

**COMMUNITY DEVELOPMENT BLOCK  
GRANT (CDBG) PROGRAM**

**FY 2023-2027 CONSOLIDATED PLAN**

**AND**

**FY 2023-2024  
ANNUAL ACTION PLAN**

**Submitted to  
The Department of Housing and Urban Development  
August 15, 2023**

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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 a city within Miami-Dade County between Biscayne National Park to the east and Everglades National Park to the west. Homestead is primarily a Miami suburb and a major agricultural area. It is located approximately 35 miles southwest of Miami and 25 miles northwest of Key Largo. The city was incorporated in 1913 and is the second oldest city in Miami-Dade County. The city has a total area of 16 square miles and is situated on the southern tip of Florida. The area is now home to a population of nearly 83,012 (BEBR 2022). The City of Homestead has participated in the U.S Department of Housing and Urban Development HUD Community Development Block Grant (CDBG) Program as a direct entitlement grantee since FY 2008. To date the City has received \$15,858,792.40 in CDBG and CDBG-CV funds since 2008.

In order for the City to receive allocation of funding from HUD, the City must prepare and adopt a Consolidated Plan and One-Year Action Plan. The Consolidated Plan is a comprehensive document that describes the city's housing market conditions, identifies the need for affordable housing and community development, and provides strategies to address the needs over a five-year period. The city develops and submits a five-year Consolidated Plan, every five years that is implemented in annual increments as Annual Action Plans. The Annual Action Plan identifies the proposed projects for federal funding each year and shows the linkage between projects and the specific objectives developed to address the priority needs identified in the Consolidated Plan

The Consolidated Plan is a five-year strategic document that outlines an entitlement community's housing and community development strategies for carrying out HUD Programs.

The Consolidated Plan is organized into four sections:

- Needs Assessment- Provides a concise summary of the City's estimated housing and community development needs for the next five years.
- Market Analysis- The Market Analysis overview provides an analysis of the housing market, homeless housing and facilities and the City's economic characteristics.
- Strategic Plan- The Strategic Plan selects priorities among the existing needs, describes the City's specific objectives for the next five years (given available resources), and describes how the City will carry out its action strategies.
- One Year Action Plan- The Annual Action Plan details how the City plans to spend the CDBG resources on specific activities.

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 2023-2027 Consolidated Plan periods will be primarily used to improve the physical environment of low-income neighborhoods and facilities through infrastructure improvements, public facilities. Providing public services to youth and residents and housing assistance.

Strategies have been formulated based on the needs of the community determined during two public input meetings as well as discussions with community service providers. 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**

Community Development Block Grant (CDBG) is a federally funded program through the Department of Housing and Urban Development (HUD). CDBG funds benefit low- to moderate-income persons. The goals of the CDBG program are to:

- Provide decent, safe, and sanitary housing.
- Provide a suitable living environment.
- Expand economic opportunities.

Decent Housing, includes:

- Assisting homeless persons obtain affordable housing.
- Assisting persons at risk of becoming homeless.
- Retaining the affordable housing stock.
- Increasing the availability of affordable, permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability.
- Increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence.
- Providing affordable housing that is accessible to job opportunities.

A Suitable Living Environment, which includes:

- Improving the safety and livability of neighborhoods.
- Eliminating blighting influences and the deterioration of property and facilities.
- Increasing access to quality public and private facilities and services.
- Reducing the isolation of income groups within areas through spatial de-concentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods.
- Restoring and preserving properties of special historic, architectural, or aesthetic value.
- Conserving energy resources.

Expanded Economic Opportunities which includes:

- Job creation and retention.
- Establishment, stabilization, and expansion of small businesses (including micro-businesses)
- The provision of public services concerned with employment.
- The provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan.
- Access to capital and credit for development activities that promote the long-term economic and social viability of the community.

- Empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.

Each project funded by CDBG must meet one of the three (3) national objectives identified in the regulations:

- A project must benefit low to moderate-income persons.
- Aid in the prevention or elimination of slum or blight.
- Urgent Need after a natural disaster or emergency project.

The City of Homestead is committed to utilizing CDBG funds to improve low-to moderate-income neighborhoods and public facilities, providing public services and housing assistance to low-to moderate income residents. The Consolidated Plan also known as the CDBG strategic plan is based on an analysis of the data presented in this plan and a community participation and consultation process. In particular, the City will implement the following five strategies:

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

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

**Strategy 3: Increase Access to Public Services**

**Strategy 4: Improve housing opportunities for the LMI population.**

**Strategy 5: Economic Development Opportunities**

### **3. Evaluation of past performance**

This is an evaluation of the City’s past performance that helped lead the City to choose its goals and/or projects for FY 2023-2024. A more detailed evaluation of past performance is documented in the City’s FY 2021-2022 Consolidated Annual Performance & Evaluation Report (CAPER), the most recent CAPER completed. The City recognizes the evaluation of past performance is critical to ensure the City is implementing activities effectively and those activities align with the City’s overall strategies and goals.

In FY 2021-2022, the most recent completed year, the City completed the following projects:

- Provided STEM education to 1,116 low-income students.
- Continued Section 108 loan payment for Homestead Cybrarium.

CDBG-CV

- Provided financial assistance to 24 businesses impacted by COVID-19.
- Provided utility and housing assistance to 42 households impacted by COVID-19.
- Provided meal assistance through gift cards to 1,836 residents impacted by COVID-19.

### **4. Summary of citizen participation process and consultation process**

The Citizen Participation Plan (CPP) in accordance with the Housing and Community Development Act of 1974, as amended and 24 CFR Part 91, Subpart B: Citizen Participation and Consultation, sets forth the citizen participation plan requirements. This section of the Act provides for and encourages citizen participation with particular emphasis on persons of low- to moderate-income, in addition to slum and blighted areas. Consistent with the Act, the City of Homestead provides citizens reasonable and timely access to local meetings, information, and records. In addition, technical assistance is made available to low- to moderate-income representative groups. The CPP details the process to develop needs, review proposed activities and program performance as well as the manner in which hearings are advertised and conducted.

The CPP sets forth the City’s policies and procedures for citizen participation in developing the Consolidated Plan, annual action plans, any substantial amendments to such plans, and development of CAPER.

A draft of the City of Homestead FY 2023-2027 Consolidated Plan and FY2023-2024 Annual Action Plan was made available for public review, input, and comments before being adopted by the City Council and subsequently will be submitted to HUD. Citizens are encouraged to participate through public hearings held before the development of the draft, during review of the draft and adoption of the Annual Action Plan. The plan was available for review on the City’s website located at:

<https://www.cityofhomestead.com/189/Community-Development-Block-Grant-CDBG>

The City of Homestead strives to maintain an open dialogue with citizens regarding the CDBG program throughout the year.

The following is a summary of the public participation schedule of events:

**Table 1: Public Participation Schedule**

<b>Date</b>	<b>Activity</b>
February 10, 2023	Public Notice/Advertising for community meeting
February 21, 2023	Pre-Development Community meeting for public input
March 3, 2023	2 <sup>nd</sup> Public Notice/Advertising for community meeting
March 9, 2023	Pre-Development Community meeting for public input
May 12, 2023	Annual Action Plan Public Notice
May 12- June 13, 2023	30-day comment period
June 13, 2023	Public Hearing- Committee of the Whole meeting
June 21 2023	Annual Action Plan Adoption- City Council meeting
July 21, 2023	Transmit to HUD

**5. Summary of public comments**

No Public Comments at this time.

When/if written comments are received, the Finance Department will provide a written response within 15 working days, when possible. Citizen comments and proposals submitted in response to the 30-day public comment period for the Consolidated Plan and/or One-Year Annual Action Plan will be given consideration, and the plan may be modified, if deemed necessary by the City Council. A summary of all comments received will be appended to the plan.

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

All comments and responses are 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. Citizens are encouraged to participate in the planning process through the community meetings and public hearings held prior to the adoption of the plan helps to generate input from the community.

The ability of staff to communicate in the languages that are germane to Homestead does not pose a problem as many staff and concerned citizens are able to assist in the communications of the City's Programs.

# 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.

Table 2 – Responsible Agencies

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

#### Narrative

##### Consolidated Plan Public Contact Information

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## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

As part of 2023-2027 Consolidated Plan, surrounding agencies, service providers, public, private, non-profit providers, and public organizations were consulted to deliver housing and community development services to the community. Open lines of communication are maintained between the city and the area's many nonprofit and social service agencies.

**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)).**

The City continually coordinates with housing and social service agencies to enhance coordination. Most major providers of social services in the City have received some level of CDBG assistance.

**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.**

The City of Homestead actively supports the efforts of the City, Miami-Dade Homeless Trust who operates Continuum of Care. The Miami-Dade Homeless Trust is an efficient and comprehensive agency that provides homeless needs throughout the County and Homestead.

