field Day Care) (Completed as of report -- to be Reported in FY 2018-2019)
- YMCA Drainage (Harris Field) (Completed as of report -- to be Reported in FY 2018-2019)
- Sunrise Community Center (Completed as of report--to be reported in FY 2018-2019)

In the Public Services category, the City accepts applications from any eligible non-profit service provider. In 2017, two public services were funded for a total award of \$68,000. Of these, Love and Hope has asked to be moved to FY 2018. Even with Love and Hope, more public services may be funded in FY 2018.

There are far fewer housing units completed than was projected five years ago when the last Consolidated Plan was adopted. 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 thirteen total housing projects, not including the 34 units rehabilitated in the Homestead Housing Authority. 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. All of the funds are committed to applicants.

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

	FY 2013		FY 2014		FY 2015		FY 2016		FY 2017		TOTAL	
Activity	Goal	Actual	Goal	Actual								
Public Facilities Infrastructure Non Profit Facilities	3	2	3	6	3	4	3	2	3	2	15	16
Public Services	4	3	4	5	4	3	4	3	4	1	20	15
SF Housing Rehab Units	24	0	24	1	24	3	24	7	24	2	120	13

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.

There are no penalties for failing to meet goals in the Consolidated Plan: They are local goals and are not tied to future funding eligibility.

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.

- On August 30, 2018, Hope, Inc., a Fair Housing education provider based in Miami, conducted a Fair Housing Workshop at the Phichol Williams Community Center. The workshop lasted from 9:30 am to 3:30 pm and included lunch. Workshop participants included housing authority staff, landlords, leasing agents, Realtors, and members of the community. The workshop was provided at no charge to the City.
- 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, HUD suspended its new Fair Housing requirements and reverted to the existing regulations. The City was intending to enter into an interlocal agreement with Miami Dade County and other local jurisdictions, but that effort was unnecessary with the repealed requirements.

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 2017-2018 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 did not meet timeliness standards this year due to the timing of Cybrary construction, but plans to be timely in 2019 and 2020.

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 2018, the following public meetings were advertised and held:

April 20, 2018: Public meeting targeting low income households.

April 27, 2018: Public meeting targeting low income households.

May 4, 2018: Public meeting targeting non-profit service providers and low income households.

November 23, 2018: Public Notice of the CAPER was published in the South Dade News Leader.

December 11, 2018: 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 and a public hearing.

December 19, 2018: Council meeting at City Hall.

Copies of all advertisements and public comments are included with the final submission of the Action Plan. The CAPER was also published on the City's website.

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

There were no lead hazards identified in FY 2017-2018.

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 but all have been addressed.

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.

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 and completed a housing authority project: \$71,000 for the South Dade Labor Camp. The funds were used to install new energy efficient windows in 34 units benefitting 187 people and the project is complete. The project successfully targeted families with incomes at less than 50 percent of the area median income.

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.

The City has developed a new Consolidated Plan and will undertake to address barriers as identified in that document in future years.

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 2017-2018.

Open Projects from Prior Years

The following projects were funded in prior years and are underway.

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 2018. The final CDBG improvements have not been completed because Miami Bridge is undergoing substantial renovations and the staff felt it was best to wait until that construction is completed before embarking on new and possibly disruptive projects. The Miami Bridge facility is a residence and school with limited space, so construction projects must be carefully timed.

Sunrise Community

Location: 1102 North Krome Avenue, Homestead

Amount: \$43,650

National Objective: LMI Benefit

Activity: New Roof

This project installed a new roof on the Sunrise Community Center on Krome Avenue. The project, as of this report, is completed but will be reported in FY 2018-2019.

YMCA at Harris Field, Drainage: Project Completed as of 12-19 and to be reported in 2019

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, and now the new drainage is installed. The project is complete as of this report but will be reported in FY 2018-2019.

YMCA at Harris Field, Flooring: Project completed as of 12-19 and to be reported in 2019

Location: 1034 NE 8th Street, Homestead

Amount: \$31,965

National Objective: LMI Benefit

Activity: New Flooring for the Daycare

The project is complete as of this report but will be reported in FY 2018-2019. The project was delayed because the new floors could not be installed before the new drainage improvements were completed.

YMCA at Harris Field, Locker Room Renovation: Pending Bids

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 being bid but can proceed now that the drainage project is complete and the flooring contract is complete.

New Hope Corps

Location: 1020 North Krome Avenue, Homestead

Amount: \$43,650

National Objective: LMI Benefit

Activity: Renovation of dining room and kitchen.

Project is under contract and should be completed in the first quarter of 2019.

Public Services Projects Completed In FY 2017-2018

The following public facilities projects were completed in FY 2017-2018, as stated previously:

- Homestead Soup Kitchen Paint
- Homestead Housing Authority Windows

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 elderly programs.

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. The project is being built in an extremely low income neighborhood and will allow enhanced access to educational facilities for the residents.

Non-Homeless Special Needs

In FY 2017-2018, there were no projects targeted to non-homeless special needs. However, Sunrise Community did complete a roof project, which will also be reported in 2019.

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**

	FY 2013		FY 2014		FY 2015		FY 2016		FY 2017		TOTAL	
Activity	Goal	Actual	Goal	Actual								
Public Facilities Infrastructure Non Profit Facilities	3	2	3	6	3	4	3	2	3	2	15	16
Public Services	4	3	4	5	4	3	4	3	4	1	20	15
SF Housing Rehab Units	24	0	24	1	24	3	24	7	24	2	120	13

As stated previously, the City was one Public Facility short of achieving that goals for 2017, but with additional projects underway or nearing completion the overall goal of 15 will be easily met. Public Services fell short by three but that was due to the timing of the application process. 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, the Housing Authority, and the Soup Kitchen met their respective goals.

Several public facilities projects are delayed but are now moving forward and should be completed in 2019. 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 largest project undertaken with CDBG funds is the Cybrary/Library, and the City anticipates that project to be underway in 2019.

Conclusion

The fifth year of the current Consolidated Plan has produced positive results, especially with public facilities and public services. The City did not meet its timeliness standards as of August 1, 2018 due to the timing of the Cybrary construction, but the City intends to move forward expeditiously. The City has completed a workout plan to become compliant with HUD's timeliness standards.

This year, the City completed two public facilities—the Homestead Soup Kitchen and Homestead Housing Authority. One public service was completed, YMCA Summer Elderly Program, with another scheduled to begin in 2019, Love and Hope On A Mission. Single Family Housing continues to move forward with all funds committed, as well as eight public facilities projects either completed or underway.

FY 2017-2018 is the final year of the current Consolidated Plan. In the new year, the City begins the new Consolidated Plan and looks forward to continuing to meet the needs of Homestead's communities and its residents.