

**CITY OF HOMESTEAD
FIVE- YEAR CONSOLIDATED PLAN
CDBG FUNDS
2018-2022**



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Executive Summary

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

1. Introduction

The City of Homestead is located in Miami-Dade County, at the southern portion of Florida and is approximately 30 miles south of the City of Miami. Homestead is surrounded by Everglades National Park on the west, Biscayne Bay on the East and the Florida Keys are just to the south. The City is the second oldest city in the county and was originally settled by homesteaders and farmers, the area is now home to a population of nearly 62,000 (2013 Base Year).

The City of Homestead has evaluated the needs and concerns of its residents in formulating the 5-year Strategic Plan. As part of this process, the City conducted several public meetings and public hearings to obtain citizen input on the use of the CDBG funds. The City has concluded that the CDBG funds for the 2019-2023 Consolidated Plan periods will be primarily used to enhance the quality of life for vulnerable residents, improve the physical environment of low-income neighborhoods through infrastructure improvements, public facilities and services and housing.

Strategies have been formulated based on the needs of the community determined during three public input meetings as well as discussions with community providers of services. In addition, statistical data has been analyzed to focus the needs based on documentation of the demand for services.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment

Overview

Mission:

The City of Homestead is committed to utilizing Community Development Block Grant (CDBG) funds to improve public services and infrastructure that serve the low to moderate-income population of the community. In particular, the City will implement the following four strategies:

Strategy 1: Enhance the access to public facilities to the City's low- to moderate- income populations.

The City has been developing the Cybrary to improve the access of the City's population to electronic technology. The City will also improve the Roby George Pool and other facilities so that the citizens can use this facility to its fullest extent. Other improvements include providing lights at Roscoe Warren Park to allow the community to better use this facility.

Strategy 2: Enhance public infrastructure throughout the City's low- to moderate-income neighborhoods.

The improvements that will be undertaken will include lighting, sidewalks, parks, water, sewer, and other public infrastructure advancements.

Strategy 3: Improve the quality of life for Homestead’s most vulnerable populations through Public Services.

The City will continue to use CDBG funds to advance the quality of life for its most vulnerable segments of the population, defined by HUD. The expenditure of these funds on public services will allow advancement in the quality of life of the LMI senior population.

Strategy 4: Improve housing opportunities for the LMI population:

The City will assist, where possible in providing funds for improvement of housing for the LMI population.

3. Evaluation of past performance

Evaluation of past performances is measured through use of the CAPER which enumerates the activities completed by the City of Homestead over the past five years. This document notes that all goals have been achieved or exceeded through the efforts of the City. A few of the projects identified in the Annual Action Plans are currently in the process of completion.

4. Summary of citizen participation process and consultation process

During the update of the Consolidated Plan, the City of Homestead placed an Affordable Housing Community Survey on their website for the public to complete. These surveys were available to the citizens of the City, by signing in and creating their own account.

Public Meetings – City of Homestead, Florida

Three public, advertised meetings were held in the community to gain public input into the Five Year Consolidated Plan. Those meetings were held on April 20, 2018, April 27, 2018 and May 4, 2018.

5. Summary of public comments

The following are topics that were raised during those meetings: A full listing is provided in Appendix A.

1. Housing
 - a. Need
 - b. Programs
 - c. Affordability
2. Economic Development
 - a. Programs
3. Public Services
 - a. Programs
 - b. Priorities
4. Infrastructure
 - a. Needs
 - b. Priorities
5. Specific Concerns
 - a. Areas of focus

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

All comments were accepted.

7. Summary

In addition to the above steps, the City reviewed the Citizens Participation Plan (CPP) that encourages the continuation and expansion of the outreach process. The abilities of staff to communicate in the languages that are germane to the South Florida community do not pose a problem as many staff and concerned citizens are able to assist in the communications of the City's Programs.

The intent of the City's CDBG program is to address the needs of the LMI community through funding of programs that serve the variety of target populations in the City. A general policy of the City is to avoid repeated funding of the same programs. Community organizations that offer new programs, targeting an additional or new audience are encouraged, even if they have received funding in previous years.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	HOMESTEAD	Finance Department
CDBG Administrator	HOMESTEAD	Finance Department
HOPWA Administrator	N/A	
HOME Administrator	N/A	
HOPWA-C Administrator	N/A	

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

- Contacted 137 organizations
- Met with non-profits to discuss needs
- See full listing on pages 7 and 8.

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Homestead does not receive any HOME funding and does not participate in providing housing opportunities. Consultation was made with the Miami-Dade Homeless Trust and Miami-Dade County Public Housing and the Homestead Housing Authority to coordinate efforts regarding addressing the housing needs of the community.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

See list on following pages

Table 2 – Agencies, groups, organizations who participated

482d Homestead Services MSG/Sv	Lakeshore Community Association
American Red Cross	Latin Mission Ministries Inc. (Alpha & Omega Church)
American Red Cross- Greater Miami & The Keys	Le Jardin Community Center Inc
American Red Cross- Key West	Little Angels Foundation
American Red Cross-South Florida and the Florida Keys	Living Waters Full Gospel
Apostolic Worship Center	Love and Hope on a Mission
Art South	Mexican American Council, Inc
Association For Retarded Citizens (ARC)	Miami Bridge Youth and Family
Beauty Touches Group Productions	Miami Youth For Christ
Brownsville Basketball Academy inc	Miami-Dade Housing Authority
Carolyn Taylor Pates Enterprizes Inc. of South Dade	Ministerio Cristianos Elohim
Centennial Management Corp	Ministerio Internacional El Rey Jesus
Centro Campesino Farmworker Center, Inc.	Miss Homestead Scholarship Foundation
Centro de Avivamiento Poder de Dios	National Parks Conservation Assoc
Chapman Partnership	New Hope C.O.R.P.S.
Christ Fellowship	New Mount Zion A.M.E. Church
Church of God of Prophecy	New Testament Church of God
City Church of Homestead	Old Town Hall Historic Museum
Civitan Club of Homestead	One Memorable Moment in Time Prom Charity Inc
Coalition of FL Farmworkers Org, Inc	Open Bible Gospel Tabernacle
Community Coalition of South Dade	OUTSIDE THE TING CHAMPIONS FOUNDATION
Community Coalition of South Dade	PATCHES
Community Partnership for Homeless	Pentecostal Holiness Church
Corner Stone Ministries	Pioneer Museum
Dade County AGRI-Council, Inc	Power Temple of God
EAST EVERGLADES ORCHID SOCIETY	Redland Road Warriors, Inc
East Side Baptist Church	Redland Tropical Gardens & Botanical Foundation Inc
Ebenezer Community Church, Inc	Rural Neighborhoods, Incorporated
EDC South Dade Inc	Sacred Heart Catholic Church
Enfamilia Inc.	Sandra Moore Ministries
Entre Nosotras Foundation	Sembrando Flores, Inc
Fertile Earth Foundation	Shiloh Missionary Baptist Church
First United Methodist Ch of Hmsd	SOUTH DADE CHAMBER OF COMMERCE
Florida National Parks Association	South Dade Expressions Dance Co.
Fresh Start Family Services	South Dade Weed and Seed, Inc.

Galata, Inc
 Gate Way Church of Christ
 Good Hope Equestrian T.C.
 Gospel Fellowship Church
 Gospel Truth Pentecostal
 Greater Miami Youth for Christ
 Greater William Chapel
 HH Town Hall Museum
 Homestead Center for the Arts
 Homestead Community Concerts
 Homestead Housing Authority
 Homestead Main Street, Inc
 Homestead Rodeo Association
 Homestead Seventh-Day Adventist
 Homestead Soup Kitchen
 Homestead YMCA
 HOPE, Inc.
 House of God Pentecostal
 Housing Authority of Homestead
 Humane Society of Greater Miami Adopt-A-Pet
 I Center Community
 Iglesia Casa De Refugio
 Iglesia Cristo Rey de Reyes
 Jesus Is The Way Church
 Joshua's Heart Foundation
 Kings Way Community Church

South Florida Workforce/Youth Co-op
 SPEEDWAY COMMUNITY MINISTRIES
 St. Andrew's Lutheran Church
 St. John's Episcopal Church
 Start Off Smart, Inc.
 Sunrise Community
 Tabernacle of the Grace Church
 Tabernacle Pentecostal Elohim
 The Early Cihldhood Initiative Foundation
 The Lighthouse For Jesus
 The Little Angels Foundation
 Thinking of you Services
 This is the Dog!
 Three Virtues Organization, Inc.
 Trinity Empowerment Center
 Trinity Seventh Day Adventist
 Tropical Everglades Visitor Association
 United Pentecostal Church
 United Way of Miami-Dade
 Vererinary Care & Human Services
 Victory Baptist Church
 We Count! Inc
 WeCare of South Dade, Inc
 YMCA of Greater Miami
 Youth Fishing Foundation, Inc
 Youth Impact

Home Owners Associations:

Audubon Village HOA
 Centennial HOA
 Floridian Bay Estates I HOA
 Homestead HOA
 Keys Gate Community Association
 Lakeshore 10 Condominium
 Savannhan Ranch Estate HOA
 Waterstone 2 HOA

Sea Pines HOA
 Stonebrook I HOA Inc.
 The Grove at Venetia HOA
 The Grove at Waterstone HOA
 Ventanas del Sol HOA
 Villages of Homestead HOA
 Autobond HOA Meeting

Identify any Agency Types not consulted and provide rationale for not consulting

None identified

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Redevelopment Plan	Homestead CRA	Addressing business and housing needs
Comprehensive Plan	City of Homestead	Addressing community needs
Capital Improvements Plan	City of Homestead	Addressing community needs
Southwest Area Plan	City of Homestead	Addressing community needs
Northwest Area Plan	City of Homestead	Addressing community needs
Consolidated Plan	Miami-Dade County	Addressing community needs
10 Year Plan to end Homelessness	Miami-Dade Homeless Trust	Housing and service needs of the community
Lead Based Paint Program	Miami-Dade Health Department	Health issues regarding Lead Based Paint

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City of Homestead has continuously coordinated efforts with Miami-Dade County, the Homeless Trust, the Regional Planning Council and other organizations that address the needs of the LMI population.

Narrative (optional):

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Agencies contacted include those found in PR-10 Consultation. The participants in the public meetings played an important role in the process of setting goals and identifying the needs of the community. The goals and strategies applied in the previous five year Consolidated Plan were reviewed and current conditions reviewed to address any new goals.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting (4/20/2018)	Low to moderate Income Households	0	None	None	
2	Public Meeting (4/27/2018)	Low to Moderate Income Households	12	Need for Affordable Housing	None	
3	Public Meeting (5/4/2018)	Non-Profit Organizations, Low to Moderate Income Households	2	Need organization to specialize in SW area of City	None	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Identification of Targeted Groups with Housing Needs

Category	Number
Substandard Units	335
Units Overcrowded	1,625
Elderly Units Cost Burdened	2,035
Low to Moderate Income/Cost Burdened	12,294
Large Families Cost Burdened	1,880

Data Source: 2009-2013 CHAS

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	31,909	61,714	93%
Households	11,162	19,162	72%
Median Income	\$26,775.00	\$40,523.00	51%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4,255	2,835	3,455	1,950	6,670
Small Family Households	1,830	1,130	1,995	790	3,610
Large Family Households	540	705	360	200	715
Household contains at least one person 62-74 years of age	855	420	415	245	775
Household contains at least one person age 75 or older	275	295	235	70	200
Households with one or more children 6 years old or younger	1,150	844	940	505	1,770

Table 6 - Total Households Table

Data Source: 2009-2013 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	65	135	40	0	240	50	0	45	0	95
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	225	160	165	0	550	30	0	55	0	85
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	375	240	145	85	845	0	65	65	15	145
Housing cost burden greater than 50% of income (and none of the above problems)	2,180	725	180	130	3,215	335	190	195	145	865
Housing cost burden greater than 30% of income (and none of the above problems)	230	720	1,200	165	2,315	40	105	280	340	765
Zero/negative Income (and none of the above problems)	340	0	0	0	340	135	0	0	0	135

Table 7 – Housing Problems Table

Data 2009-2013 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,845	1,265	530	215	4,855	415	255	365	160	1,195
Having none of four housing problems	470	930	1,860	895	4,155	50	385	700	680	1,815
Household has negative income, but none of the other housing problems	340	0	0	0	340	135	0	0	0	135

Table 8 – Housing Problems 2

Data 2009-2013 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,285	885	1,065	3,235	179	170	285	634
Large Related	415	470	150	1,035	40	110	105	255
Elderly	590	200	80	870	175	70	100	345
Other	640	315	325	1,280	40	10	90	140
Total need by income	2,930	1,870	1,620	6,420	434	360	580	1,374

Table 9 – Cost Burden > 30%

Data 2009-2013 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,180	550	120	1,850	175	85	145	405
Large Related	415	80	0	495	30	65	0	95
Elderly	485	90	40	615	140	50	15	205
Other	595	90	60	745	40	10	40	90
Total need by income	2,675	810	220	3,705	385	210	200	795

Table 10 – Cost Burden > 50%

Data 2009-2013 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	520	410	275	65	1,270	25	65	70	15	175
Multiple, unrelated family households	35	35	0	25	95	4	0	55	0	59
Other, non-family households	45	0	35	0	80	0	0	0	0	0
Total need by income	600	445	310	90	1,445	29	65	125	15	234

Table 11 – Crowding Information – 1/2

Data 2009-2013 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

The number of single person households in need of assistance is estimated at 1,270. This group is primarily renters and have insufficient housing.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The City of Homestead does not receive HOME funding. The Miami-Dade Homeless Trust addresses homelessness and domestic violence issues.