**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 ESG funds 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 3 – Agencies, groups, organizations who participated.**

1	<b>Agency/Group/Organization</b>	<b>Miami Dade Homeless Trust</b>
	<b>Agency/Group/Organization Type</b>	Other Government -County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2023-2027 Consolidated Plan
2	<b>Agency/Group/Organization</b>	<b>Mexican America Council</b>
	<b>Agency/Group/Organization Type</b>	Community Based Organizations - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2023-2027 Consolidated Plan
3	<b>Agency/Group/Organization</b>	<b>Start off Smart</b>
	<b>Agency/Group/Organization Type</b>	Community Based Organizations - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2023-2027 Consolidated Plan
4	<b>Agency/Group/Organization</b>	<b>Camilla House</b>
	<b>Agency/Group/Organization Type</b>	Non-Profit Organization-County
	<b>What section of the Plan was addressed by Consultation?</b>	Emergency Shelter program, emergency services to persons who are homeless. Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2023-2027 Consolidated Plan
5	<b>Agency/Group/Organization</b>	<b>Homestead Housing Authority</b>
	<b>Agency/Group/Organization Type</b>	<b>- County</b>
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2023-2027 Consolidated Plan
<b>6</b>	<b>Agency/Group/Organization</b>	<b>Miami Dade Public Housing</b>
	<b>Agency/Group/Organization Type</b>	<b>-County</b>
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Departments were contacted via email. Anticipated outcomes include gathering input/data used in determining top priorities in preparation of the 2023-2027 Consolidated Plan

**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.**

**Table 4 – Other local / regional / federal planning efforts**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
City of Homestead- Comprehensive Plan	City of Homestead- Development Services	The city Comprehensive Plan identifies the city's housing needs, future land use, recreation and open, capital improvement.
City of Homestead- 2023 Budget/ CIP	City of Homestead- Finance Services Department	The City's plans for improvement of facilities and infrastructure to address community needs.
Miami Dade County Consolidated Plan	Miami-Dade County	Housing and Community Assessment

**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(l))**

The City interacts formally and informally with numerous local, state and regional agencies, authorities, and special districts for the provision and regulation of services.

## **PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

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

The Citizen Participation Plan (CPP) in accordance with the Housing and Community Development Act of 1974, as amended and 24 CFR Part 91, Subpart B: Citizen Participation and Consultation, sets forth the citizen participation plan requirements. This section of the Act provides for and encourages citizen participation with emphasis on persons of low- to moderate-income, in addition to slum and blighted areas. Consistent with the Act, the city provides citizens reasonable and timely access to local meetings, information and records. In addition, technical assistance is made available to low- to moderate-income representative groups. The CPP details the process to develop needs, review proposed activities and program performance as well as the way hearings are advertised and conducted.

The CPP sets forth the city's policies and procedures for citizen participation in developing the Consolidated Plan, incremental Annual Action Plans, any substantial amendments to such plans, and development of CAPER.

A draft of the Homestead 2023-2027 Consolidated Plan was made available for public review, input and comment before being adopted by the City Council and subsequently will be submitted to HUD. Citizens are encouraged to participate through public hearings held before the development of the draft, during review of the draft and adoption of the Consolidated Plan.

*The plan was available for review on the city's website*

<https://www.cityofhomestead.com/189/Community-Development-Block-Grant-CDBG>

The City adhered to its approved CPP which was approved by Homestead City Council. The CPP includes the availability of a 30-day comment period to review the draft Action Plan and one public hearing held at City Hall and. The Public notice was advertised in the South Dade News Leader.

**Table 5 – Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/ attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
1	Newspaper Ad	Non-targeted/broad community	Feb 10, 2023 Public Notice for community meeting	None	None	
2	Public Meeting	Non-targeted/broad community	Feb 21, 2023- Pre-development Community Meeting	None	None	
3	Newspaper Ad	Non-targeted/broad community	Mar 3, 2023 Public 2 <sup>nd</sup> Notice for community meeting	None	None	
4	Public Meeting	Non-targeted/broad community	Mar 9, 2023- 2 <sup>nd</sup> Pre-development Community Meeting	None	None	
5	Newspaper Ad	Non-targeted/broad community	May 12, 2023- AAP Public Hearing Public Notice	None	None	
6	Public Comment Period	Non-targeted/broad community	May 12 to June 13, 2023, 30 Day Comment Period	None	None	
7	Public Hearing	Non-targeted/broad community	June 13, 2023, Public Hearing Committee of Whole (COW)	None	None	
8	Adoption	Non-targeted/broad community	June 21, 2023, City Council Approval	None	None	

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The purpose of a needs assessment is to provide decent housing by assisting homeless persons to obtain appropriate housing and assist at risk persons to not become homeless; retention of affordable housing stock; increase the availability of permanent housing in standard condition and affordable cost to low-income and very low-income families, particularly members of disadvantaged minorities, without discrimination on the basis of race, color, religion, sex, national origin, family status, or disability.

Decent housing also includes increasing the supply of support housing, which combines structural features and services needed to enable persons with special needs to live with dignity and independence. The goal of the city's housing program is to preserve affordable housing, and to further the goals, objectives, and policies of the city.

The U.S. Census Bureau's Decennial Census provides actual counts of population and housing units every ten years, with the most recent one conducted in 2020. The 2020 Census count is used to prepare this plan. While the American Community Survey uses reduced sample size when compared to the Census, it does provide more timely and relevant data. The 2020 Census and ACS 2019, and 2020, are used to provide an array of reporting data; including demographic data, such as population counts, age and race/ethnicity along with housing unit counts, occupancy, and tenure, cost of burden and overcrowding.

The City's 2023-2027 Consolidated Plan was gathered from various sources, but not limited to, Comprehensive Housing Affordable Strategy (CHAS) system, HUD low to moderate income special tabulation data, 2020 U.S. Census data, American Community Survey 2015-2019, and 2016-2020, Bureau of Economic and Business Research, and the Florida Clearinghouse.

In the State of Florida, the most accurate municipal level population estimates in the intercensal years are produced by the University of Florida's Bureau of Economic and Business Research (BEBR). According to the Bureau of Economic and Business Research (BEBR), the City of Homestead population was estimated at 83,012 in 2022.

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

### Summary of Housing Needs

Housing prices in Homestead have drastically increased over the last two- years. Miami-Dade County, South Florida and the state of Florida are experiencing a housing affordability crisis. The City's median income in 2020 was \$50,723 versus \$37,901 in 2010. Low- to moderate income residents are making relatively lower wages in relation to the cost of homes, condominium units and rental apartments. As a result, the need for affordable housing in the City is great.

**Table 6 - Housing Needs Assessment Demographics**

Demographics	Base Year: 2010	Most Recent Year: 2020	% Change
Population	60,509	80,737	33.4%
Households	17,397	19,392	11.4%
Median Income	\$37,901	\$50,723	33.8%

Data Source: 2020 Census Data

**Table 7 - Total Households Table**

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4,205	3,350	3,580	1,865	5,500
Small Family Households	1,855	1,850	2,295	995	3,425
Large Family Households	575	530	400	305	760
Household contains at least one person 62-74 years of age	775	425	745	285	995
Household contains at least one-person age 75 or older	350	170	160	55	280
Households with one or more children 6 years old or younger	1,035	745	945	440	1,315

Data Source 2015-2019 CHAS

**Table 8- Income Distribution Overview**

Income Distribution Overview	Owner	Renter	Total
Household Income <= 30% HAMFI	675	3,880	4,555
Household Income >30% to <=50% HAMFI	965	3,020	3,985
Household Income >50% to <=80% HAMFI	1,500	2,095	3,595
Household Income >80% to <=100% HAMFI	1,115	985	2,100
Household Income >100% HAMFI	3,490	1,210	4,700
Total	7,750	11,190	18,940

Data Source: 2015-2019 CHAS

**Table 9: Housing Cost Burden Overview 3**

	0-30% AMI	>30-50% AMI	>50-80% AMI	Not Computed	Total
Owner	5,475	1,510	725	35	7,750
Renter	3,945	3,215	3,595	435	11,190
					18,940

Data Source: 2015-2019 CHAS

**Table 10 – Housing Problems**

Housing Problems Overview	Owner	Renter	Total
Household has at least 1 of 4 Housing Problems	2,465	7,490	9,955
Household has none of 4 Housing Problems OR cost burden not available no other problems	5,285	3,700	8,985
<b>Total</b>	<b>7,750</b>	<b>11,190</b>	<b>18,940</b>

Data Source: 2015-2019 CHAS ACS

The table above gives an overview of housing problems in the. Using 2019 CHAS data, it provides the numbers of households experiencing each category of housing problem broken down by income ranges (up to 100% AMI) and owner/renter status.

Cost burden is clearly the biggest housing problem in the City in terms of numbers – a common trend in many communities across the state and nation today. According to the 2019 CHAS data there were 11,190 renters and 7,750 homeowners in the 0% to 100% AMI range spending more than 30% of their income on housing costs (100% AMI is the area median income).

