

**City of Homestead
CDBG Annual Action Plan
FY 2018-2019**



**PMG Associates, Inc.
3880 NW 2 Court
Deerfield Beach, Florida 33442
(954) 427-5010**

EXECUTIVE SUMMARY

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Each year, the City develops an Action Plan to program its allocation of Community Development Block Grant (CDBG) funds. For the last four years, the City has utilized the Action Plan format outlined by HUD to streamline data entry into the Integrated Disbursement and Information System (IDIS). The 2018-2019 Action Plan outlines projects designed to implement the strategies outlined in the Five-Year Consolidated Plan. The funding for FY 2018-2019 is \$830,823, as determined by HUD. The strategies as outlined in the Consolidated Plan are as follows: Strategy 1: Enhance the access to public facilities to the City's low- to moderate- income populations. Strategy 2: Enhance public infrastructure throughout the City's low-to-moderate income neighborhoods. Strategy 3: Improve the Quality of life for Homestead's most vulnerable populations. Strategy 4: Improve housing opportunities for the LMI population.

2. Summarize the objectives and outcomes identified in the Plan

The City of Homestead intends to use CDBG funds to develop the new Cybrary in conjunction with Homestead Station, a new multipurpose development located at Krome Avenue and Mowry Drive. The new Cybrary will replace the existing library located on US 1 and Campbell Drive. The library will provide area benefit to the entire City of Homestead, which is over 51 percent low income. Following is the proposed budget for FY 2018-2019

Proposed Projects	Amount
Section 108 Repayment	\$260,149
Cybrary/Library Construction	\$207,705
Roby George Park Pool Restoration	\$40,000
Roby George Park Restrooms and Lockers	\$45,000
Roscoe Warren Park Benches and Tables	\$32,000
Public Services Elderly Programs	\$112,000
Administration	\$133,969
Total	\$830,823

1. Evaluation of past performance

Homestead is entering its eleventh year as an entitlement community. In that time, the City has pursued numerous types of projects ranging from large public facilities and infrastructure projects to small public service grants. The City tracks the progress of every project to ensure that the City meets its timeliness obligations. The City continues to clear older projects that are not moving forward in a timely manner and intends to monitor future projects to ensure timely implementation. Overall, the City has provided tremendous value to its residents through infrastructure, public facilities such as parks and non-profit building renovations, and housing.

2. Summary of Citizen Participation Process and consultation process

The City of Homestead strives to maintain an open dialogue with citizens in regards to the CDBG program throughout the year. This year, the City sent notices to every non-profit and community service provider in the community development database and advised them of proposed projects and invited them to attend advertised public meetings. The following is a summary of the public participation schedule of events:

- April 20, 2018: Public meeting held at Phichol Williams Community Center
- April 27, 2018: Public Meeting held at Dickinson Center
- May 4, 2018: Public meeting held at Phichol Williams Community Center
- July 10, 2018: City Council meets as the Committee of the Whole to conduct first hearing and discuss the Plan
- July 25, 2018: City Council meets to discuss the Action Plan, consider public comments, and authorize submission to HUD.

3. Summary of public comments

There are no comments from the public.

4. Summary of comments or views not accepted and the reasons for not accepting them

There are no comments from the public.

5. Summary

In summary, the City has developed this Action Plan in accordance with local and Federal policies and procedures. The Action Plan will advance two of the primary strategies in the Consolidated Plan, which are to: improve the Quality of life for Homestead's most vulnerable population, and Enhance public facilities through the City's low-to-moderate-income neighborhoods.

The City followed a robust public information and public participation schedule and to date has received no negative comments from the Council or the public.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The only expected resources are CDBG funds from HUD, which are expected to be \$830,823.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Admin and Planning Public Improvements Public Services Section 108 Loan Repayment	830,823	0	0	830,823	0	The only source of funding for these activities is the CDBG.