What are the most common housing problems?

Cost Burden is the most prevailing housing issue in the community.

Are any populations/household types more affected than others by these problems?

Elderly Households and Large Family Households are most impacted by this issue.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The City of Homestead does not receive HOME funding and the needs of this population are addressed through Miami-Dade County and the Miami-Dade Homeless Trust.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The City of Homestead does not receive HOME funding and the needs of this population are addressed through Miami-Dade County and the Miami-Dade Homeless Trust.

Discussion

The City of Homestead does not receive HOME funding and the needs of this population are addressed through Miami-Dade County and the Miami-Dade Homeless Trust.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,525	255	475
White	230	0	25
Black / African American	980	100	210
Asian	40	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,275	155	240

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,345	490	0
White	125	50	0
Black / African American	450	40	0
Asian	0	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,770	365	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,370	1,080	0
White	395	250	0
Black / African American	385	105	0
Asian	55	0	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	1,405	685	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	880	1,070	0
White	365	265	0
Black / African American	175	210	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	345	595	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2009-2013 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

The analysis of the disproportionate nature of the population is based on the data found in the preceding tables. This information addresses the amount of the households that have housing problems based on race or ethnic composition. The determination that a particular group has a greater need results when the difference between the percentages for the community varies by more than 10% for each of the racial groups.

Based on the data shown in the previous tables, the City of Homestead has no racial disparity regarding housing. All percentages for housing problems for each ethnic group are within 10% of the total for the community. Based on the description of disparity, this condition does not exist.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205

(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,260	520	475
White	230	0	25
Black / African American	840	235	210
Asian	40	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,140	285	240

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,520	1,315	0
White	100	75	0
Black / African American	185	305	0
Asian	0	25	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,235	910	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	895	2,560	0
White	155	490	0
Black / African American	135	360	0
Asian	40	15	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	560	1,530	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	375	1,575	0
White	200	425	0
Black / African American	70	320	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	105	830	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Discussion

The analysis of the disproportionate nature of the population is based on the data found in the preceding tables. This information addresses the amount of the households that have housing problems based on race or ethnic composition. The determination that a particular group has a greater need results when the difference between the percentages for the community varies by more than 10% for each of the racial groups.

Based on the data shown in the previous tables, the City of Homestead has no racial disparity regarding housing. All percentages for housing problems for each ethnic group are within 10% of the total for the community. Based on the description of disparity, this condition does not exist.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	9,165	4,530	4,915	550
White	2,595	655	670	25
Black / African American	1,380	915	980	250
Asian	235	40	50	0
American Indian, Alaska Native	15	0	0	0
Pacific Islander	0	0	0	0
Hispanic	4,830	2,780	3,215	280

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2009-2013 CHAS

Discussion:

The analysis of the disproportionate nature of the population is based on the data found in the preceding tables. This information addresses the amount of the households that have housing problems based on race or ethnic composition. The determination that a particular group has a greater need results when the difference between the percentages for the community varies by more than 10% for each of the racial groups.

Based on the data shown in the previous tables, the City of Homestead has no racial disparity regarding housing. All percentages for housing problems for each ethnic group are within 10% of the total for the community. Based on the description of disparity, this condition does not exist.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

None exists

If they have needs not identified above, what are those needs?

Not applicable

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Not applicable

NA-35 Public Housing – 91.205(b)

Introduction

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	1,625	0	1,625	0	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: Homestead Housing Authority

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	0	17,480	0	17,480	0	0	
Average length of stay	0	0	0	9	0	9	0	0	
Average Household size	0	0	0	3	0	3	0	0	
# Homeless at admission	0	0	0	0	0	0	0	0	
# of Elderly Program Participants (>62)	0	0	0	130	0	130	0	0	

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Disabled Families	0	0	0	257	0	257	0	0
# of Families requesting accessibility features	0	0	0	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: Homestead Housing Authority

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	604	0	604	0	0	0
Black/African American	0	0	0	963	0	963	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	1	0	1	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: Homestead Housing Authority

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	566	0	566	0	0	0
Not Hispanic	0	0	0	1,002	0	1,002	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: Homestead Housing Authority

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

How do these needs compare to the housing needs of the population at large

Discussion

The Homestead Housing Authority (HHA) is an autonomous agency directed to serve the migrant population of the community. Funding for the agency is through USDA Rural Development Farmworker Program. The Mission of the agency is to “Provide high quality, affordable, safe and sanitary housing of choice so that our clients and their families are able to elevate their quality of life with dignity”.

Facilities of the HHA are:

USDA Rural Development Farmworker Housing:

3 centers under USDA RD Farmworker Housing: (benefiting about 800 participants)

Redland/Goulds Center	287 Units
Harvest Center	38 Houses

HHA Farmworker housing:

South Dade Center 272 houses benefiting about 820 participants

Waiting lists for the housing includes 237 USDA RD Farmworker Housing units and 14 HHA Farmworker Housing units. The average wait time is approximately four years.

The HHA also administers the Section 8 HCV Voucher program with 1,625 Vouchers benefiting about 4,900 participants. The Waiting list for vouchers includes 2,500 families.

Miami-Dade Public Housing Authority also maintains facilities in the area. Although the MDPHA does have four housing developments within the City boundaries, these developments are open to anyone who lives in the County and meets the income test. The waiting list has over 5,000 households.

As all these developments were built prior to 1985, they are need of rehabilitation and modernization. Decisions regarding the priorities of these units lie with Miami-Dade County.

Public Housing Strategy

HHA has completed construction of another 30 units that are ready for occupancy. In addition, HHA has begun to remodel the existing units with painting, roofs and window and door replacement. Other improvements desired include roadways and security. Future plans also may include the acquisition and remodeling of 272 homes located adjacent to Homestead Air Force Base to meet demand.

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)

How the agency will address public needs

HHA encourages participation in operation of the facilities and soliciting needs of the community. All residents are urged to participate in the program. All materials are translated into Spanish to insure that the community is fully involved.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

In Miami-Dade County, the Homeless needs are addressed through the Homeless Trust, which has been empowered to provide facilities and services to this population. The City of Homestead has no Homeless Program of its own.

According to the official count done by the Homeless Trust, there were 3,516 homeless people in Miami-Dade County in January of 2018. Of this population, 1,030 people were living on the streets, down from a high of 5,208 in June of 2001. The remaining 2,486 homeless people are living in shelters. The overall Miami-Dade homeless count represents the lowest figure recorded since the count began in February of 1996. Roughly 12.4% of the homeless population is made up of families.

The Homeless Trust has an annual budget of around \$84.5 million, roughly \$31.9 million of which comes from Federal sources. The Trust has created a plan that creates three phases of housing (emergency, transitional, and permanent). The plan calls for the development of 1,000-1,500 emergency housing beds at Homeless Assistance Centers, 750 transitional housing beds, and the placement of 4,600 homeless men, women, and children into permanent housing. As of January of 2018, the Trust and its partners have a total of 8,060 beds available throughout the County.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The Homeless Trust is responsible for all Homeless services.

Nature and Extent of Homelessness: (Optional)

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans. See following tables

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group. See following tables

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness. See following tables

Discussion:

The following tables are provided by the Miami-Dade Homeless Trust and reflect the findings of the 2018 PIT count.

Total Households and Persons

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Households	1,247	400	45	1,030	2,722
Total Number of Persons	1,847	594	45	1,030	3,516
Number of Children (under age 18)	560	194	0	4	758
Number of Persons (18 to 24)	122	36	2	22	182
Number of Persons (over age 24)	1165	364	43	1004	2,576

Gender

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Female	759	175	12	839	1,785
Male	1084	417	33	188	1,722
Transgender	4	2	0	3	9

Gender Non-Conforming (i.e. not exclusively male or female)	0	0	0	0	0
---	---	---	---	---	---

Ethnicity

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Non-Hispanic/Non-Latino	1167	430	31	711	2,339
Hispanic/Latino	680	164	14	319	1,177

Race

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
White	687	202	19	497	1,405
Black or African-American	1125	386	24	528	2,063
Asian	7	3	1	1	12
American Indian or Alaska Native	3	1	0	1	5
Native Hawaiian or Other Pacific Islander	2	0	0	2	4
Multiple Races	23	2	1	1	27

Chronically Homeless

	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total number of persons	226		10	148	384

Other Homeless Populations	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Adults with a Serious Mental Illness	292	79	14	162	547
Adults with a Substance Use Disorder	132	60	9	74	275
Adults with HIV/AIDS	21	3	0	12	36
Adult Survivors of Domestic Violence	19	0	0	13	32

Unaccompanied Youth Households	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of unaccompanied youth households	92	36	2	26	156
Total number of unaccompanied youth	92	36	2	26	156
Number of unaccompanied children (under age 18)	21	0	0	4	25
Number of unaccompanied young adults (age 18 to 24)	71	36	2	22	131

Veterans	Sheltered		Unsheltered	Total
	Emergency	Transitional		
Total Number households	3	0	0	3
Total number persons	14	0	0	14

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Describe the characteristics of special needs populations in your community: See discussion

What are the housing and supportive service needs of these populations and how are these needs determined? See discussion

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Discussion:

The City of Miami is the administrator of the formula grant-funded Housing Opportunities for Persons with AIDS (HOPWA) program for the entire geographical area of Miami-Dade County. As such the City of Miami collects and documents persons and families with AIDS/HIV. The following information is from the City of Miami's 2017 Gap Analysis or HOPWA needs.

Estimated Number of Individuals living with HIV/AIDS in need of housing assistance within the Miami-Dade Metropolitan Division

Category	Number
HIV-Positive Individuals Receiving Ryan White services living at or below poverty level and in need of housing assistance	4,422
Remaining Individuals living with HIV/AIDS in need of housing assistance	6,576
Total number of individuals living with HIV/AIDS in need of housing	10,998
Existing housing Resources – units and subsidies dedicated to individuals living with HIV/AIDS	882
Estimated Gap between existing housing resources and total number of individuals living with HIV/AIDS in need of housing assistance	10,116

Source: City of Miami 2017 Housing Gap Analysis Projection of HIV/AIDS Housing Need in Miami-Dade Metropolitan Division

NUMBER OF MIAMI-DADE COUNTY RYAN WHITE PROGRAM CLIENTS (HIV & AIDS) AT OR BELOW POVERTY BASED ON NUMBER OF PERSONS IN FAMILY UNIT REPORTING PERIOD 3/1/16-2/29/17			
Persons in Family Unit	100% of Poverty	Clients Living at 100% Poverty Level	
1	\$11,880	3,722	84.2%
2	\$16,020	362	8.3%
3	\$20,160	160	3.6%
4	\$24,300	104	2.4%
5	\$28,440	51	1.2%
6	\$32,580	13	0.3%
7	\$36,730	3	0.1%
8+**	\$40,890+	2	0.0%
GRAND TOTAL		4,422	

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

- Addition of improvements to enable agencies to serve their clientele through shelter, food services, safety, education and improve the quality of life.
- Non-profits that are able to expand their services through the completion of the improvements.