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

Standard Condition definition- Units that at a minimum meet the existing Housing Quality Standards.

**Table 11 – Severe Housing Problems**

Severe Housing Problems Overview	Owner	Renter	Total
Household has at least 1 of 4 Severe Housing Problems	970	4,465	5,435
Household has none of 4 Severe Housing Problems OR cost burden not available no other problems	6,780	6,725	13,505
<b>Total</b>	<b>7,750</b>	<b>11,190</b>	<b>18,940</b>

Data Source: 2015-2019 CHAS

**Severe Housing Problems**

The above table shows households with at least one severe housing problem broken out by income and occupancy. The trend in the data is simply the lower the income in a household, the greater presence of

severe housing problems. Over 41% of renters and nearly 58% of homeowners in the 0-30% AMI group have at least one housing problem. For residents earning between 50% and 80% AMI, only 83.2% of renters and 16.7% of homeowners have a housing problem.

**Table 12 – 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	1,180	1,245	900	3,325	295	215	410	920
Large Related	480	425	185	1,090	45	60	90	195
Elderly	600	175	100	875	109	130	130	369
Other	580	410	360	1,350	40	40	85	165
<b>Total need by income</b>	<b>2,840</b>	<b>2,255</b>	<b>1,545</b>	<b>6,640</b>	<b>489</b>	<b>445</b>	<b>715</b>	<b>1,649</b>

Data Source: 2013-2017 CHAS ACS

### Housing Cost-Burdened

The following maps below display the percentage of the population who are cost-burdened by census tract using data from the 2015-2019 American Community Survey 5-Year Estimates. As mentioned above, the cost burden is a significant problem in the City and with income growing more slowly than inflation it is likely to be increasingly common.

There are some tracts throughout the City where homeowners are disproportionately impacted by cost burden. In these high-cost burden tracts over 45% of the population faces this housing problem. There are also tracts on the other end of the spectrum where the cost burden rate is relatively low, less than 25%

**Table 13 – 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	1,090	675	165	1,930	255	100	45	400
Large Related	425	120	0	545	45	50	40	135
Elderly	435	110	30	575	90	75	10	175
Other	550	180	25	755	30	10	30	70
<b>Total need by income</b>	<b>2,500</b>	<b>1,085</b>	<b>220</b>	<b>3,805</b>	<b>420</b>	<b>235</b>	<b>125</b>	<b>780</b>

Data Source: 2013-2017 CHAS

### Severe Cost Burden

The data presented above show the severe cost burden in the City, which is defined as paying more than 50% of household income on housing cost.

**Table 14 – Crowding Information**

	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	435	340	225	55	1,055	15	20	4	10	49
Multiple, unrelated family households	100	60	35	10	205	0	10	15	0	25
Other, non-family households	35	0	0	0	35	0	10	0	0	10
Total need by income	570	400	260	65	1,295	15	40	19	10	84

Data Source: 2013-2017 CHAS

**Overcrowding**

HUD defines an overcrowded household as one having from 1.01 to 1.50 occupants per room and a severely overcrowded household as one with more than 1.50 occupants per room. This type of condition can be seen in both renter and homeowner households. Overcrowding was more prevalent in renter occupied housing units than in owner-occupied units.

**Table 15- Occupants per Room**

Occupied housing units	19,392	
1.00 or less	17,496	90.2%
1.01 to 1.50	1,146	5.9%
1.51 or more	750	3.9%

Data Source: 2015-2019 CHAS

**Table 16 - Housing Occupancy**

Total housing units	21,053	
Occupied housing units	19,395	92.1%
Vacant housing units	1,661	7.9%
Homeowner vacancy rate	1.7%	
Rental vacancy rate	6.2%	

Data Source: 2015-2019 CHAS

**Table 17- Housing Tenure**

Occupied housing units	19,392	
Owner-occupied	8,025	41.4%
Renter-occupied	11,367	58.6%
Average household size of owner-occupied unit	3.46	3.46%
Average household size of renter-occupied unit	3.57	3.57%

Data Source: 2015-2019 CHAS

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

While this data is not directly available, elderly households are likely to be single-person elderly households in need of some assistance.

**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 is unable to provide an estimate as that data is not available

**What are the most common housing problems?**

Housing affordability is the most prominent housing problem in the City. A significant number of residents are cost burdened because they pay 30% or more of their income to housing costs. These households are at an increased risk of homelessness and substandard living conditions. These households may be in a position where they must choose between paying for housing and transportation, health care, childcare, and education.

As noted above, according to the most recent estimates available, there are approximately 10,074 households paying over 30% of their income to housing costs. The distribution of cost burden is not equal across households. Renters are much more likely to be cost burdened than homeowners. Overall, 64.9.9% of renters, 33.6% of homeowners with a mortgage, and 19.5% homeowners without a mortgage are cost burdened.

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

Housing problems are more prevalent among renters and low-income households. 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. The 2 characteristics are

**Renter Households:** The categories of households are deemed to be at greatest risk of either residing in shelters or becoming unsheltered. Renter households in this category are most likely to benefit from Tenant-based Rental Assistance (TBRA) programs to assist them in obtaining affordable housing or in subsidizing the cost of their existing rental housing to achieve enhanced affordability.

**Owner Households:** On the other hand, owner households in this category may best benefit from programs that provide assistance with housing rehabilitation, weatherization, and utility payments.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

Miami-Dade County applies the criteria below to define “at risk of homelessness” and includes cost-burden as an additional key component related to local housing affordability. The ability of an individual to provide for basic needs inclusive of housing is key. The draft Miami-Dade Affordable Housing Framework states that 48% of all households in Miami-Dade County are cost burdened as of 2018. According to the Sadowski Coalition, when a household’s rent or mortgage payments compete with other basic needs, such as food and health care, they are at risk for homelessness.

At Risk of Homelessness, criteria are defined under Section 401(1) of the McKinney-Vento Act as:

1. The individual of family has income below 30% of median income for the geographic area; and
2. Does not have sufficient resources or support networks, immediately available to prevent them from moving to an emergency shelter or place not meant for habitation; and
3. Exhibit one of more risk factors for homelessness, including recent housing instability or exiting a publicly funded institution or systems of care such as foster care, or a mental health facility

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

The following characteristics are linked with housing instability and an increased risk of homelessness

- High-cost burden
- Lack of employment opportunities/high unemployment rate
- Impact of the foreclosure rate on the demand for rental housing, as displaced former homeowners are forced into a competitive rental housing market
- High cost of housing construction in the South Florida market due to architectural and structural design standards related to building code requirements, economic inflation and demand of supplies and materials.
- Untreated/undertreated mental health or other disabilities

Factors that contribute to an increased risk of homelessness are as varied as the populations served by the programs available to address them. Lack of sufficient income or the employment stability needed to generate adequate income is a key element. Health issues (both mental and physical) and the lack of education or having job skills that are not valued or needed by employers can heavily influence the amount of income available to pay for a family's housing. Household breakup/lack of familial relationships, substance abuse, criminal background, prior evictions, high levels of debt and the loss of benefits (such as

housing vouchers or Temporary Assistance for Needy Families (TANF)) can adversely impact the stability of a family's housing situation. Incidences of domestic violence or human trafficking can also greatly diminish one's ability to afford housing, especially when children are involved.

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. Miami-Dade County is prioritizing responding to housing needs by funding affordable housing projects with Documentary Stamp Surtax, SHIP and HOME funds.

## 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

Analysis of the data assessed that the White, Black/African American, and Hispanic racial or ethnic groups have disproportionately greater need in comparison to the needs of the category of need as a whole by more than 10%

### 0%-30% of Area Median Income

Table 28 - Disproportionally Greater Need 0 - 30% AMI

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	3,390	365	445
White	270	20	35
Black / African American	1,005	115	65
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,110	230	350

Data 2013-2017 CHAS

Source:

\*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

Table 39 - Disproportionally Greater Need 30 - 50% AMI

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	2,840	505	0
White	165	110	0
Black / African American	720	30	0
Asian	35	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,925	355	0

Data Source: 2013-2017 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

**Table 20 - Disproportionally Greater Need 50 - 80% AMI**

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	2,515	1,065	0
White	240	110	0
Black / African American	720	195	0
Asian	30	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,515	730	0

Data Source: 2013-2017 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

**Table 21 - Disproportionally Greater Need 80 - 100% AMI**

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	520	1,350	0
White	95	270	0
Black / African American	125	425	0
Asian	0	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	300	615	0

Data Source: 2013-2017 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 number of households that have housing problems based on race or ethnic composition. The determination that a particular group has a greater need result 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

**Table 22 – Severe Housing Problems 0 – 30% AMI**

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	4390	0	0
White	95	0	0
Black / African American	1215	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	3080	0	0

Data Source: 2015-2019 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%

**Table 23 – Severe Housing Problems 30 - 50% AMI**

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	3,985	0	0
White	285	0	0
Black / African American	890	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,810	0	0

Data Source: 2015-2019 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%

**Table 24 – Severe Housing Problems 50 - 80% AMI**

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	3,580	0	0
White	565	0	0
Black / African American	760	0	0
Asian	60	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,195	0	0

Data Source: 2015-2019 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%

**Table 25- Severe Housing Problems 80%-100% AMI**

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	2,045	0	0
White	265	0	0
Black / African American	445	0	0
Asian	60	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1275	0	0

**Table 26- Server Housing Problems 100% or more 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	4,744	0	0
White	1,140	0	0
Black / African American	840	0	0
Asian	109	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	15	0	0
Hispanic	2,640	0	0

Data Source: 2015-2019 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 result 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.