Table 1 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will provide leveraged funds with the Section 108 resources to complete the new Homestead Cybrary Library, which is budgeted at approximately \$16 million. The first payment was \$260,149 in FY 2016/2017, an equal amount is budgeted for this year.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

N/A

Discussion

There is no city-owned property available to address the needs of the plan besides City-owned facilities.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Quality of Life for LMI Population- Public Facility	2018	2022	Public Facilities	City of Homestead	Public Facilities	CDBG: \$584,854	Public Facility Activities 62,290/34,065 LMI
2	Quality of Life for LMI Population- Public Services	2018	2022	Public Services	City of Homestead	Public Services	CDBG: \$112,000	Public Services for Elderly population 62,290/34,065 LMI

Table 2 – Goals Summary

Goal Descriptions

<p>Goal Description</p>	<p>The Public Facility allocation for the FY 2018-2019 Annual Allocation Plan are as follows:</p> <p>New Homestead Cybrary/Library, (Public Facilities: \$207,705 Construction and \$260,149(Section 108 Repayment)) – The City will replace the aging and outdated Homestead Library with a new facility proposed to be located at the southwest corner of Krome Avenue and Mowry Drive.</p> <p>Repairs to Roby George Parks Pool Restoration, Restrooms and Lockers (Public Facilities Construction \$85,000) The City will repair the filtration system in the Pool and repair the restrooms and lockers. This park supports the LMI population</p> <p>Improvements at Roscoe Warren Park Benches and Tables (Public Facilities Construction \$32,000) The City will provide benches and tables for use of the population of this community park in the LMI neighborhood.</p>
<p>Goal Description</p>	<p>The Public Services allocation for the FY 2018-2019 Annual Allocation Plan are as follows:</p> <p>The City of Homestead has a significant elderly population. This population require a variety of services and programs to provide a better quality of life. Programs will consist of \$112,000.</p>

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

The City does not receive HOME funds.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Homestead intends to use CDBG funds to continue the financing of the new Cybrary/Library, a facility which will benefit the entire population of Homestead. The current population of Homestead is estimated to be 62,000 (Base Year of 2013), of which over 63 percent is low to moderate income (population estimates and low income household numbers are based on HUD data derived from U.S. Census data and may vary from current population estimates). The new facility will be located at the southwest corner of Krome Avenue and Mowry Drive and is being developed in conjunction with a multimodal center for parking, as well as retail and entertainment.

The Cybrary/Library is a continuation of a previous project approved by HUD, and is because of its great importance to the economic well-being of the City and the need to provide world class educational facilities to the City's residents. Homestead's residents, especially those in this area, are over 75 percent low income, and the area suffers from blight. In order to bring opportunity and change to this neighborhood, the City is investing heavily in public improvements, and the Cybrary/Library is a lynchpin in the ongoing redevelopment.

Roby George Park is a major facility in the LMI neighborhood and the Pool and Building are in need of repair and restoration. The projects will make the facility more usable for the neighborhood.

Roscoe Warren Park is a community facility in the LMI neighborhood and addition of Benches and Tables will make the facility more usable for the local population.

The elderly population of the City requires programs and opportunities in order to improve their quality of life.

Projects

#	Project Name
1	Cybrary
2	Roby George Pool
3	Roby George Restrooms and Lockers
4	Roscoe Warren Park Benches and Tables
5	Public Services Elderly Programs

Table 3 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocations for the CDBG program are based on current priorities developed by the City in conjunction with resident input.

AP-38 Project Summary

Project Summary Information

Proposed Projects	Amount
Section 108 Repayment	\$260,149
Cybrary/Library Construction	\$207,705
Roby George Park Pool Restoration	\$40,000
Roby George Park Restrooms and Lockers	\$45,000
Roscoe Warren Park Benches and Tables	\$32,000
Public Services Elderly Programs	\$112,000
Administration	\$133,969
Total	\$830,823

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Homestead intends to use CDBG funds to strengthen neighborhoods City-wide. While some parts of the City have greater concentrations of low-income and minority residents, the City has determined that there is need for CDBG funding that will benefit the entire City. Several neighborhoods have a significant number of problems, as well as other basic public facility needs.

The following projects are location-based or may be perceived as location-based due to the nature of the facilities and activities, but can and will be used for residents living throughout the City.

New Homestead Cybrary/Library: The public facility will serve the City-wide low income population, which is currently 63 percent. All the census tracts directly adjacent to this census tract are at least 77 percent low income.