How were these needs determined?

Public Input is a major element in establishing the priorities for the use of the CDBG funding for the City. City staff reviews the needs and the funds available and sets priorities based on the ability to achieve goals. These priorities are discussed by City Council at a Public Hearing to arrive at the final disposition. Previous Planning documents such as the CRA Redevelopment Plan, the Southwest Neighborhood Plan, the Northwest Neighborhood Plan and the Transportation and Transit Strategic Plan are also included in the process.

Describe the jurisdiction’s need for Public Improvements:

- Improvements required for the Water Distribution system which has significant leaks and undersized lines. These problems inhibit the delivery of potable water and fire protection.
- Improvements are also needed for park facilities including the pool at Roby George Park and Benches and Tables at Roscoe Warren Park..
- Particular needs exist in the Southwest and Northwest sections of the City.

How were these needs determined?

The City Utility Department and Park and Recreation Department provided documentation of the infrastructure needs. These items were also confirmed at the public meetings by input from the public.

Describe the jurisdiction’s need for Public Services:

- Senior Services
 - Health Monitoring
 - Social services
 - Activities
 - Meals
 - Transportation
- Youth Services
 - Summer Programs
 - Afterschool programs
 - At-Risk programs
 - Job Training

How were these needs determined?

Public Input is a major element in establishing the priorities for the use of the CDBG funding for the City. City staff reviews the needs and the funds available and sets priorities based on the ability to achieve goals. These priorities are discussed by City Council at a Public Hearing to arrive at the final disposition.

Previous Planning documents such as the CRA Redevelopment Plan, the Southwest Neighborhood Plan, the Northwest Neighborhood Plan and the Transportation and Transit Strategic Plan are also included in the process.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Year	Single Family Homes	Condominiums
2012	\$133,000	\$ 65,000
2013	\$160,000	\$ 82,500
2014	\$185,000	\$ 90,000
2015	\$203,500	\$105,000
2016	\$212,000	\$118,000

Source: HUD

The shift in the market over the past several years was to the rental units as people could not afford the mortgages on homes. One measure is the Fair Market Rents as defined by HUD, which applies to the rents that are supportable by that agency. Smaller units have seen a continuation of the decline in rental rates. Larger units (possibly due to the lack of supply) have seen an increase in rental rates

Fair Market Rents

Year	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
2013	\$719	\$876	\$1,122	\$1,539	\$1,799
2014	\$747	\$910	\$1,166	\$1,600	\$1,869
2015	\$745	\$907	\$1,162	\$1,594	\$1,863
2016	\$774	\$975	\$1,250	\$1,671	\$1,987
2017	\$831	\$1,020	\$1,295	\$1,728	\$2,073
2018	\$871	\$1,066	\$1,351	\$1,796	\$2,173

Source: HUD

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	8,693	38%
1-unit, attached structure	3,858	17%
2-4 units	1,763	8%
5-19 units	5,807	25%
20 or more units	1,747	8%
Mobile Home, boat, RV, van, etc	941	4%
Total	22,809	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2009-2013 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	33	0%	587	5%
1 bedroom	91	1%	1,842	16%
2 bedrooms	1,939	25%	3,588	31%
3 or more bedrooms	5,701	73%	5,381	47%
Total	7,764	99%	11,398	99%

Table 27 – Unit Size by Tenure

Data Source: 2009-2013 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

A significant percentage of the population of the City of Homestead (54.6%) is in the low to moderate income classification. In addition, another 358 units will be added to the cost burdened total within the next five years. At present, 2,035 elderly housing units exist in the City that are cost burdened. Another 1,960 units are substandard through lack of facilities or overcrowding.

The Section 8 voucher program is administered through the Homestead Housing Authority, which provides 1,625 vouchers serving 4,900 persons. Another 2,500 households are on the waiting list.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There is no indication that any of the housing units will be lost.

Does the availability of housing units meet the needs of the population?

Yes

Describe the need for specific types of housing:

A significant demand exists primarily for renters in the community. The very low and low income population, as well as the elderly, make up the majority of the demand for housing assistance. The City of Homestead's priorities for housing programs are directed toward these groups.

Discussion

The City of Homestead does not receive HOME funds

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	80,300	118,600	48%
Median Contract Rent	444	849	91%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,727	15.2%
\$500-999	5,712	50.1%
\$1,000-1,499	3,155	27.7%
\$1,500-1,999	746	6.6%
\$2,000 or more	58	0.5%
Total	11,398	100.0%

Table 29 - Rent Paid

Data Source: 2009-2013 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	530	No Data
50% HAMFI	2,180	900
80% HAMFI	7,900	1,930
100% HAMFI	No Data	2,870
Total	10,610	5,700

Table 30 – Housing Affordability

Data Source: 2009-2013 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$871	\$1,066	\$1,351	\$1,796	\$2,176
High HOME Rent	\$957	\$1,173	\$1,486	\$1,976	\$2,394
Low HOME Rent	\$784	\$960	\$1,216	\$1,616	\$1,958

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Yes

How is affordability of housing likely to change considering changes to home values and/or rents?

Housing prices and rents have begun to increase as the impacts of the recession have faded. The increase in pricing will impact the housing market since wages are not expected to keep pace.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

As a part of the greater Miami-Dade County housing market, the rents in Homestead are comparable with the remainder of the community.

Discussion

The City of Homestead does not receive HOME funding and does not offer a housing program.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Definitions

According to HUD and the Miami-Dade County Health Department, primary local risk factors leading to lead poisoning include:

- Living in a home built before 1950;
- Living in a recently remodeled home built before 1978;
- Living in central urban area or close to major highways;
- Having a sibling or playmate with lead poisoning; and
- Having been exposed to lead poisoning in another country.

The leading cause of lead-based poisoning is exposure to dust from deteriorating paint in homes constructed before 1978. This is due to the high lead content used in paint during that period, particularly in homes built before 1950.

Extremely low, very low and low-income residents are at a much greater risk of being exposed to lead and other hazardous conditions. First, they tend to occupy older homes (which may contain lead-based paint) because they are more affordable. Second, they have less disposable income to ensure proper upkeep and maintenance. As the paint in their home deteriorates, it can emit harmful lead particles into the air and leave behind contaminated paint chips on the ground. Since lead does not decompose naturally, it will continue to cause problems until it is removed.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,419	31%	6,329	56%
With two selected Conditions	261	3%	1,101	10%
With three selected Conditions	0	0%	73	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	5,084	65%	3,895	34%
Total	7,764	99%	11,398	101%

Table 32 - Condition of Units

Data Source: 2009-2013 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	4,462	57%	4,668	41%
1980-1999	1,791	23%	2,746	24%
1950-1979	1,385	18%	3,387	30%
Before 1950	126	2%	597	5%
Total	7,764	100%	11,398	100%

Table 33 – Year Unit Built

Data Source: 2009-2013 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	1,511	19%	3,984	35%
Housing Units build before 1980 with children present	3,744	48%	1,199	11%

Table 34 – Risk of Lead-Based Paint

Data Source: 2009-2013 ACS (Total Units) 2009-2013 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	4,249	10	4,259
Abandoned Vacant Units	384	10	394
REO Properties	1,537	0	1,537
Abandoned REO Properties	384	0	384

Table 35 - Vacant Units

Need for Owner and Rental Rehabilitation

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The estimate is 4,943

Discussion

Any CDBG funds used for housing remediation must be examined for existence of Lead Based Paint and corrective action taken.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available				1,625			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

The Homestead Housing Authority (HHA) is an autonomous agency directed to serve the migrant population of the community. Funding for the agency is through USDA Rural Development Farmworker Program. The Mission of the agency is to “Provide high quality, affordable, safe and sanitary housing of choice so that our clients and their families are able to elevate their quality of life with dignity”.

Facilities of the HHA are:

USDA Rural Development Farmworker Housing:

3 centers under USDA RD Farmworker Housing: (benefiting about 800 participants)

Redland/Goulds Center 287 Units

Harvest Center 38 Houses

HHA Farmworker housing:

South Dade Center 272 houses benefiting about 820 participants

Waiting lists for the housing includes 237 USDA RD Farmworker Housing units and 14 HHA Farmworker Housing units. The average wait time is approximately four years.

The HHA also administers the Section 8 HCV Voucher program with 1,625 Vouchers benefiting about 4,900 participants. The Waiting list for vouchers includes 2,500 families.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Miami-Dade Public Housing Authority also maintains facilities in the area. Although the MDPHA does have four housing developments within the City boundaries, these developments are open to anyone who lives in the County and meets the income test. The waiting list has over 5,000 households.

As all these developments were built prior to 1985, they are need of rehabilitation and modernization. Decisions regarding the priorities of these units lie with Miami-Dade County.

Public Housing Condition

Public Housing Development	Average Inspection Score
	N/A

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Discussion:

HHA has initiated construction of another 56 units that are expected to be ready in 2013. In addition, HHA has begun to remodel the existing units with painting, roofs and window and door replacement. Other improvements desired include roadways and security. Future plans also may include the acquisition and remodeling of 272 homes located adjacent to Homestead Air Force Base to meet demand.

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)

How the agency will address public needs

HHA encourages participation in operation of the facilities and soliciting needs of the community. All residents are urged to participate in the program. All materials are translated into Spanish to insure that the community is fully involved.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)					
Households with Only Adults					
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

Table 38 - Facilities and Housing Targeted to Homeless Households

See tables that follow

Row #	Prog-Type	Organization Name	Program Name	Inventory Type	Bed Type	Target Pop. A	Target Pop. B	McKinney-Vento	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	CH Beds	Year-Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	Over flow Beds	HMIS Overflow Beds	PIT Count	Total Beds	Utilization Rate
144325	ES	Camillus House	Beckham Hall Shelter	C	Facility-based beds	SMF		Yes			88			88		88	0		82	88	93%
156868	ES	Camillus House	Brother Harbinson (Building D)	N	Facility-based beds	SMF		No			32			32		32			26	32	81%
156870	ES	Camillus House	Brother Majella (Building D)	N	Facility-based beds	SMF		No			16			16		16			15	16	94%
144452	ES	Camillus House	New Center Emergency Housing (Building G)	U	Facility-based beds	SMF		No			64			64						64	
144432	ES	Chapman Partnership	Chapman Center North	C	Facility-based beds	SMF+HC		No	220	52	280			500	213	280			499	500	100%
144431	ES	Chapman Partnership	Chapman Center South	C	Facility-based beds	SMF+HC		No	144	38	156			300	144	156			305	300	102%
144326	ES	Miami Bridge	Miami Bridge Youth Shelter North	C	Facility-based beds	YMF		No				28		28			0		19	28	68%
144327	ES	Miami Bridge	Miami Bridge Youth Shelter South	C	Facility-based beds	YMF		No				20		20			0		12	20	60%
144413	ES	Miami Rescue Mission	Chapel	C	Facility-based beds	SM		No			15			15		15			14	15	93%
144414	ES	Miami Rescue Mission	Miami Beach Program	C	Facility-based beds	SM		No			15			15		15			15	15	100%
144328	ES	Miami Rescue Mission	MRM Women's Shelter	C	Facility-based beds	SF		No			12			12		12			12	12	100%
144415	ES	Miami Rescue Mission	No One is Homeless	C	Facility-based beds	SM		No			62			62		62			38	62	61%
144418	ES	Miami Rescue Mission	Regeneration A-Dorm	C	Facility-based beds	SM		No			29			29		29			22	29	76%
144329	ES	Miami-Dade County Community Action and Human Services Dept.	Safe Space-North	C	Facility-based beds	SFHC	DV	No	63	10	0			63			0		46	63	73%
144330	ES	Miami-Dade County Community Action and Human Services Dept.	Safe Space South	C	Facility-based beds	SFHC	DV	No	26	6	0			26			0		20	26	77%
144423	ES	Miami-Dade County Homeless Trust	Hotel/Motel Emergency Beds	C	Voucher beds	SMF+HC		No	89	24	7			96	0	0			96	96	100%
144331	ES	Mother Theresa Mission of Charity	Mother Theresa's Family Shelter	C	Facility-based beds	SFHC		No	24	12	0			24	0	0	0		24	24	100%
162101	ES	The Salvation Army	City of Miami Beach Emergency Beds	C	Facility-based beds	SMF		No			31			31		31			32	31	103%
144436	ES	The Salvation Army	HI Emergency Housing Program	C	Facility-based beds	SMF+HC		No	30	6	50			80	30	50			72	80	90%
144332	ES	The Salvation Army	Men & Women/Family Lodge	C	Facility-based beds	SMF+HC		No	37	4	63			100	0	0	0		36	100	36%
157119	ES	The Sundari Foundation	Lotus House Emergency Young Mothers	N	Facility-based beds	SFHC		No	8	4	12			20	8	12	10	10	34	30	113%
144362	ES	The Sundari Foundation	Non-Trust Lotus House	C	Facility-based beds	SFHC		No	2	1	9	1		12	0	0	3	0	15	15	100%
144437	ES	Victims Reponse, Inc.	The Lodge better way west	C	Facility-based beds	SFHC	DV	No	36	10	10			46					36	46	78%
144366	PSH	Better Way of Miami	Apartment	C		SM		Yes			36		2	36		36			36	36	100%
144365	PSH	Better Way of Miami	Better Way Apartment	C		SM		Yes			55		14	55		55			55	55	100%
144389	PSH	Camillus House	Archbishop Carroll Homes	C		SMF		Yes			65		65	65		65			62	65	95%
144385	PSH	Camillus House	Barrett Place	C		SMF		Yes			20		20	20		20			17	20	85%
144386	PSH	Camillus House	Brother Mathias Place	C		HC		Yes	35	10			0	35	35				44	35	126%