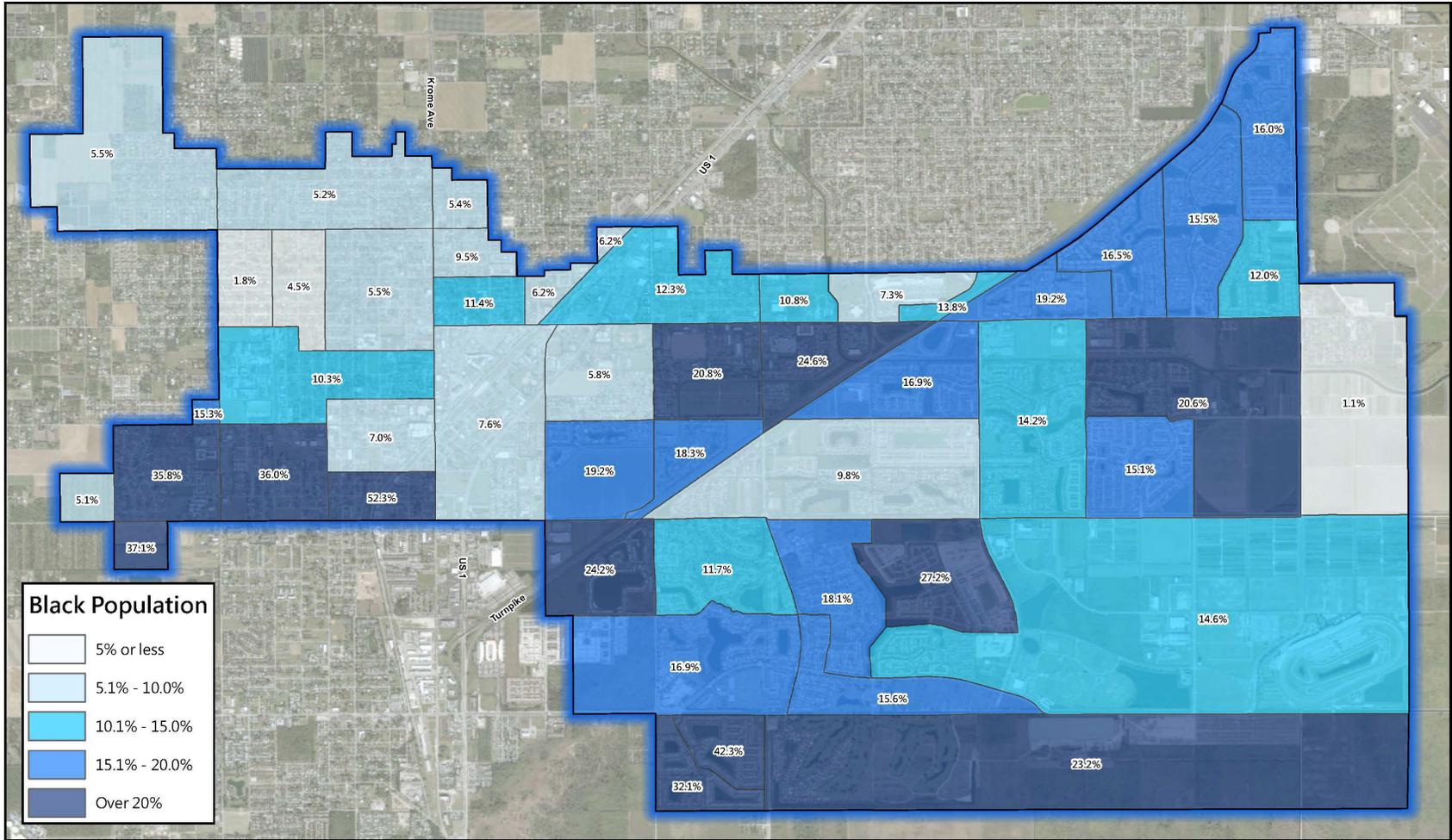
### Introduction:

This section compares the existence of housing cost burden and severe cost burden amongst racial groups against that of the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's cost burden.

**Table 27 – Greater Need: Housing Cost Burdens AMI**

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	9,425	4,729	4,325	465
White	1,705	575	375	40
Black / African American	1,695	1,160	1,230	60
Asian	120	45	0	0
American Indian, Alaska Native	0	0	0	0
Pacific Islander	15	0	0	0
Hispanic	5,810	2,945	2,885	365
other (including multiple races, non-Hispanic)	80	4	0	0