Roby George Park is situated in a LMI neighborhood and is a significant neighborhood focus. Repair and restoration of these park facilities will provide more opportunity for the neighboring population.

Roscoe Warren Park is located in a LMI neighborhood and provides facilities for the local population. The addition of Benches and Tables will make the facility more usable for families for passive recreation purposes.

Elderly Services are important in the City due to the large population on this age group with limited income.

Geographic Distribution

Target Area	Percentage of Funds
City of Homestead	100%

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As a result of public meetings with the citizens of the City of Homestead, the City has identified areas of need as follows:

1. Public Facilities and Services
2. Services for the Elderly population

Discussion

Funding within the City is based on the following factors:

Public Facilities

- The current or future location of facilities that serve LMI residents and those residents presumed to be LMI (special needs populations such as the elderly, developmentally disabled, and persons living with HIV).
- The condition of these facilities and their current and future potential capacities.
- The cost to renovate or build new facilities to continue providing services to low-moderate income clients.

Infrastructure Funding

- The status of problematic conditions (i.e., sidewalks, lighting, parks, water, sewer) and the relative need to alleviate these conditions.
- Determine the LMI population of the neighborhood.
- The estimated cost of the project and, if it exceeds available CDBG funds, if other funding sources are available.

Public Services

- Focus on the special populations to elevate and stabilize their quality of life
- Determine the LMI population of the neighborhood.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Homestead has previously allocated funds to provide basic rehabilitation activities. Homestead has a history of significant hurricane damage that has impacted the quality of life and the economic base of the community. Items eligible for repair in the City's program are all minimum housing quality standards deficiencies to include lead-based paint abatement, plumbing, electrical, structural, roof repair, storm mitigation, and other necessary improvements.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	12
Special-Needs	0
Total	12

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	12
Acquisition of Existing Units	0
Total	12

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

In 2013-2014, the City began directly funding housing rehabilitation for the first time using entitlement CDBG funds. In the Action Plan for 2017-2018, no additional housing funds are programmed.

The City also continues to manage NSP and is working to close the program as soon as possible.

AP-60 Public Housing – 91.220(h)

Introduction

There are no public housing facilities operating in the City.

Actions planned during the next year to address the needs to public housing

No actions are anticipated.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

No actions are anticipated. There are no homeownership activities planned for the City of Homestead using Federal or state funds.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The PHA operating near Homestead is the Homestead Housing Authority (HHA), which is not troubled.

Discussion

The City of Homestead does not have a public housing agency or public housing operating within its jurisdictional boundaries. The HHA is located in the unincorporated County as are most of their physical facilities. The City cooperates with the HHA and its programs and has met with leaders of the HHA in the past to discuss projects and ways that the City may assist the HHA. The City is in complete support of the HHA's ongoing effort to improve their facilities and provide housing for the low income community of South Miami-Dade County.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Homelessness in Miami-Dade County is addressed through the Homeless Trust, which receives funding to address this issue County-wide. The City of Homestead supports the efforts of the Homeless Trust, however it offers no direct funding for such efforts.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Homestead supports the efforts of the Homeless Trust but has no dedicated funding for reaching out to the homeless.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City supports the efforts of the Homeless Trust and the HAC II campus located outside of the City limits.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City supports the efforts of the Homeless Trust and the HAC II campus located outside of the City limits.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City supports the efforts of the Homeless Trust and the HAC II campus located outside of the City¹³ limits.

Discussion

All of the activities proposed in the Action Plan are intended to provide supportive services to the low income population. These activities support the LMI community and provide a level of service that may avoid homelessness.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

There are numerous barriers to affordable housing in Homestead, which include the cost, stringent lending requirements, and the high cost of commuting. Another barrier is that fact that there is not a housing authority operating within the City of Homestead. The Homestead Housing Authority (HHA) operates in unincorporated Miami-Dade County and it continues to renovate housing for low income families.