Row #	Prog. Type	Organization Name	Program Name	Inventory Type	Bed Type	Target Pop. A	Target Pop. B	McKinney-Vento	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	CH Beds	Year-Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	Overflow Beds	HMIS Overflow Beds	PIT Count	Total Beds	Utilization Rate
144387	PSH	Camillus House	Christian Hospital	C		SMF		Yes			74		0	74		74			71	74	96%
144438	PSH	Camillus House	Shepherd's Court	C		SMF		Yes			80		60	80		80			77	80	96%
144388	PSH	Camillus House	Sommerville Apartments	C		SFHC		Yes	71	22	0		0	71	71	0			56	71	79%
144449	PSH	Camillus House/Biscayne Housing	Labre Place	N		SMF		No			50		5	50		50			49	50	98%
144455	PSH	Camillus House/Biscayne Housing	St. Martin's Place	U		HC		No	141	47				141						141	
144451	PSH	Carrfour Supportive Housing	Bonika Cove	N		SMF	VET	Yes	6	2	19		0	25	6	19			25	25	100%
156990	PSH	Carrfour Supportive Housing	Bonika Cove (Non-SHP)	N		SMF	VET	No	2	1	8		0	10	2	8			10	10	100%
144446	PSH	Carrfour Supportive Housing	Casa Matias	N		SMF+HC		Yes	63	20	6		65	69	63	6			64	69	93%
156992	PSH	Carrfour Supportive Housing	Casa Matias (Non-SHP)	N		SMF+HC		No	20	8	6		0	26	20	6			24	26	92%
144390	PSH	Carrfour Supportive Housing	Del Prado Townhomes	C		HC		Yes	136	32			0	136	136				134	136	99%
144445	PSH	Carrfour Supportive Housing	Manor	C		SMF+HC		No	36	16	34		3	70					68	70	97%
144391	PSH	Carrfour Supportive Housing	Harding Village I/II	C		SMF	HIV	Yes			48		5	48		48			47	48	98%
144439	PSH	Carrfour Supportive Housing	Homestead Air Force Base-Verde Gardens	C		HC		Yes	440	35			0	440	440				289	440	66%
156994	PSH	Carrfour Supportive Housing	Homestead Air Force Base-Verde Gardens (Non-SHP) Housing Assistance Program	C		HC		No	140	35			0	140	140				0	140	0%
144392	PSH	Carrfour Supportive Housing	Little Haiti Gateway	C		SMF		Yes			24		0	24		24			18	24	75%
144393	PSH	Carrfour Supportive Housing	Little Riverbend	C		SMF		Yes			70		5	70		70			70	70	100%
144394	PSH	Carrfour Supportive Housing	Little Riverbend	C		SMF		Yes			46		4	46		46			40	46	87%
14435	PSH	Carrfour Supportive Housing	Little Riverbend 20	C		SMF		Yes			20		2	20		20			20	20	100%
144447	PSH	Carrfour Supportive Housing	Osprey Apartments	U		HC		No	76	22				76						76	
158600	PSH	Carrfour Supportive Housing	Rivermont Apartments	C		SMF		No			40		0	40		40			33	40	82%
144395	PSH	Carrfour Supportive Housing	Rivermont Apartments (SHP)	C		SMF		Yes			36		2	36		36			36	36	100%
144433	PSH	Carrfour Supportive Housing	Royalton	C		SMF		Yes			77		7	77		77			75	77	97%
144412	PSH	Carrfour Supportive Housing	Shepherd House	C		HC		Yes	24	6			0	24	24				19	24	79%
144396	PSH	Carrfour Supportive Housing	Sunsouth Apartments	C		SMF		Yes			15		0	15		15			12	15	80%
144397	PSH	Carrfour Supportive Housing	Villa Aurora	C		HC		Yes	131	25			0	131	131				88	131	67%
144398	PSH	Carrfour Supportive Housing	Wynwood Apartment	C		SMF		Yes			50		4	50		50			47	50	94%
144454	PSH	Carrfour Supportive Housing/Pinnacle	Amistad	U		SMF+HC		No	75	41	44			119						119	
144375	PSH	Citrus Health Network	95 TRA	C		SMF+HC		Yes	129	37	70		20	199	129	70			167	199	84%
163344	PSH	Citrus Health Network	Case Rate Program	C		SMF		No			25		25	25		0			25	25	100%
144369	PSH	Citrus Health Network	Elan Project	C		SMF		Yes			20		20	20		20			20	20	100%
144367	PSH	Citrus Health Network	Housing Act	C		SMF		Yes			19		19	19		19			19	19	100%
144368	PSH	Citrus Health Network	Housing First	C		SMF		Yes			37		37	37		37			37	37	100%

Row #	Prog-Type	Organization Name	Program Name	Inventory Type	Bed Type	Target Pop. A	Target Pop. B	McKinney-Vento	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	CH Beds	Year-Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	Overflow Beds	HMIS Overflow Beds	PIT Count	Total Beds	Utilization Rate
144370	PSH	Citrus Health Network	Kensington Apartments	C		SMF+HC		Yes	11	5	21		4	32	11	21			36	32	112%
144453	PSH	Citrus Health Network	KOLAPI	N		SMF+HC	VET	No	25	10	95		120	120	25				22	120	18%
144371	PSH	Citrus Health Network	My Voice	C		SMF		Yes			70		70	70		70			70	70	100%
144440	PSH	Citrus Health Network	My Voice 2	C		SMF		Yes			3		3	3		3			3	3	100%
144372	PSH	Citrus Health Network	Safe Families	C		HC	DV	Yes	36	14				36					28	36	78%
144434	PSH	Citrus Health Network	Shaman	C		SMF		Yes			24		13	24		24			24	24	100%
144374	PSH	Citrus Health Network	SPC TRA 30 Units	C		SMF+HC		Yes	81	25	11			92	81	11			88	92	96%
144373	PSH	Citrus Health Network	SPC TRA 55	C		SMF+HC		Yes	23	9	52		20	75	23	52			68	75	91%
144376	PSH	Community Health of South Dade (CH)	92 Program	C		SM		Yes			10		7	10		10			10	10	100%
144377	PSH	Community Health of South Dade (CH)	93 Program	C		SMF		Yes			25		17	25		25			25	25	100%
144378	PSH	Douglas Gardens Community Mental Health	Another Chance	C		SMF+HC		Yes	5	2	23			28		23			25	28	89%
144444	PSH	Douglas Gardens Community Mental Health	Healthy Choice	N		SMF		Yes			12		12	12		12			4	12	33%
144379	PSH	Douglas Gardens Community Mental Health	Mayfair Apartments	C		SMF		Yes			22			22		22			21	22	95%
144380	PSH	Douglas Gardens Community Mental Health	My Choice	C		SMF+HC		Yes	15	3	14			29	15	14			17	29	59%
144364	PSH	Douglas Gardens Community Mental Health	Right Direction	C		SMF		Yes			14		5	14		14			14	14	100%
144411	PSH	Fellowship House	Coconut Grove I	C		SMF		Yes			20		1	20		20			15	20	75%
144381	PSH	Fellowship House	Coconut Grove II	C		SMF		Yes			4			4		4			4	4	100%
144382	PSH	Fellowship House	South Dade Apartments	C		SMF		Yes			14		2	14		14			12	14	86%
144383	PSH	Lutheran Services of Florida	Access	C		SMF+HC		Yes	74	30	40			114	74	40			84	114	74%
144384	PSH	Lutheran Services of Florida	Partners	C		SMF+HC		Yes	66	17	24			90	66	24			75	90	83%
144410	PSH	Lutheran Services of Florida	Second Chance	C		SMF+HC		No	10	7	56			66	10	56			72	66	109%
144399	PSH	Miami Beach Community Development Corp.	Jefferson Apartments	C		SMF		No			9		0	9		9			9	9	100%
144448	PSH	Miami Beach Community Development Corp.	Meridian Place LLC	U		SMF		No			34		3	34						34	
144400	PSH	Miami Beach Community Development Corp.	Sabrina Apartments	C		SMF		No			5		0	5		5			5	5	100%
144401	PSH	Miami Beach Community Development Corp.	Westchester Apartments	C		SMF		No			1		0	1		1			1	1	100%
144402	PSH	New Horizons Community Mental Health	Carolyn Wilson	C		SMF		Yes			30			30		30			28	30	93%
144403	PSH	New Horizons Community Mental Health	J. Moss	C		SMF+HC		Yes	70	20	10			80	70	10			77	80	96%
144404	PSH	New Horizons Community Mental Health	M. Toussaint	C		SMF+HC		Yes	64	20	15		20	79	64	15			79	79	100%
144405	PSH	New Horizons Community Mental Health	Thomas Jefferson	C		SMF		Yes			25		1	25		25			24	25	96%
144406	PSH	The Related Group of South Florida	West Brickell Apartment	C		SMF		No			40			40		40			40	40	100%
144426	PSH	Veterans Administration	HUD VASH Permanent Housing	C		SFHC	VET	Yes	160	30	165			325	0	0			325	325	100%