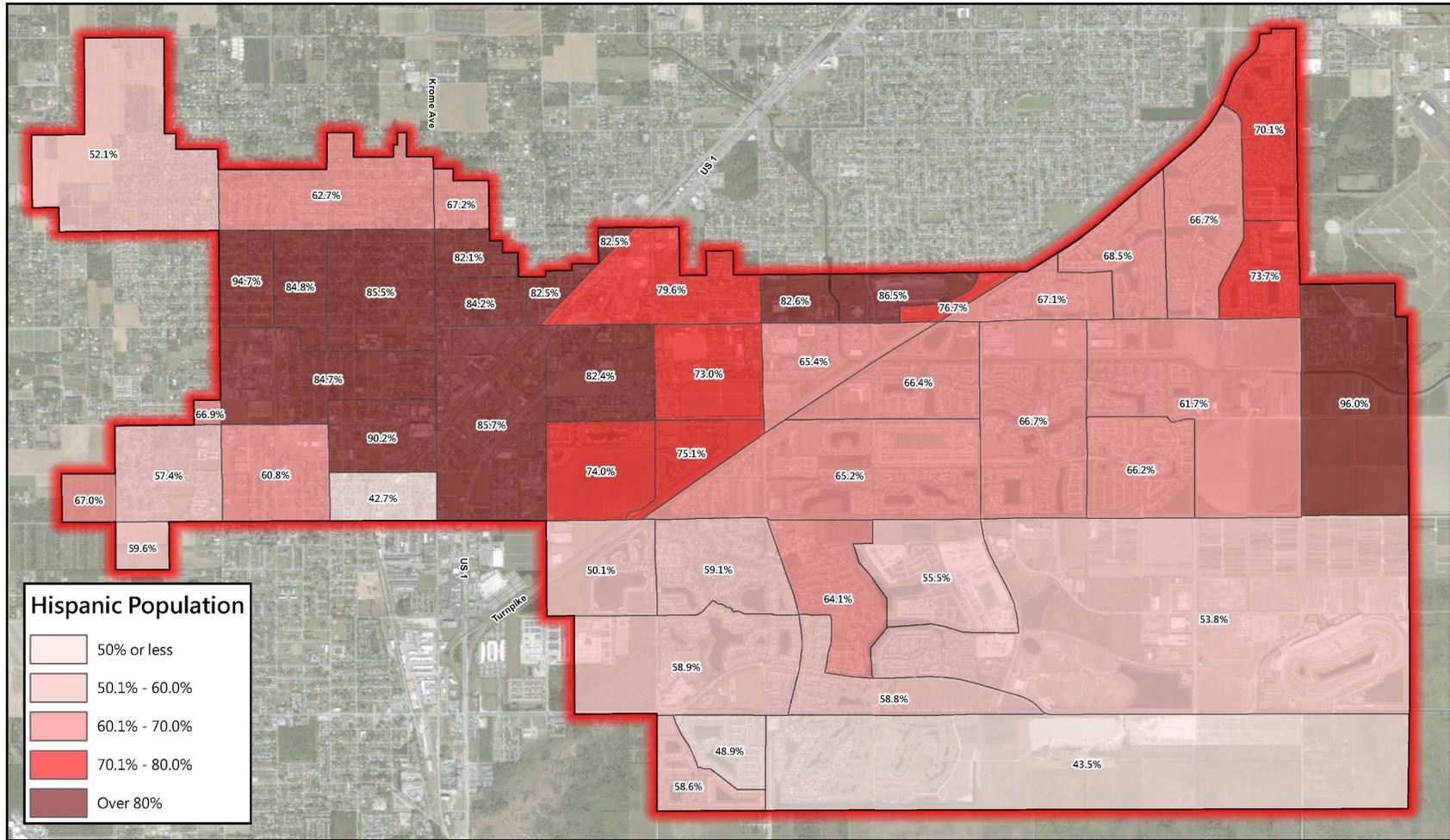
Data Source: 2015-2019 CHAS



1 inch = 2,400 feet

City of Homestead - Black Population (%) by Block Group

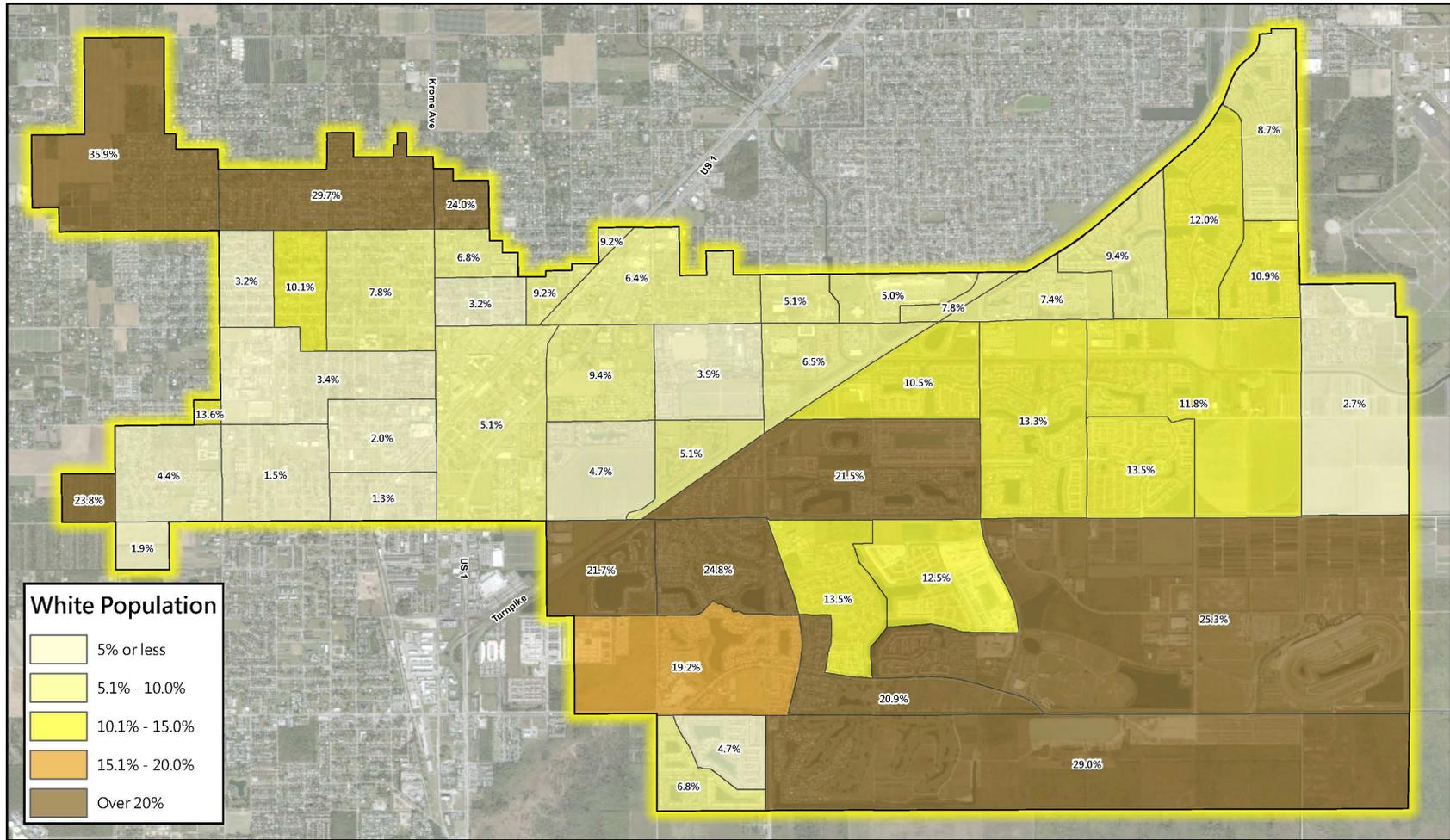




1 inch = 2,400 feet

City of Homestead - Hispanic Population (%) by Block Group

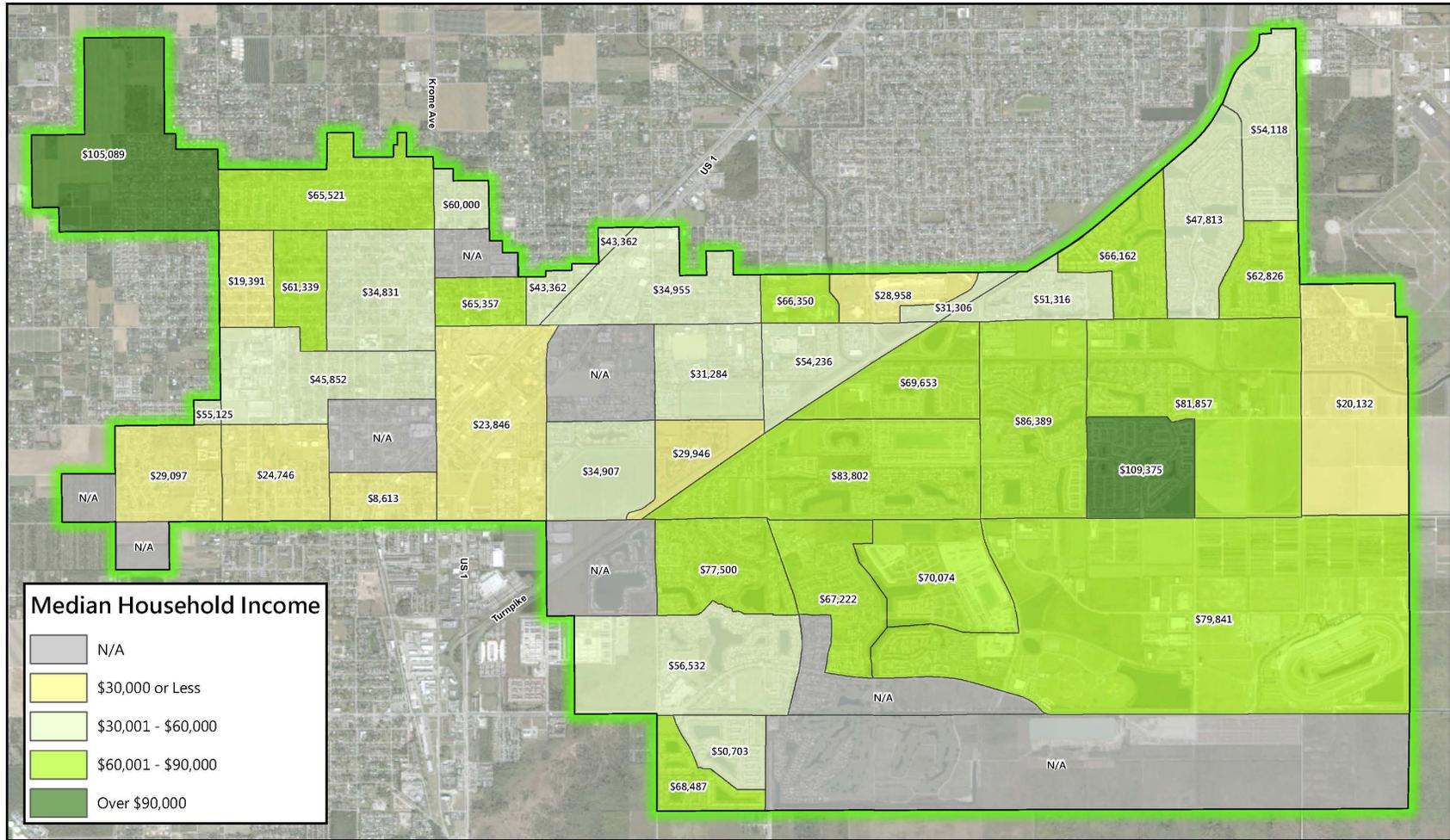




1 inch = 2,400 feet

City of Homestead - White Population (%) by Block Group





1 inch = 2,400 feet

City of Homestead - Median Household Income by Block Group



**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?**

Black/African American and Hispanic of any race have a create need for assistance in the City of Homestead.

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

Housing needs and social service needs

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

n/a

## NA-35 Public Housing – 91.205(b)

### Introduction

Public housing was established to provide decent and safe rental housing for eligible low- and moderate-income families, the elderly, and persons with disabilities. Public housing includes federally subsidized affordable housing that is owned and operated by the public housing authorities. The City of Homestead is primarily served by the Homestead Housing Authority.