Other strategic initiatives considered are:

- Expanding Veterans Assistance program
- Expanding Section 8 by requesting that HUD remove the cap on the number of vouchers
- Elderly Housing potentially in Leisure City (outside of Homestead)

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Existing Land Development Codes, Zoning Ordinances and other provisions are reviewed to address the impact on affordable housing on a continuing basis. However, these policies are not direct barriers to affordable housing and are necessary to create a sustainable and livable community.

Discussion:

As mentioned above, cost continues to be the primary factor in affordable housing. Since the real estate crash of 2008, values in the City have steadily improved and the City is looking forward to a continued expansion of housing opportunities. Unfortunately for many borrowers, lending standards have become more stringent so the availability of credit has become an obstacle. As housing costs in Miami–Dade County continue to rise with no signs of loosening credit standards, there are few resources available in Homestead to bridge the gap for most low income families seeking homeownership or rental assistance.

Another area of concern as a barrier to affordable housing is the high cost of commuting in Homestead. Most residents do not work in the City—they work in the unincorporated County or in the cities to the north such as Miami. There are express bus services in the City, but most residents find it necessary to own a car for transportation needs. For low income families, the cost of operating and insuring a car is extremely expensive and will limit housing options.

Another barrier as mentioned is the lack of a housing authority in Homestead. Traditionally, these agencies have provided housing to the poorest residents. However, it is unlikely a housing authority will be established in the City.

Other problems that create barriers to affordable housing are related to the economy. Most residents of Homestead are employed in service based industries. While many of these jobs are readily obtained, they are predominately low income positions requiring a low level of skills. Frequently they are not full time positions. A low rate of pay coupled with few if any benefits create a high barrier for accessing housing

of any kind.

Overall, in spite of these obstacles, Homestead is considered an affordable option to housing cost in the adjacent urban communities. Homestead is once again thriving under the driving demand for new, suburban housing to service the Miami-Dade metro area.

AP-85 Other Actions – 91.220(k)

Introduction:

The following is a discussion of other actions that may be undertaken by the City.

Actions planned to address obstacles to meeting underserved needs

The City will continue to meet with agencies throughout the year to better understand their needs. It is likely there may be unallocated resources from past administrative line items that can be reallocated to future projects.

Actions planned to foster and maintain affordable housing

The City will finalize NSP. Program funds may be available to create additional affordable housing opportunities.

Actions planned to reduce lead-based paint hazards

For properties rehabilitated using CDBG funds, any housing constructed prior to 1978 will be tested for lead-based paint prior to commencement of construction. If lead-based paint is found, the lead-based paint will be removed or encapsulated, depending on the circumstances. So far, two homes in the housing rehabilitation program have been found to have lead, and measures were taken to address this issue. No additional lead based paint contamination has been identified.

Actions planned to reduce the number of poverty-level families

The City will continue to implement all of the CDBG funded programs to help families in need.

Actions planned to develop institutional structure

The City continually reviews the institutional structure to determine areas that may be improved

Actions planned to enhance coordination between public and private housing and social service agencies

The City continually coordinates with housing and social service agencies to enhance coordination. At this point, most major providers of social services in the City have received some level of CDBG assistance. City staff is in frequent communication with all of these agencies. Furthermore, the City is relatively compact, and it is common for City staff to visit agencies and observe operations first hand.

Discussion:

The City of Homestead, as discussed above, will continue to undertake other actions as necessary to coordinate the delivery of CDBG funded services. In addition, the City will continue to work with agencies to identify need for possible future CDBG-funded projects.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Program specific requirements are addressed in the following section.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.	100%
Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	2018-2019

Discussion

The City of Homestead uses all CDBG funding for LMI benefit, including administrative costs. The city intends to use the current CDBG allocation and Section 108 funding for the new library to be located at Krome Avenue and Mowry Drive in downtown Homestead. The obsolete status of the current facility, its location adjacent to the previous and shuttered City Hall, and the rise in low income families has prompted the City to take action and provide residents with access to 21st Century technology and opportunities.

Roby George Park is an integral part of the LMI neighborhood and is in need of repair and restoration. The facility serves the target population and all age groups.

Public Services for the elderly population is required to improve their quality of life. As the numbers of the elderly population increases, the need for more services targeted to this population also increases.