Row #	Prog-Type	Organization Name	Program Name	Inventory Type	Bed Type	Target Pop. A	Target Pop. B	McKinney-Vento	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	CH Beds	Year-Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	Overflow Beds	HMIS Overflow Beds	PIT Count	Total Beds	Utilization Rate
144407	PSH	Volunteers of America	Hogar I	C		SMF+HC		Yes	24	7	43			67	7	43			67	67	100%
144408	PSH	Volunteers of America	Hogar II	C		SMF+HC		Yes	145	43	7			152	43	7			151	152	99%
158589	RRH	Carrfour Supportive Housing	SSVF	N		SMF+HC		No	14	4	21			35					35	35	100%
158116	RRH	Citrus Health Network	ESG Program - City of Haleah	N		SMF+HC		No	0	0	0			0					0	0	
158114	RRH	Citrus Health Network	ESG Program - City of Miami	N		SMF+HC		No	24	14	10			34					34	34	100%
158117	RRH	Citrus Health Network	ESG Program - Miami-Dade County	N		SMF+HC		No	111	35	14			125					125	125	100%
160801	RRH	Citrus Health Network	Our Kids Youth Aging Out	C		SMF+HC		No			16			16					16	16	100%
158584	RRH	Citrus Health Network	SSVF-VLU	N		SMF+HC	VET	No	13	7	33			46					46	46	100%
144416	SH	Camillus House	Good Sheperd Villas	C		SMF		Yes			14			14		14			13	14	93%
144363	SH	Citrus Health Network	Kiva Safe Haven	C		SMF		Yes			14			14		14			14	14	100%
144333	TH	Better Way of Miami	Next Step	C		SMF		Yes			16			16		16			13	16	81%
144337	TH	Better Way of Miami	SHARE	C		SMF		Yes			35			35		35			37	35	106%
144335	TH	Better Way of Miami	SHP ONE	C		SM		Yes			15			15		15			15	15	100%
144336	TH	Better Way of Miami	SHP TWO	C		SM		Yes			15			15		15			15	15	100%
144334	TH	Better Way of Miami	Substance Abuse Brother Abraham/ISPA Light (formerly Br. Kelly Place-II) (Bldg. D)	C		SM		No			28			28		0			14	28	50%
144339	TH	Camillus House	Brother Kelly Place-I	C		SM		Yes			16			16		16			15	16	94%
144338	TH	Camillus House	Brother Kelly Place-I OPD or inpatient Residences	C		SMF		Yes			50			50		50			50	50	100%
144427	TH	Camillus House	OPD or inpatient Residences	C		SM	VET	Yes			30			30		30			29	30	97%
144341	TH	Camillus House	LS.P.A. (Building D)	C		SMF		No			46			46		0			37	46	80%
144342	TH	Camillus House	Matt Talbot House	C		SMF		Yes			45			45		45			44	45	98%
144340	TH	Camillus House	Mother Seton Village	C		HC		Yes	162	39				162	162				154	162	95%
144450	TH	Camillus House	New Center Treatment Beds (Building D)	U		SMF		No			82			82						82	
144428	TH	Carrfour Supportive Housing	GPD Harding Village	C		SMF	VET	Yes			24			24		24			23	24	96%
144343	TH	Carrfour Supportive Housing	TAH	C		HC		Yes	48	16				48	48				51	48	106%
144344	TH	Carrfour Supportive Housing	THOP	C		HC		Yes	126	34				126	126				111	126	88%
144430	TH	Carrfour Supportive Housing	Villa Aurora 1-B	C		HC		Yes	38	14				38	38				30	38	79%
144345	TH	Catholic Charities	New Life Family Center	C		HC		No	60	15				60	0				54	60	90%
144346	TH	Citrus Health Network	Crisis Outplacement F.R.A.T. Homeless Youth Program	C		SMF		No			20			20		20			20	20	100%
144347	TH	Citrus Health Network	F.R.A.T. Homeless Youth Program	C		SMF		Yes	12	12				12	12				11	12	92%
157162	TH	Concept House	Comprehensive Behavioral	C		SMF		No			15			15		0			9	15	60%
144348	TH	Douglas Gardens Community Mental Health	Successful Investment	C		SFHC	DV	Yes	38	12	2			40					38	40	95%
144425	TH	Harbor House	Transitional Beds	C		SMF		No			45			45		0			45	45	100%

Row #	Prog-Type	Organization Name	Program Name	Inventory Type	Bed Type	Target Pop. A	Target Pop. B	McKinney-Vento	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	CH Beds	Year-Round Beds	HMIS Beds HH w/ Children	HMIS Beds HH w/o Children	Overflow Beds	HMIS Overflow Beds	PIT Count	Total Beds	Utilization Rate
144424	TH	Harbor House	VA-OSCA Beds	C		SMF	VET	No			10			10		0			10	10	100%
144349	TH	Lutheran Services of Florida	New Beginnings	C		HC		Yes	48	8				48	48				43	48	90%
157899	TH	Miami Rescue Mission	MRM Women's Family Program	C		SFHC		No	32	14				32	32				32	32	100%
144421	TH	Miami Rescue Mission	Regeneration 3rd Floor	C		SM		No			51			51		51			51	51	100%
144422	TH	Miami Rescue Mission	Regeneration 4th Floor	C		SM		No			62			62		62			60	62	97%
144419	TH	Miami Rescue Mission	Regeneration C-Dorm	C		SM		No			28			28		28			24	28	86%
144420	TH	Miami Rescue Mission	Regeneration D-Dorm	C		SM		No			28			28		28			26	28	93%
144350	TH	Miami-Dade County Community Action and Human Services Dept.	Inn Transition North	C		HC	DV	Yes	81	19				81					28	81	35%
144351	TH	Miami-Dade County Community Action and Human Services Dept.	Inn Transition South	C		HC	DV	Yes	250	55				250					78	250	31%
144352	TH	Miami-Dade County Community Action and Human Services Dept.	S.T.O.P.	C		SMF		Yes			12			12		12			11	12	92%
144353	TH	New Hope C.O.R.P.S.	Regeneration I	C		SM		Yes			24			24		24			23	24	96%
144354	TH	New Hope C.O.R.P.S.	Regeneration II	C		SM		No			28			28		28			27	28	96%
144355	TH	New Horizons Community Mental Health	P.A.T.H.	C		SMF		No			12			12		12			12	12	100%
144356	TH	New Horizons Community Mental Health	Women with Children Program	C		SFHC		Yes	10	5				10	10				9	10	90%
144359	TH	The Salvation Army	Adult Rehabilitation Center	C		SM		No			107			107		0			91	107	85%
144357	TH	The Salvation Army	Here's Hope	C		SMF+HC		Yes	7	3	38			45	7	38			37	45	82%
144358	TH	The Salvation Army	SFAN	C		SMF		No			18			18		0			3	18	17%
144361	TH	The Sundari Foundation	Lotus House HUD	C		SFHC		Yes	6	3	6			12	6	6			19	12	158%
144360	TH	The Sundari Foundation	Lotus House REVMAX	C		SF		No	12	3	12			24	12	12			38	24	158%
144429	TH	Volunteers of America	GPD Veterans	C		SM	VET	No			30			30		30			29	30	97%
									Sum : 4105	Sum : 1080	Sum : 4055	Sum : 49	Sum : 682	Sum : 8209	Sum : 2582	Sum : 3058	Sum : 13	Sum : 10	Sum : 6596		

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The Miami-Dade Homeless Trust is empowered with the responsibility of addressing homeless needs in the County.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City of Miami is the recipient of all HOPWA funding in Miami-Dade County.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City of Homestead does not receive any HOME funding and does not provide a housing program.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

This evaluation includes review of the policy and regulatory documents for the City of Homestead, Florida. A wide range of reports and documents were collected and reviewed,

- City of Homestead, Florida Comprehensive Plan. Elements reviewed include:
 - a. Housing Element
 - b. Future Land Use Element
- City of Homestead, Florida Code of Ordinances
 - a. Chapter 15 – Housing Standards
 - b. Chapter 6 – Buildings and Building Regulation, including
 - i. Building permit and impact fees
 - ii. Unsafe Structures
 - c. Concurrency Management
 - d. Zoning Regulations including
 - i. Zoning district regulations
 - ii. Zoning procedures
 - iii. Design standards
 - iv. Supplemental district regulations – Standards for Housing for Specific Occupancy

Barriers due to Public Policies

Housing Element of the Comprehensive Plan

- Under Objective 1, the CRA is required to continue to develop and manage programs promoting affordable housing. However, the CRA implements projects and programs in the CRA plan, is geographically limited to the CRA district, and is not governed by the Comprehensive Plan;
- Objective 3 encourages demolition, rehabilitation, rebuilding and redevelopment of housing in the CRA, but the CRA is a limited geographic area within the City but does not include the entire city.
- Although there are “measures” which are intended to gauge success, there is no obvious mechanism for monitoring.

Future Land Use Element

- There is a wide range of densities and intensities, however no stated incentives for affordable housing like expedited permitting or review, bonus densities, inclusionary zoning or others
- Policy 2.6 allows “upstairs” apartments above commercial, which may be limiting because of physical, market or financing issues;
- Objective 7 encourages redevelopment and renewal in the CRA district with “measures” of success being the number of rehabilitated units and/or implementation of rehabilitation programs, however the CRA district is geographically limited;
- Although there are “measures” which are intended to gauge success, there is no obvious mechanism for monitoring.

Zoning Ordinances

- Unit sizes – these are addressed in the minimum building code and are duplicative here in the zoning regulations. They also prevent the construction of smaller more efficient and affordable units which conflicts with green building standards;
- Site standards for Elderly and Low-income housing – these standards require location within a specific distance of bus routes and neighborhood parks. Bus routes can be changed so they are not necessarily a reliable standard. Although parks are desirable, new construction is required to pay impact fees to support new development including parks and recreation, and the mere fact that a park is not within the distance standards should not cause a project to be denied. In addition, affordable housing funding programs often have their own site location standards which could conflict with these;
- Allowance for mixing residential with commercial – these standards mandate that residential are located at the 2nd floor or above. This is often not practical, feasible or financeable.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	1,476	449	8	5	-3
Arts, Entertainment, Accommodations	2,821	1,413	15	14	-1
Construction	1,004	303	5	3	-2
Education and Health Care Services	3,489	3,234	19	33	14
Finance, Insurance, and Real Estate	1,147	496	6	5	-1
Information	301	79	2	1	-1
Manufacturing	496	233	3	2	0
Other Services	613	242	3	2	-1
Professional, Scientific, Management Services	1,137	336	6	3	-3
Public Administration	0	0	0	0	0
Retail Trade	3,066	1,768	16	18	2
Transportation and Warehousing	646	75	3	1	-3
Wholesale Trade	899	265	5	3	-2
Total	17,095	8,893	--	--	--

Table 39 - Business Activity

Data Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	28,876
Civilian Employed Population 16 years and over	25,051
Unemployment Rate	13.25
Unemployment Rate for Ages 16-24	28.39
Unemployment Rate for Ages 25-65	9.09

Table 40 - Labor Force

Data Source: 2009-2013 ACS

Occupations by Sector	Number of People
Management, business and financial	3,710
Farming, fisheries and forestry occupations	1,489
Service	3,062
Sales and office	5,351
Construction, extraction, maintenance and repair	4,662
Production, transportation and material moving	1,377

Table 41 – Occupations by Sector

Data Source: 2009-2013 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,291	51%
30-59 Minutes	7,878	32%
60 or More Minutes	4,136	17%
Total	24,305	100%

Table 42 - Travel Time

Data Source: 2009-2013 ACS

Education: Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,747	919	2,809
High school graduate (includes equivalency)	5,298	964	1,933
Some college or Associate's degree	5,895	724	1,949
Bachelor's degree or higher	4,750	323	495

Table 43 - Educational Attainment by Employment Status

Data Source: 2009-2013 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,050	1,904	1,538	1,848	1,488
9th to 12th grade, no diploma	1,013	1,564	878	1,743	742
High school graduate, GED, or alternative	1,267	2,592	2,439	3,164	1,301
Some college, no degree	1,177	2,416	1,448	2,199	392
Associate's degree	373	936	986	850	183
Bachelor's degree	286	1,678	1,164	1,169	533
Graduate or professional degree	0	751	514	452	254

Table 44 - Educational Attainment by Age

Data Source: 2009-2013 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	16,013
High school graduate (includes equivalency)	24,658
Some college or Associate's degree	34,449
Bachelor's degree	42,676
Graduate or professional degree	50,203

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2009-2013 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The primary employment sectors include Education and Health Care Services, Retail Trade and Arts, Entertainment, Accommodations. Agriculture has also been a major part of the economic base of the community.

Describe the workforce and infrastructure needs of the business community:

The business community is primarily a local needs sector with little regional employment. Infrastructure needs of this segment is limited to spatial requirements. The local workforce has been adequate to meet the business needs of the community.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect

job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The Homestead CRA addresses the business needs of the community including attraction and retention of business and development of new opportunities. The Redevelopment Plan for the CRA is the guide for these endeavors.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The workforce skills match the employment needs.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Miami-Dade County sponsors several workforce training initiatives that serve the Homestead area.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

The CRA Redevelopment Plan is the strategy for the community.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The CRA Redevelopment Plan is the strategy for the community.