**Table 48 - Public Housing by Program Type**

	Vouchers			Special Purpose Voucher		
	Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled
# of units vouchers in use	1,353	0	1,353	43	53	79

\*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition  
Data Source: PIC (PIH Information Center) HUD AFFH Table 5

**Table 29- Characteristics of Public Housing Residents**

	Total	Project -based	Tenant -based
Average Annual Income	14,615	0	14,615
Average length of stay	9	0	9
Average Household size	3	0	3
# Homeless at admission	0	0	0
# of Elderly Program Participants (>62)	243	0	243
# of Disabled Families	224	0	224
# of Families requesting accessibility features	1,472	0	1,472
# of HIV/AIDS program participants	0	0	0
# of DV victims	0	0	0

Data Source: PIC (PIH Information Center)

**Table 30- Race of Public Housing Residents**

Race	Total	Tenant - based	Special Purpose Voucher		
			Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	705	705	15	19	37
Black/African American	851	851	28	31	37
Asian	1	1	0	0	0
American Indian/Alaska Native	1	1	0	0	0

Race	Total	Tenant - based	Special Purpose Voucher		
			Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
			Pacific Islander	0	0
Other	1	1	0	0	0

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

Data Source: PIC (PIH Information Center)

**Table 31 – Ethnicity of Public Housing Residents by Program Type**

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project -based	Tenant -based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
				Hispanic	0	0	0	689	0
Not Hispanic	0	0	0	884	0	884	38	34	35

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

Data Source: PIC (PIH Information Center)

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

The information was not provided by HHA

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

The Housing Choice voucher holders encounter difficulties when searching for rental units due to the escalating rental costs. Public Housing units are on an average of 40 years old and many of the units in the portfolio need substantial rehabilitation or in some cases, need to be demolished and replaced.

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:

Three (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.

The 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 (4) years. 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 (MDPHA) 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 meet the income requirements. The waiting list has over 5,000 households.

As all these developments were built prior to 1985, they are in need of rehabilitation and modernization.

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

The rental market is challenging to the general public. Housing that is classified as workforce includes housing for teachers and first responders. As rent increases, many units that, in the past, would be available to the general population are being converted to higher rent units.

### **Discussion**

The cost of affordable housing has increased tremendously as the amount of accessible units continues to decline. This impacts the number of applicants that apply for public housing assistance. Due to reduced stock, applicants experience a longer wait time before housing is available to meet their criteria.

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)

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction**

The City of Homestead works in partnership with Miami-Dade County the Homeless Trust, which has been empowered to provide facilities and services to this population. The City of Homestead does not administer homeless programs or provide assistance to the homeless directly. The City works in partnership with the Homeless Trust.

### **Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

This information is not available at the City

### **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

This information is not available at the City level. Miami-Dade Homeless Trust tracks this information by Sections

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

This information is not available at the City level.

**Table 32: Nature and Extent of Homelessness**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Unsheltered	Sheltered				
Persons in Households with Adult(s) and Child(ren)	0	328	328	-	-	-
Persons in Households with Only Children	0	1	1	-	-	-
Persons in Households with Only Adults	970	1205	2175	-	-	-
Chronically Homeless Individuals	310	400	710	-	-	-
Chronically Homeless Families	0	52	52	-	-	-
Veterans	26	105	131	-	-	-
Unaccompanied Youth	39	78	117	-	-	-

Source: HUD 2022 Continuum of Care Homeless Assistance Programs Homeless Population and Subpopulations

**Discussion**

The Miami Dade Homeless Trust served 8,309 households (11,868 persons) between 10/01/2021 to 09/30/2022

- The average length of homelessness was 182 days.
- BIPOC represents less than 20% of the Miami-Dade population, but 58% of people who become homeless.

According to the Point-In-Time (PIT):

- According to the 2023 PIT we observed 1058 Unsheltered persons and 2599 Sheltered persons on January 26, 2023, with 612 between the ages of 55-64 and 501 over the age of 65.

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

### **Introduction:**

The primary groups with non-homeless special needs in Homestead are the elderly, disabled (physical or mental), and those with HIV/AIDS (and their families). This section will explain who they are, their needs, and how the City is accommodating or should accommodate these needs.

### **Describe the characteristics of special needs populations in your community:**

The types of housing for the elderly and frail elderly vary depending on the special features and/or services needed to meet the needs of older residents. Factors that must be considered in developing housing for the elderly include location, services and amenities, proximity to health care, shopping, and other services, affordability, and ease of upkeep. Various categories of housing for the elderly are independent and assisted living, nursing homes and other support facilities such as adult day care, respite, and senior center facilities.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

There are several different types of housing and support services needed for the special needs population, such as services that will allow the individual to become sustained, self-sufficient, viable, productive and whole individuals. The city of Homestead redirect services to the city of Miami who administers assistance.

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

According to the Florida Department of Health, Florida Health Charts, in 2021, 388 individuals were diagnosed with AIDS and 1,204 with HIV, representing a 28% increase (n=303 ) and from 47% increase (n= 814) from 2020.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

The City of Homestead does not receive HOME funds

**Discussion:**

The City of Miami is the administrator of the formula grant-funded Housing Opportunities for Persons with AIDS (HOPWA) program for Miami-Dade County. As such the City of Miami collects and documents persons and families with AIDS/HIV.

The City of Miami, as the HOPWA entitlement recipient provided information on persons living with AIDS, and their family members. The population faces many obstacles in the County ranks first in the state of Florida for the number of reported HIV and AIDS cases. According to the Florida Department of Health CHARTS, Miami-Dade reported 402 new AIDS cases at the end of 2017, from data as of June 30, 2018, 27,969 persons were known to be living with an HIV diagnosis (PLWH) in Miami-Dade County.

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

### **Describe the jurisdiction’s need for Public Facilities:**

Public facilities are necessary in order to create a safer and more suitable living environment, particularly for low and moderate-income areas. Public facilities in low-income areas provide centers for the delivery of public services, workforce development training, childcare, services for the seniors, and community programming.

### **How were these needs determined?**

The city engages the community to provide their input on their needs by utilizing face to face engagement, community input surveys as well as comments received from residents. Public facility needs were determined by an assessment of the low-to moderate-income area and consultation with the city Capital Improvement Program. Projects included in the city Capital Improvement Program were derived from needs assessments performed by city staff.

### **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, Blakey Park, and Pal Gym
- Particular needs exist in the Southwest and Northwest sections of the City.

### **How were these needs determined?**

Public input is a major element in establishing the needs for Public Improvements. The public improvement needs were also determined by an assessment of the low-to-moderate income area and consultation with the city Capital Improvement Program.

**Describe the jurisdiction’s need for Public Services:**

Youth Services

- STEM Program
- Swimming Program
- Afterschool programs
- At-Risk programs
- Job Training

Senior Services

- Health Monitoring
- Social services
- Activities
- Meals
- Transportation

**How were these needs determined?**

Public Input is an important 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.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The shift in the market over the past several years was to 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 and Larger units have seen a continuation of the increase in rental rates. Due to the lack of supply of units there is an increase in rental rates.

**Table 33: Housing Type**

Single Family Units	14,790
Multi-Family Units	9665
Mobile Homes	561

*Data Source: 2017-2021 ACS Data*

**Table 34: Fair Market Rent**

Year	Efficiency	1 bedroom	2 bedroom	3 bedroom	4 bedroom
2023	\$1,362	\$1,546	\$1,923	\$2,531	\$2,997
2022	\$1,162	\$1,332	\$1,672	\$2,220	\$2,631
2021	\$1,057	\$1,231	\$1,551	\$2,068	\$2,483
2020	\$1,084	\$1,285	\$1,625	\$2,164	\$2,621
2019	\$954	\$1,147	\$1,454	\$1,934	\$2,354

*Data Source: HUD*

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

### Introduction

According to the 2017-2021 American Community Survey, the City of Homestead is comprised of 21,065 total housing units. The owner-occupied housing unit rate is estimated at 41% by the U.S. Census Bureau. The type of housing is varied and includes single-family residents, multi-family, townhouses, and mobile homes.

The trends in the housing market depicted a decrease of owner-occupied units and an increase of renter-occupied units. The multifamily developments (2-or-more units) dominated the growth of the housing market.