Discussion

The CRA has made strides in developing the economic base of the community. These efforts will continue.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated?
(include a definition of "concentration")

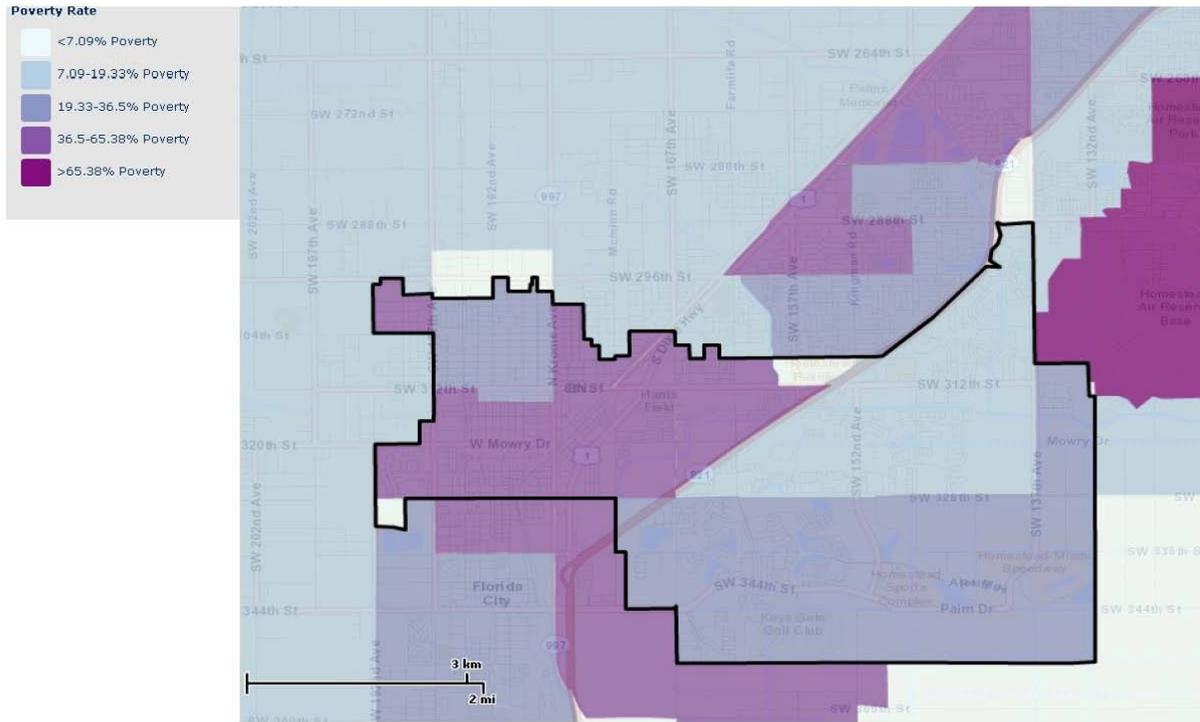
The following tables illustrates the concentration of Low to moderate income population of the City

Tract	Block Group	Low-Mod Income (LMI) Population	Population	Percentage LMI
107.04	2	1,492	1,539	96.9%
110.01	1	3,216	4,427	72.6%
110.01	2	3	3	100.0%
110.01	3	1,911	2,965	64.5%
110.07	1	1,043	2,363	44.1%
110.07	2	1,202	2,802	42.9%
110.08	1	613	2,026	30.3%
110.08	2	280	1,520	18.4%
110.09	1	492	2,061	23.9%
110.09	2	1,128	3,072	36.7%
111.01	1	2,599	3,096	83.9%
111.01	2	793	1,011	78.4%
111.01	3	2,076	3,736	55.6%
111.01	4	923	965	95.6%
111.02	2	283	1,339	21.1%
112.01	1	1,810	2,397	75.5%
112.01	2	1,061	1,292	82.1%
112.01	4	252	1,589	15.9%
112.02	1	510	2,638	19.3%
112.02	2	1,391	1,556	89.4%
112.02	3	1,955	2,452	79.7%
112.02	4	809	966	83.7%
113	1	1,130	1,883	60.0%
113	2	678	920	73.7%
113	3	537	595	90.3%
113	6	676	708	95.5%
114.01	1	360	1,060	34.0%
114.01	2	894	2,404	37.2%
114.01	3	2,295	3,847	59.7%
114.01	4	311	1,112	28.0%
114.01	5	1,342	4,946	27.1%
City Total		34,065	62,290	54.7%

Highlighted Census Tracts are over 70% LMI

These Block Groups are concentrated in the Southwest and Northwest sectors of the City

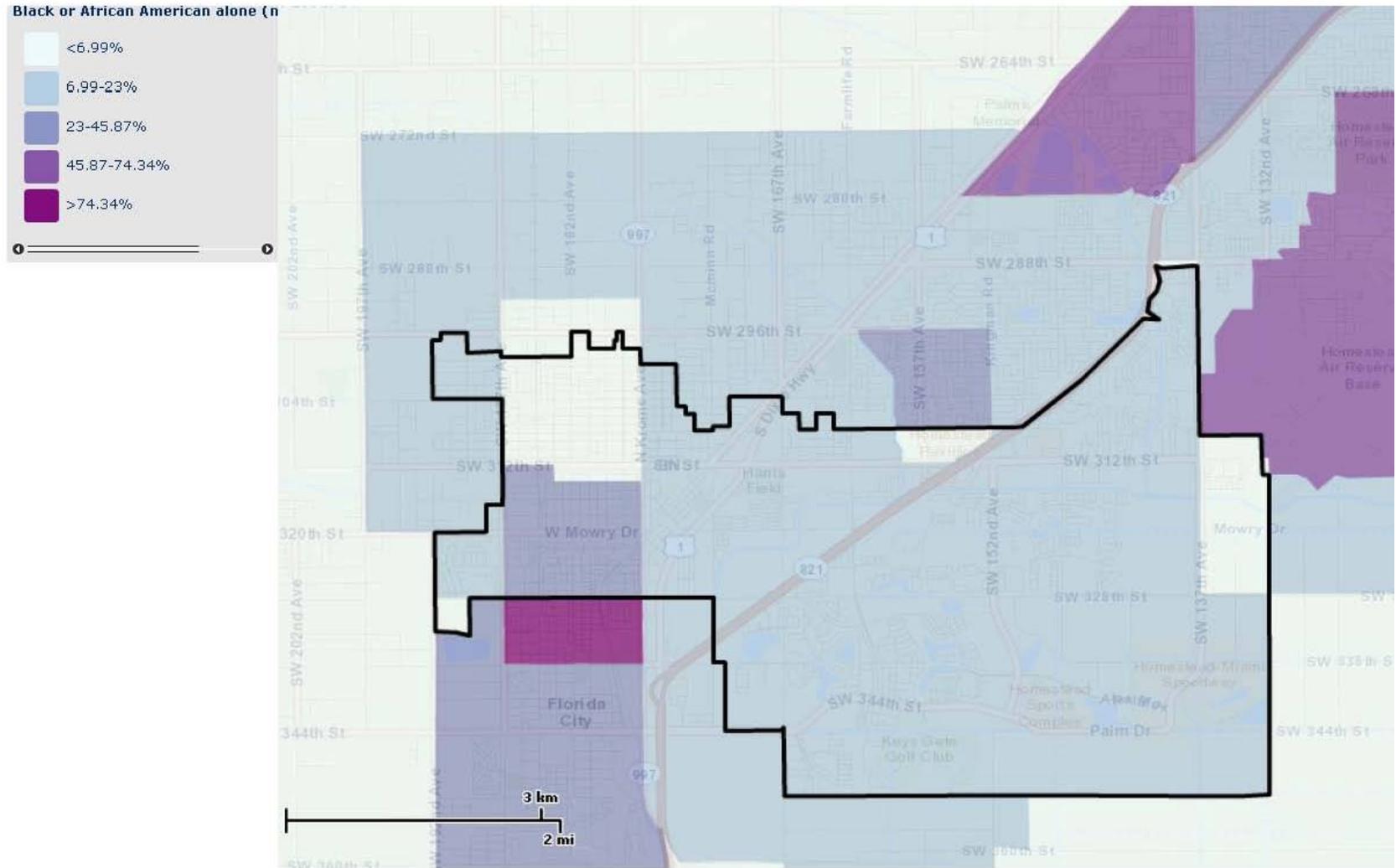
Areas Below Poverty Rate



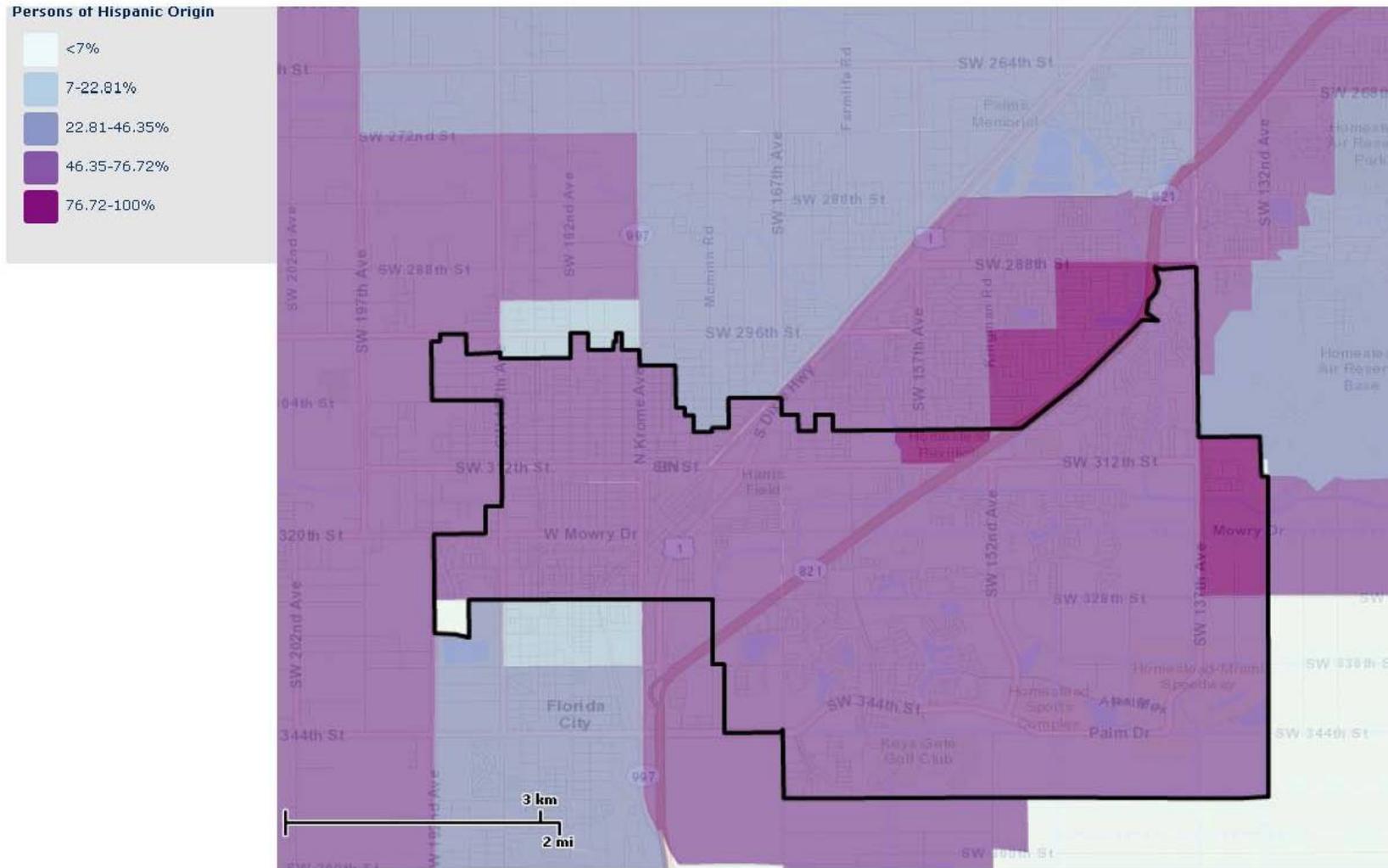
Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

See following maps

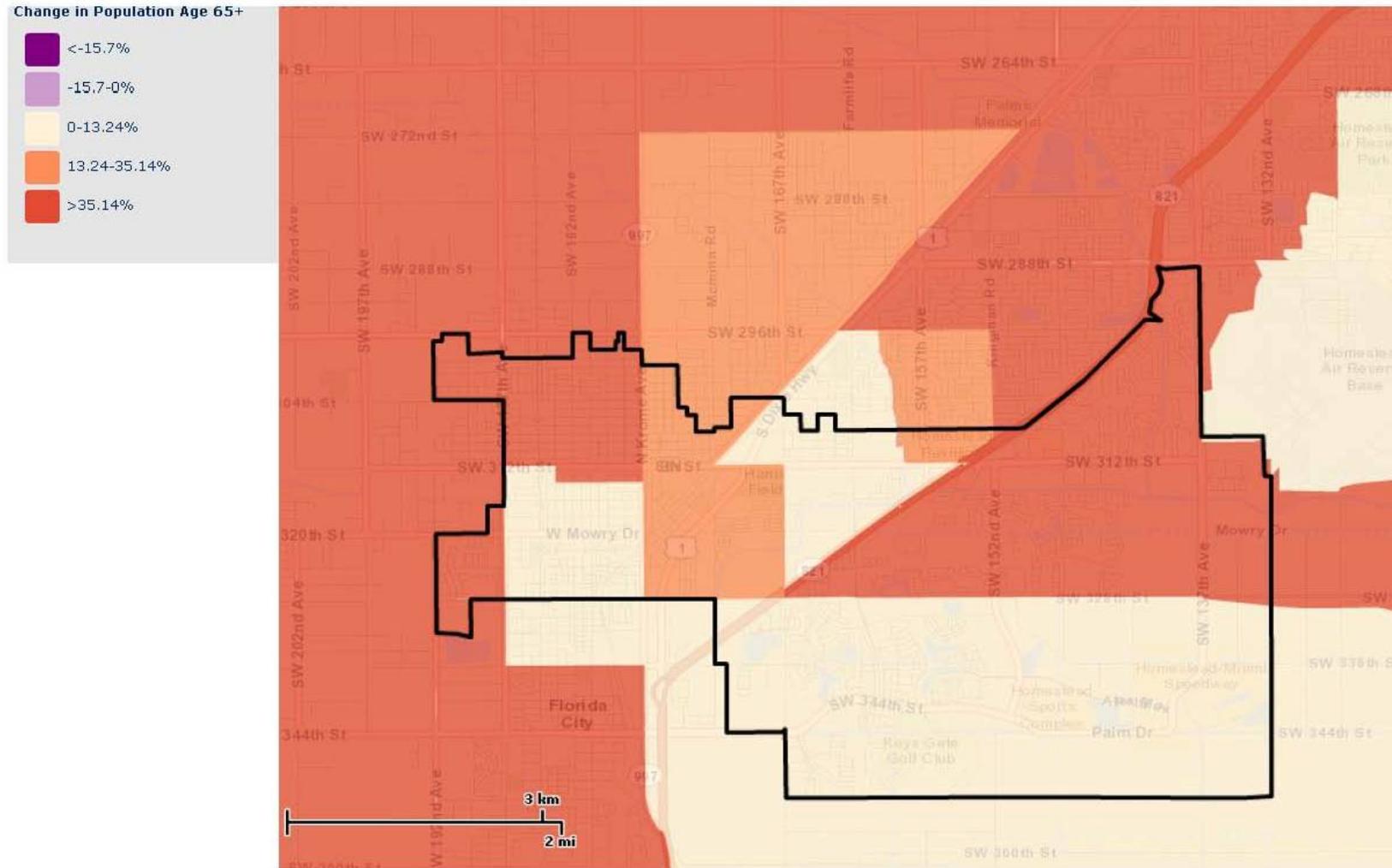
Areas with Concentration of Black Population



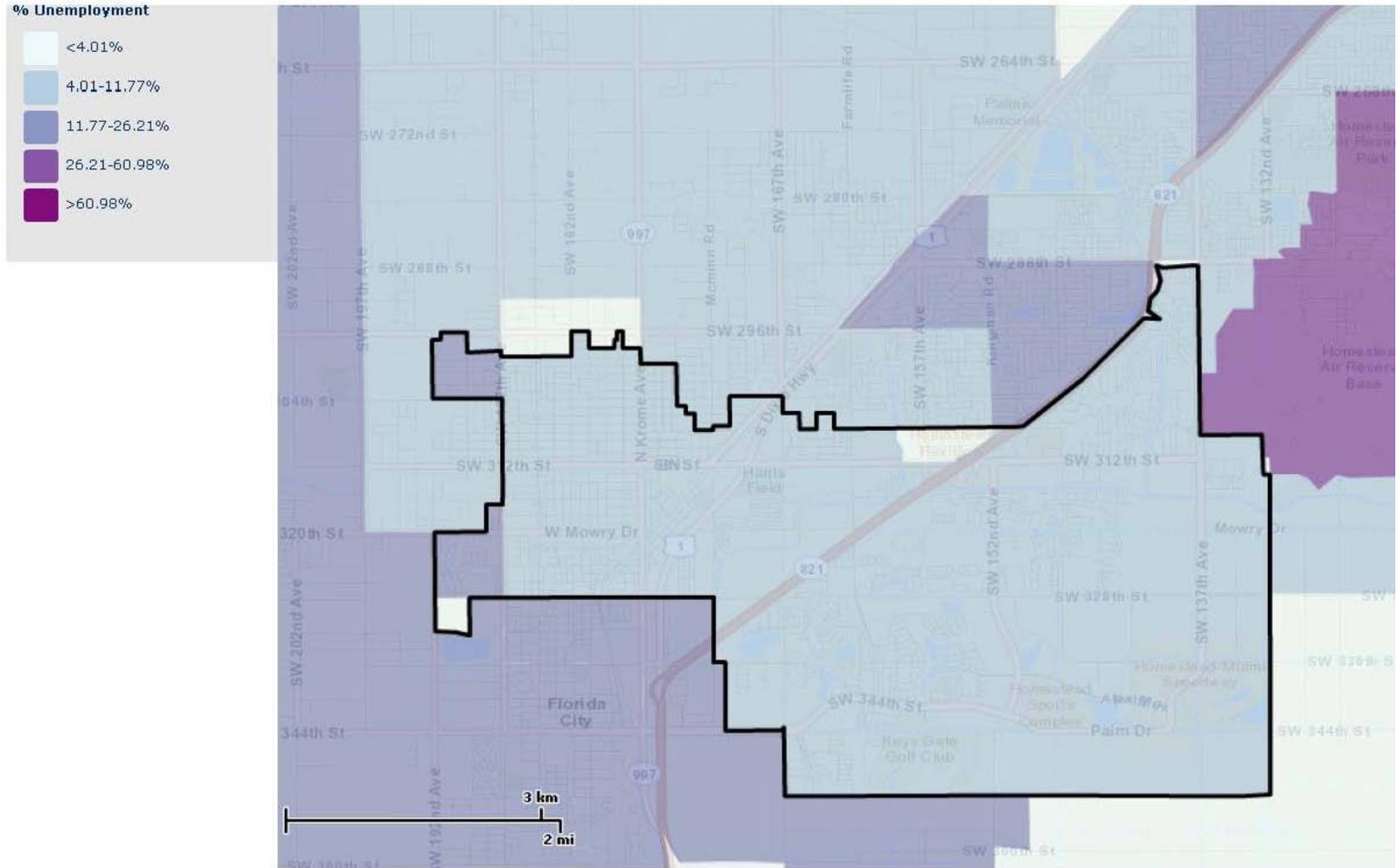
Areas with Concentration of Hispanic Population



Areas with Concentration of Elderly Population



Areas with High Unemployment



What are the characteristics of the market in these areas/neighborhoods?

The values of the housing units in these areas are lower than the eastern portion of the City, reflecting the lower income ranges.

Are there any community assets in these areas/neighborhoods?

The CRA covers the majority of the southwest portion of the City and is attempting to address the conditions that exist. Both areas have substantial community assets such as park areas and community facilities.

Are there other strategic opportunities in any of these areas?

The CRA offers the most significant opportunities.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Homestead is committed to utilizing Community Development Block Grant (CDBG) funds to improve public services and infrastructure that serve the low to moderate-income population of the community. In particular, the City will implement the following four strategies:

Strategy 1: Enhance the access to public facilities to the City's low- to moderate- income populations.

The City has been developing the Cybrary to improve the access of the City's population to electronic technology. The City will also improve the Roby George Pool and other facilities so that the citizens can use this facility to its fullest extent. Other improvements include providing lights at Roscoe Warren Park to allow the community to better use this facility.

Strategy 2: Enhance public infrastructure throughout the City's low- to moderate-income neighborhoods.

The improvements that will be undertaken will include lighting, sidewalks, parks, water, sewer, and other public infrastructure advancements.

Strategy 3: Improve the quality of life for Homestead's most vulnerable populations through Public Services.

The City will continue to use CDBG funds to advance the quality of life for its most vulnerable segments of the population, defined by HUD. The expenditure of these funds on public services will allow advancement in the quality of life of the LMI senior population.

Strategy 4: Improve housing opportunities for the LMI population:

The City will assist, where possible in providing funds for improvement of housing for the LMI population.

SP-10 Geographic Priorities – 91.215 (a)(1) Geographic Area

Table 46 - Geographic Priority Areas

The following tables illustrates the concentration of Low to moderate income population of the City

Tract	Block Group	Low-Mod Income (LMI) Population	Population	Percentage LMI
107.04	2	1,492	1,539	96.9%
110.01	1	3,216	4,427	72.6%
110.01	2	3	3	100.0%
110.01	3	1,911	2,965	64.5%
110.07	1	1,043	2,363	44.1%
110.07	2	1,202	2,802	42.9%
110.08	1	613	2,026	30.3%
110.08	2	280	1,520	18.4%
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111.01	2	793	1,011	78.4%
111.01	3	2,076	3,736	55.6%
111.01	4	923	965	95.6%
111.02	2	283	1,339	21.1%
112.01	1	1,810	2,397	75.5%
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112.02	4	809	966	83.7%
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114.01	3	2,295	3,847	59.7%
114.01	4	311	1,112	28.0%
114.01	5	1,342	4,946	27.1%
City Total		34,065	62,290	54.7%

Highlighted Census Tracts are over 70% LMI

These Block Groups are concentrated in the Southwest and Northwest sectors of the City.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Homestead intends to use CDBG funds to strengthen neighborhoods Citywide. While some parts of the City has greater concentrations of low-income and minority residents, the City has determined that there is need for CDBG funding throughout the City. A number of neighborhoods have a significant number of problems, as well as other basic infrastructure needs. In addition, City and non-profit facilities that serve LMI (low-moderate income) populations are located throughout the City. The majority of the City of Homestead is contained in low-moderate income census tracts.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 47 – Priority Needs Summary

Based on community input and a review of the needs of the community, the following priorities have been established.

Very High Priority

Infrastructure

Public Facilities

High Priority:

Public Services

Housing

The City of Homestead has elected to establish targets for the allocation of funds to the specific categories of projects to be undertaken within the City. The concept is to insure a minimum amount of funding for each category in each year. As specific projects are generated, they may require a larger percentage of the available funding. This range of allocation will allow for such instances.

TARGET PERCENTS OF ALLOCATION

CATEGORY	PERCENT OF ALLOCATION
Administration*	20%
Public Services*	15%
Housing	15% to 25%
Public Facilities	10% to 30%
Infrastructure	10% to 30%

*These categories cannot exceed the percentage limits noted

Narrative (Optional)

The establishment of priorities is based on the needs in the community and the ability of the City of Homestead to address these needs through the funding available. Several public input meetings have been held that identified the needs of the community and the interests of the public regarding these services. In addition, public service agencies were contacted regarding the needs of the populations that they serve.

Four documents are significant in determining the needs of the community. These documents are the CRA Redevelopment Plan, the Southwest Neighborhood Master Plan, the Northwest Neighborhood Plan and the Transportation and Transit Master Plan. All of these studies have previously identified needs in the community.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Not Applicable
TBRA for Non-Homeless Special Needs	Not Applicable
New Unit Production	Not Applicable
Rehabilitation	The CRA targets rehabilitation as needed
Acquisition, including preservation	Not Applicable

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

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	HUD	Public Facilities, Infrastructure, Public Services – Elderly, Administration	\$830,823	\$0	\$0	\$830,823	\$3,323,000	Based on priority needs established by community input

Table 49 - Anticipated Resources

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 of Homestead only receives CDBG funding.