**Table 35 – Residential Properties by Unit Number**

Property Type	Number	%
1-unit detached structure	9,366	37.4%
1-unit, attached structure	5,424	21.7%
2-4 units	1,800	7.2%
5-19 units	5,541	22.1%
20 or more units	2,324	9.3%
Mobile Home, boat, RV, van, etc	561	2.2%
Total	25,016	100%

*Data Source: 2017-2021 ACS*

**Table 36- Housing Tenure**

HOUSING TENURE		
Owner-occupied housing units	10,367	41.4%
Renter-occupied housing units	13,113	52.4%
Total Occupied	23,480	93.8%
Vacant units	1,536	6.2%
Total	25,016	100%

**Table 37- Housing Units with a Mortgage**

Housing units with a mortgage	Owner	Percentage
Less than 20.0 percent	1,823	30.5%
20.0 to 24.9 percent	1,121	18.7%
25.0 to 29.9 percent	734	12.3%
30.0 to 34.9 percent	611	10.2%
35.0 percent or more	1,693	28.3%
Total	5,982	100%

Data Source: 2017-2021 ACS

**Table 38- Housing Units without a Mortgage**

Housing unit without a mortgage	Owner	Percentage
Less than 10.0 percent	691	34.5%
10.0 to 14.9 percent	485	24.2%
15.0 to 19.9 percent	150	7.5%
20.0 to 24.9 percent	210	10.5%
25.0 to 29.9 percent	74	3.7%
30.0 to 34.9 percent	149	7.4%
35.0 percent or more	245	12.2%
Total	2,004	100%

Data Source: 2017-2021 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 (69.5%) 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 2,115 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?**

No. There is a lack of decent affordable units across the board. From a pure quantitative standpoint there are ample units in the City to house the population. However, high home values and rents result in much of the housing stock being out of the affordable range for large portions of the population.

**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

The following section examines the cost of housing for both homeowners and renters in the City. A review is made of current home values and rents as well as the recent changes in home values and rents. Finally, a closer look is given to the affordability of the existing housing stock for the residents.

**Table 39- Cost of Housing**

	Base Year: 2010	Most Recent Year: 2020	% Change
Median Home Value	209,100	235,800	12.7%
Median Contract Rent	782	1,116	42.7%

**Data Source:** 2020 Census (Base Year), 2016-2020 ACS (Most Recent Year)

**Table 40- Rent Paid**

Rent Paid	Number	%
Less than \$500	776	7%
\$500-999	2,433	22%
\$1,000-1,499	4,650	42%
\$1,500-1,999	2,593	23%
\$2,000 or more	676	6%
<b>Total</b>	11,128	100.0%
<b>Median</b>	1,303	

**Data Source:** 2017-2021 ACS

**Table 41- Housing Affordability**

% Units affordable to Households earning	Renter	Owner
30% HAMFI	685	No Data
50% HAMFI	2,030	675
80% HAMFI	7,950	2,350
100% HAMFI	No Data	3,455
<b>Total</b>	<b>10,665</b>	<b>6,480</b>

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
Data Source: 2016-2020 CHAS		

**Table 42- Monthly Rent**

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	\$1,084	\$1,285	\$1,625	\$2,164	\$2,621
High HOME Rent	\$1,020	\$1,094	\$1,316	\$1,511	\$1,666
Low HOME Rent	\$800	\$857	\$1,028	\$1,188	\$1,326

Data Source: HUD FMR and HOME Rents

**Is there sufficient housing for households at all income levels?**

No. There is a lack of decent affordable units across regionally.

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

Housing prices and rents have significantly increased as this impacts the affordability for housing. 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**

The housing market analysis assessed the condition of the existing housing units throughout the City including age and condition, the number of vacant and abandoned units, and the risk posed by lead-based paint.

### **Definitions**

For owner-occupied units, a majority of the units (67%) do not have a housing condition. For renter-occupied units, the majority of the units (65.1%) have one selected housing condition.

Substandard condition means units while they may be structurally sound, they do not provide safe and adequate shelter, and in their present condition endanger the health, safety or well-being of the occupants.

Substandard condition but suitable for rehabilitation- A housing unit that does not currently meet HUD's Section 8 Housing Quality Standards, but is structurally sound and can be brought up to code for less than replacement cost.

Housing Condition – The physical state of a house which (1) lacks complete plumbing facilities, (2) lacks complete kitchen facilities, (3) more than one person per room, and/or (4) cost burden greater than 30%.

Housing Market - The market supply and demand for single-family or multi-family properties within a particular country or region. A key element of the housing market is the average house prices and trend in house prices.

Lead-based paint hazard - A condition in which exposure to lead from lead-contaminated dust, lead contaminated soil, or deteriorated lead-based paint would have an adverse effect on human health (as established by the EPA at 40 CFR 745.65, under Title IV of the Toxic Substances Control Act). Lead-based paint hazards include, for example, paint-lead hazards, dust-lead hazards, and soil-lead hazards

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.

**Table 43 - Condition of Units**

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,622	33%	6,791	60%
With two selected Conditions	48	0.5%	995	9%
With three selected Conditions	6	0%	14	0.1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	5,349	67%	3,567	31%
<b>Total</b>	<b>8,025</b>	<b>100%</b>	<b>11,367</b>	<b>100%</b>

Data Source: 2013-2017 ACS

**Table 44- Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,837	73%	4,629	41%
1980-1999	1,214	15%	3,726	33%
1960-1979	492	6%	2,011	18%
Before 1959	482	6%	1,001	9%
Total	8,025	100%	11,367	100%

Data Source: 2013-2017 CHAS

**Table 45- 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.	974	12%	3,012	27%
Housing units built before 1980 with children present				

Data Source: 2013-2017 CHAS (Units with Children present)

**Table 46- Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	No Data	No Data	1536
Abandoned Vacant Units	No Data	No Data	No Data
REO Properties	No Data	No Data	No Data
Abandoned REO Properties	No Data	No Data	No Data

Source: ACS 2017-2021 ACS 5-year estimates

### Need for Owner and Rental Rehabilitation

Older units most often need rehabilitation as the units age. According to the latest 2009- 2013 ACS, 66% of owner-occupied housing units were built before 1980 and 70% for renter-occupied housing units.

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

The estimated number of housing units that may potentially contain lead-based paint and other environmental and safety hazards to children and their families exists in the approximate 4,967 homes built prior to 1979.

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

### Introduction

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

**Table 47 Totals Number of Units**

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project - based	Tenant - based	Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled
# of units vouchers available				1,749			60	61	0
# of accessible units									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

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.

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:

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

**How the agency will address public needs**

HHA encourages participation in the 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 ensure that the community is fully involved.

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

The restoration and revitalization need of any public housing units are handled by Homestead Housing Authority. The HHA has a (5) Year Capital Fund Plan which satisfies the physical needs of its properties. HHA is constantly addressing and improving all the physical needs of its properties to provide a safe, decent and sanitary housing to low and very low-income families in an environment that fosters self-sufficiency and community pride.

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

HHA works with available funds to invest in the upgrade and upkeep of each property as needed. HHA also applies for available grants to provide additional funding for renovation.

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

### Introduction

The City of Homestead works with the Miami-Dade Homeless Trust to provide assistance to their residents. Through the homeless trust persons may have access to permanent housing, rapid rehousing, emergency shelter, and transitional housing programs through the Homeless Trust.

### Facilities and Housing Targeted to Homeless Households

**Table 58 - 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)	1091	83	192	1609	-
Households with Only Adults	1131	-	378	2849	-
Chronically Homeless Households	-	-	-	3447	-
Veterans	115	-	95	898	-
Unaccompanied Youth	60	-	-	-	-
Child Only	10	-	-	-	-

Source: HUD 2022 Continuum of Care Homeless Assistance Programs Homeless Population and Subpopulations

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

The Continuum of Care's Homeless Plan includes an implementation measure for helping housing providers coordinate more effectively with mainstream service providers. The CoC's Standards of Care require permanent supportive housing providers to provide linkage/referral to external supportive services including, but not limited to, benefit programs, care and/or support services related to physical or mental health, including substance abuse, education/vocational opportunities, job counseling, training and placement, child care and transportation necessary to maintain permanent housing. Several mainstream service providers, including the Social Security Administration, Veterans Affairs, Florida Department of Children and Families, South Florida Workforce, and medical and mental health providers participate in Continuum of Care meetings. Citrus Health Network, a medical and mental health provider, is Hialeah's ESG subrecipient and provides a wide spectrum of homeless-targeted and mainstream services.

**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 agencies listed below provide permanent housing (PH), rapid re-housing (RRH), emergency shelter (ES), transitional housing (TH) and/or supportive services (SS) to homeless persons in Miami-Dade County. For more information about the facilities, programs, and target populations for each provider, see the Miami-Dade Homeless Trust's Housing and Services Directory and the CoC's 2019 Housing Inventory Count Report from HUD.

Bayview Center for Mental Health, Inc. (PH, SS), Better Way of Miami, Inc. (PH, TH), Camillus House, Inc. (PH, ES, TH, SS), Carrfour Supportive Housing (PH, RRH, TH), Catholic Charities (TH) Chapman Partnership (ES, SS), Citrus Health Network, Inc. (PH, RRH, ES, TH, SS), Community Health of South Dade, Inc. (PH), Concept House (TH) Douglas Gardens Community Mental Health Center (PH, TH) Family Resource Center of South Florida, Inc. (PH) Harbor House (TH) Jewish Community Services of South Florida, Inc. (SS) Legal Services of Greater Miami, Inc. (SS) Miami Bridge (ES), Miami-Dade Community Action and Human Services Department (CAHSD) (ES, TH), Miami Rescue Mission (ES, TH)

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

### **Introduction**

There are two primary groups with non-homeless special needs in Homestead are the elderly and persons with disabilities.