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

None available

Discussion

The main source of local funding is through the CRA which targets economic development and housing rehabilitation

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Homestead	Local Government	Lead Agency	City of Homestead

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The delivery system's strengths are that the City is responsible for administration of the process. If certain aspects of the program are underperforming, the City can take steps to correct the problem immediately. Issues with documentation or project implementation can be corrected through the implementation of new policies and procedures. In addition, the City regularly monitors programmatic and financial performance. The weakness of the institutional structure is that staff resources are broadly distributed among many programs and responsibilities.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness in Miami-Dade County is addressed through the Homeless Trust

The following Table does not apply

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy			
Legal Assistance			
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education			
Employment and Employment Training			
Healthcare			
HIV/AIDS			
Life Skills			
Mental Health Counseling			
Transportation			
Other			
Other			

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Miami-Dade Homeless Trust is responsible for addressing needs of the homeless.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The Miami-Dade Homeless Trust is responsible for addressing needs of the homeless.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The Miami-Dade Homeless Trust is responsible for addressing needs of the homeless.

SP-45 Goals Summary – 91.215(a)(4)

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	2018	2022	Public Services	City-wide	Services to target population	\$560,000	Number of people served
2	Quality of life for LMI population	2018	2022	Public Facilities	City-wide	Services to target population	\$1,500,000	Number of people served
3	Enhance Infrastructure	2018	2022	Infrastructure	City-wide	Improve public assets	\$1,530,000	Projects completed

Table 52 – Goals Summary

Goal Descriptions

Goals will be evaluated as outlined in the table above, based on the number of people served or as projects are completed.

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 91.315(b)(2)

The City of Homestead does not receive HOME funds and will not be adding housing units. The CRA will assist with housing rehabilitation

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable

Activities to Increase Resident Involvements

HHA encourages participation in operation of the facilities and soliciting needs of the community. All residents are urged to participate in the program. All materials are translated into Spanish to insure that the community is fully involved.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

Not applicable

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Housing Element of the Comprehensive Plan

- Consider broadening the comprehensive plan goals, objectives and policies to include the entire city and not just the CRA district;
- Consider broadening the comprehensive plan goals, objectives and policies to administer affordable housing policies, programs and projects by a department other than or in addition to the CRA, since the CRA is geographically limited;
- Consider enacting specific monitoring requirements for making progress on policy directives.

Future Land Use Element

- Consider broadening the comprehensive plan goals, objectives and policies to include the entire city and not just the CRA district;
- Consider specific policies which encourage incentives for affordable housing such as expedited permitting, bonus density and inclusionary zoning;
- Consider policies which encourage not only homeownership (which may not always be possible in the marketplace or affordable for very low-income) but also rentals;
- Consider the allowance of a horizontal mix of residential with commercial because vertical mix is often difficult to finance and not always feasible;
- Consider broadening the comprehensive plan goals, objectives and policies to administer policies, programs and projects of an affordable housing nature outside of the CRA staff, since their function is restricted to being within the CRA district and to implement projects of the CRA plan;
- Consider enacting specific monitoring requirements for making progress on policy directives.

Zoning Ordinances

- It is recommended that the City consider reducing the unit size requirements and making them more consistent with the building code standards;
- Site standards for Elderly and Low-income housing should be revised to be guidelines or eliminated altogether;
- The City should consider allowing a horizontal mix of residential with commercial.

Housing Element of the Comprehensive Plan

- Consider broadening the comprehensive plan goals, objectives and policies to include the entire city and not just the CRA district;
- Consider broadening the comprehensive plan goals, objectives and policies to administer affordable housing policies, programs and projects by a department other than or in addition to the CRA, since the CRA is geographically limited;
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Zoning Ordinances

- It is recommended that the City consider reducing the unit size requirements and making them more consistent with the building code standards;
- Site standards for Elderly and Low-income housing should be revised to be guidelines or eliminated altogether;
- The City should consider allowing a horizontal mix of residential with commercial.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Addressing the emergency and transitional housing needs of homeless persons

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.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Miami-Dade Homeless Trust is responsible for addressing the homeless conditions in the County.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Department of Health and Human Services' Healthy People 2010 initiative has set a national goal of eliminating blood lead levels greater or equal to 10 µg/dL among children aged 1-5 years by 2010. Locally, the screening guidelines are as follows for children between the ages of 24 months and 12 years old (36-72 months if the child has not been screened before), who live in or attend a daycare are as follows;

Risk factors for lead poisoning in Homestead and Miami-Dade County:

- Living in a home built before 1950
- Living in a recently remodeled home built before 1978
- Living in central urban area or close to major highways
- Having a sibling or playmate with lead poisoning
- Having been exposed to lead poisoning in another country

Lead poisoning occurs when the blood level; is greater than, or equal to, 10ug/dL of whole blood (3/8/2009)

The screening guidelines that are in effect are the following:

- Children who are enrolled in Medicaid or received health care in a publicly funded clinic
- Children who receive any type of public assistance
- Children who live regularly in or visit a house built before 1978 that is being remodeled
- Children who have recently arrived in the U.S. within one year
- Children who have a sibling or playmate with lead poisoning, or
- Children who live the Zip Codes listed below.

The list of targeted zip code areas in Miami-Dade County where children between the ages of 24 months and 12 years old, who live in or attend a daycare, are;

33125	33136
33126	33137
33127	33138
33128	33139
33129	33140
33130	33141
33131	33142
33132	33144
33133	33145
33134	33147
33135	33150

The City of Homestead does not have any Zip Codes within the specific target areas for Miami-Dade County. It is likely that the constant monitoring of the migrant housing as well as rebuilding after Hurricane Andrew has reduced the Lead Based Paint threat.

Miami-Dade County Childhood Lead Poisoning Prevention Program (CLPPP)

Miami-Dade County Health Department has received about 268 reports of elevated blood lead levels annually from 2000 to 2008. One of the most important objectives of the CDC-funded CLPPP since its inception in 1999 has been to increase primary prevention activities and lead screening among children at high risk of lead poisoning. In following and modifying the CDC's recommendations for targeted screening of children for lead poisoning, Miami-Dade County CLPPP has issued screening guidelines for primary care physicians.

Currently, the CLPPP will be working on the Healthy Homes pilot programs to raise awareness of environmental health risks in homes such as lead-based paint, mold, carbon monoxide, pesticides, and hazardous household products through one-on-one family education, realtor and landlord education. To reduce or eliminate environmental hazards in the home, Miami-Dade's CLPPP will refer families to local health and housing programs for assistance with their related issues.

CLPPP Program activities include:

- Surveillance
- Screening
- Education
- Case management
- Environmental investigations
- Policy development
- Community Outreach Education and Training

Case management services (10 µg Pb/dL):

- Risk Assessment Questionnaire
- Assess exposure
- Identify at-risk siblings and playmates
- Education
- Lead poisoning prevention
- Nutrition
- Advise on follow-up care
- Facilitate medical care access to
- Inform provider of follow-up recommendations
- Refer to WIC, Healthy Start, Children's Medical Services and other social services
- Environmental Investigations
- Home Investigations
- BLL's greater than or equal to 20 µg Pb/dL
- BLL's persistently greater than or equal to 15 µg Pb/dL
- Increase in BLL
- More than one lead poisoned child in home

How are the actions listed above related to the extent of lead poisoning and hazards?

The actions are designed to identify the extent of any problems and remove these hazards where they exist.

How are the actions listed above integrated into housing policies and procedures?

The City of Homestead does not have a housing program since they receive no HOME funding. The plans for the rehabilitation of the housing stock will include a lead based paint test, if appropriate.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Homestead will continue to provide support and assistance to those organizations that seek to reduce poverty. In particular, the City will continue to work with the Miami-Dade County Continuum of Care.

Homestead's community development strategy will assist in the alleviation of poverty by improving low to moderate income neighborhoods and providing enhanced access to social service agencies.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City of Homestead does not have an affordable housing program since they do not receive funding for housing programs.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Homestead will provide administrative oversight for the CDBG program. The standards the City will use to monitor the projects can be summarized as follows:

Programmatic: The City will review each project to determine program compliance. Funded activities must meet a number of tests. First, do the activities meet a national objective and are they an eligible activity? The second level of compliance is related to the various Federal laws and regulations governing the use of CDBG funds. The City will incorporate these requirements into contracts with vendors and other participating parties. In addition, the City will develop policies and procedures related to the administration of these programs. Sub-recipients will also be required to maintain records to document eligibility.

Administrative: The other foundation of monitoring CDBG projects relies on the current best practices employed by the City.

- **Contracts:** All contracts for CDBG expenditures will be reviewed and executed by the City Manager or designee.
- **Invoicing:** All invoices will be approved by appropriate City and professional staff.
- **Accounting:** Project expenditures will be tracked by the City's finance department according to established accounting procedures.
- **Compliance Review:** All subrecipients will be subject to a compliance review to insure that all conditions of the grant are met. This compliance review, conducted by City staff or their representative, will focus on proper allocation of funds, verification of service levels and attainment of goals. Additionally, the subrecipients will be subject to unannounced visits during the program time frame to verify compliance.
- Insure that all subrecipients are in compliance with regulations by HUD.

APPENDIX A

COMMENTS FROM PUBLIC MEETINGS

APPENDIX A SUMMARY OF PUBLIC COMMENTS

Comments presented at the public meetings were recorded as offered. These comments are listed here. Some of the comments involved agencies outside of the CDBG program. These agencies were forwarded the comments to insure that all comments were considered.

The following are topics that were raised during those meetings:

Housing:

- There is a lack of code enforcement regarding the rental market units.
- The need to address Housing Quality issue standards.
- There should be programs or incentives to improve the rental housing units. Examples of ideas are; impact windows, central air conditioning replacing wall units, programs to enhance the properties, remove the appearance of blight, improve security features.
- Should have incentives for landlords to bring properties up to current standards.
- Public feels that the appearance of blight or slum is “spreading.”
- With the City owned vacant lots, the City needs to help underwrite various incentives like permits, water and/or sewer hook ups, in order to contract with a credible developer.
- Need to develop affordable/workforce housing for residents like, medical workers, teachers, city employees.
- Develop land south of Keys Gate High School into high density.
- The elderly have problems with making improvements to their properties.
- Need to develop incentives for the development of 55+ communities.
- Use CDBG monies for our own – Homestead people to rent or buy.
- Need to assist with homeownership programs. Need to help motivated people to move forward and upward.
- Need to leverage monies to rehab homes to make them safe such as team with other organizations in order to achieve goals.
- NH of SF (Neighborhood Housing of South Florida) does build homes and people would pay the home loans back to NHofSF.

Economic Development:

- Monies for CRA need to be used for the home ownership and façade improvements.
- Need to improve the appearance to the business area in order to attract more businesses and add to economic development.
- Need trained workforce for new businesses that come into the area.
- Need a skilled work force.

Public Services:

- Need more information regarding “Fair Housing.”
- Need specific agency programs that can be funded by the city that have a exact goals and target population in mind.

Infrastructure:

- Water distribution system needs update badly. Investigate leveraging these funds with possible grant opportunities. Needs to be modernized.
- Electric bills are very high. Homestead Electric and FPL have “old systems” in the area, and need to be upgraded. Issue continues to be high cost of service for service that is delivered.
- Replacement of poles and transformers.
- Sidewalks need to be brought up to compliance.

Specific Concerns:

- Are agencies serving the Southwest area and the people there?
- Need development of Non-Profits in the SW area. Help them develop “abilities and capabilities” to serve the SW population.
- The YMCA charges a membership fee, plus fees for the services or services they offer. Most Households in the Southwest area cannot afford these fees.
- Need Job Training Programs.
- There is a lack of interest from the younger people as there are no jobs to be had.
- Need someone to look at and plan for the future.
- There needs to be a conversation between the Southwest area population and Non-Profits.
- Perhaps a “Directory of Services” needs to be started and then distributed to area residents.