**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**

The City receives limited CDBG funds, the City refers special needs services and facilities to Miami-Dade County and the Homestead Housing Authority to provide services to the City.

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

The City refers individuals to the Miami-Dade County Human Services Dept.

**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)**

The City receives limited CDBG funds. A large portion of the funds will be used to repay the Section 108 Loan. The balance will be used for Public Services for Youths.

**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's 2023-2024 CDBG funds will go to repaying Section 108 loan, Public Service fir your and Public Facility Improvement

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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

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

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

### Introduction

### Economic Development Market Analysis

Table 49 -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	2,038	238	6	2	-4
Arts, Entertainment, Accommodations	3,992	1,711	15	15	-1
Construction	3,836	986	7	8	2
Education and Health Care Services	5,352	3,607	19	31	12
Finance, Insurance, and Real Estate	1,674	490	6	4	-2
Information	161	73	1	1	-1
Manufacturing	504	283	3	2	-1
Other Services	2,009	278	3	2	-1
Professional, Scientific, Management Services	2,827	466	6	4	-2
Public Administration	2,310	0	0	0	0
Retail Trade	3,404	2,104	16	18	2
Transportation and Warehousing	1,149	93	4	1	-3
Wholesale Trade	794	239	5	2	-3
Total	30,341	10,568	--	--	--

Data Source: 2016-2019 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

**Table 50- Labor Force**

Total Population in the Civilian Labor Force	32,388
Civilian Employed Population 16 years and over	21,626
Unemployment Rate	4.2
Unemployment Rate for Ages 16-24	3,836
Unemployment Rate for Ages 25-65	7,415

Data Source: 2016-2020 ACS

**Table 51– Occupations by Sector**

Occupations by Sector	Number of People
Management, business and financial	3,008
Farming, fisheries and forestry occupations	1,169
Service	4,688
Sales and office	4,646
Construction, extraction, maintenance and repair	2,193
Production, transportation and material moving	1,693

Data Source: 2016-2020 ACS

**Table 52- Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	10,010	39
30-59 Minutes	11,037	43
60 or More Minutes	7,545	29
Total	28,592	111%

Data Source: 2016-2020 ACS

**Education:**

**Table 53-Educational Attainment by Employment Status**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,345	238	2,770
High school graduate (includes equivalency)	5,592	616	2,241
Some college or Associate's degree	8,092	428	1,399
Bachelor's degree or higher	6,969	148	1,143

Data Source: 2016-2020 ACS

**Table 54- Educational Attainment by Age**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	2,231	6,928			
9th to 12th grade, no diploma		3,125			
High school graduate, GED, or alternative	1,232	8,546	9,167	9,107	3,462
Some college, no degree	1,976	7,368			
Associate’s degree		3,909			
Bachelor’s degree	258	2,343	3,006	3,020	1,106
Graduate or professional degree		3,103			

Data Source: 2016-2020 ACS

**Table 55- Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	19,181
High school graduate (includes equivalency)	26,689
Some college or Associate’s degree	33,918
Bachelor’s degree	36,346
Graduate or professional degree	48,012

Data Source: 2013-2017 ACS

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

The major employment sectors with Homestead are Education and Health Care Services, Arts, Entertainment and Accommodation and Construction.

**Describe the workforce and infrastructure needs of the business community:**

The business community is primarily a local needs sector with little regional employment. The 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 within the CRA boundaries which includes attraction and retention of business and development of new opportunities.

**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.**

The CRA works closely with multiple organizations to provide opportunities.

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

No

**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.**

N/A

## **MA-50 Needs and Market Analysis Discussion**

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

HUD identifies 4 specific data points that constitute housing problems:

- Cost burden
- Overcrowding
- Lack of complete plumbing facilities
- Lack of complete kitchen facilities.

In order for an area to be concentrated it must include two or more housing problems that are substantially higher than the Citywide average. There are no areas in the city where multiple housing problems are concentrated. The main housing problems encountered by residents is aging infrastructure and cost burden. Concentration is defined as area with 51% or more of the population with the same characteristics or needs (such as income or race)

In the City of Homestead housing problems are

- Lack of Complete Plumbing Facilities: 0.2%
- Lack of complete Kitchen Facilities: 0.9%
- Overcrowding: 9.8%
- Cost Burden (Homeowners): 36.78%
- Cost Burden (Renters): 55.81%

### **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

### **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.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Internet is an essential communications and information platform that allows users to take advantage of the increased interconnectedness of business, education, commerce, and day to day utility. Reliable access to the internet is becoming a necessity to thrive in the modern economic environment. Broadband access is defined as advertised internet speeds of 768 kilobits per second or higher. FCC data shows three major infrastructure options within Deerfield Beach: cable, DSL, and fiber. Communities that lack broadband access struggle to keep pace with the country. Locations without broadband access impedes its population's ability to take advantage of the educational and entrepreneurial opportunities available online. This is particularly problematic for LMI areas where economic opportunities are already often lacking. Studies suggest a strong correlation between increased high-speed internet access and increased education and employment opportunities, especially in small cities and rural areas.

### **Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Once broadband access has been obtained, it is important to ensure there is competition among service providers. Most of the residential areas of the City have at least three options of high-speed internet with competitive providers. Any resource that has a de facto monopoly on an area may not be incentivized to provide standard and consistent services. Homestead has various internet options, top 3 in the City are AT&T, T-Mobile, Xfinity.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

### **Describe the jurisdiction’s increased natural hazard risks associated with climate change.**

The City of Homestead like many South Florida Communities are prone to various natural hazard events including tornadoes, flooding, hail, thunderstorm winds, extreme heat, drought and others. The potential impacts of climate change—including an increase in prolonged periods of excessively high temperatures, more heavy precipitation, more severe storms or droughts—are often most significant for vulnerable communities. This rise in temperature could lead to altered weather and precipitation patterns, a rise in severe storms, an increased risk of catastrophic floods, increased electricity costs, and ruined crops.

### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Low- and moderate-income residents are at particular risk due to having less available resources to combat the impacts of natural disasters. A dramatic rise in electricity or housing costs could put them at imminent risk of homelessness or living in substandard conditions. There are online venues (including the Miami-Dade County Emergency website and social media pages, County website, City website, Florida Division of Emergency Management website and social media pages that disseminate numerous informational guidebooks, videos, and emergency resources to build disaster resiliency in the community.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The strategic portion of the 2023-2027 Consolidated Plan provides a clear outline of how funds will be invested over the next 5 years. It outlines geographic priorities for the investment and how priority needs were identified. Only activities tied to a priority need or goal listed in the strategic plan may be funded in the 2023/2024 Action Plan and subsequent Action Plans. Any other projects or activities would require an amendment due to a change in priority. The strategic plan also outlines the resources expected to be available in the next five years, the institutional structure in place to undertake the various facets of the Consolidated Plan, and the influences of market conditions. Numeric goals are outlined along with the strategies to address public housing, barriers to affordable housing, lead based paint, poverty, and monitoring of the overall program.

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

### Geographic Area

The City’s CDBG target area included census block groups where 51% or more households are low-to moderate-income.

**Table 56 – Homestead Census Tract Block Group**

Census Tract	Block Group	Low/Mod Population	Population	Low/Mod %
010704	2	1,150	1,150	100.00%
011001	1	4,760	5,255	90.58%
011001	2	1,110	1,870	59.36%
011001	3	2,740	3,590	76.32%
011003	3	940	1,430	65.73%
011005	2	2,290	3,725	61.48%
011007	1	1,825	2,740	66.61%
011007	2	1,730	3,575	48.39%
011008	1	760	1,870	40.64%
011008	2	770	2,190	35.16%
011009	1	1,225	3,060	40.03%
011009	2	1,015	2,805	36.19%
011101	1	3,325	3,325	100.00%
011101	2	1,295	1,400	92.50%
011101	3	2,135	2,890	73.88%
011101	4	1,320	1,565	84.35%
011102	2	985	1,825	53.97%
011201	1	2,360	2,805	84.14%
011201	2	530	775	68.39%
011201	4	215	1,610	13.35%
011202	1	1,130	2,630	42.97%
011202	2	1,405	1,600	87.81%
011202	3	1,615	2,025	79.75%
011202	4	535	820	65.24%
011300	1	1,770	2,290	77.29%
011300	2	1,180	1,445	81.66%
011300	3	895	1,000	89.50%
011300	6	600	600	100.00%
011401	1	615	930	66.13%
011401	2	645	1,345	47.96%
011401	3	3,990	5,115	78.01%
011401	4	655	2,045	32.03%
011401	5	2,305	6,965	33.09%

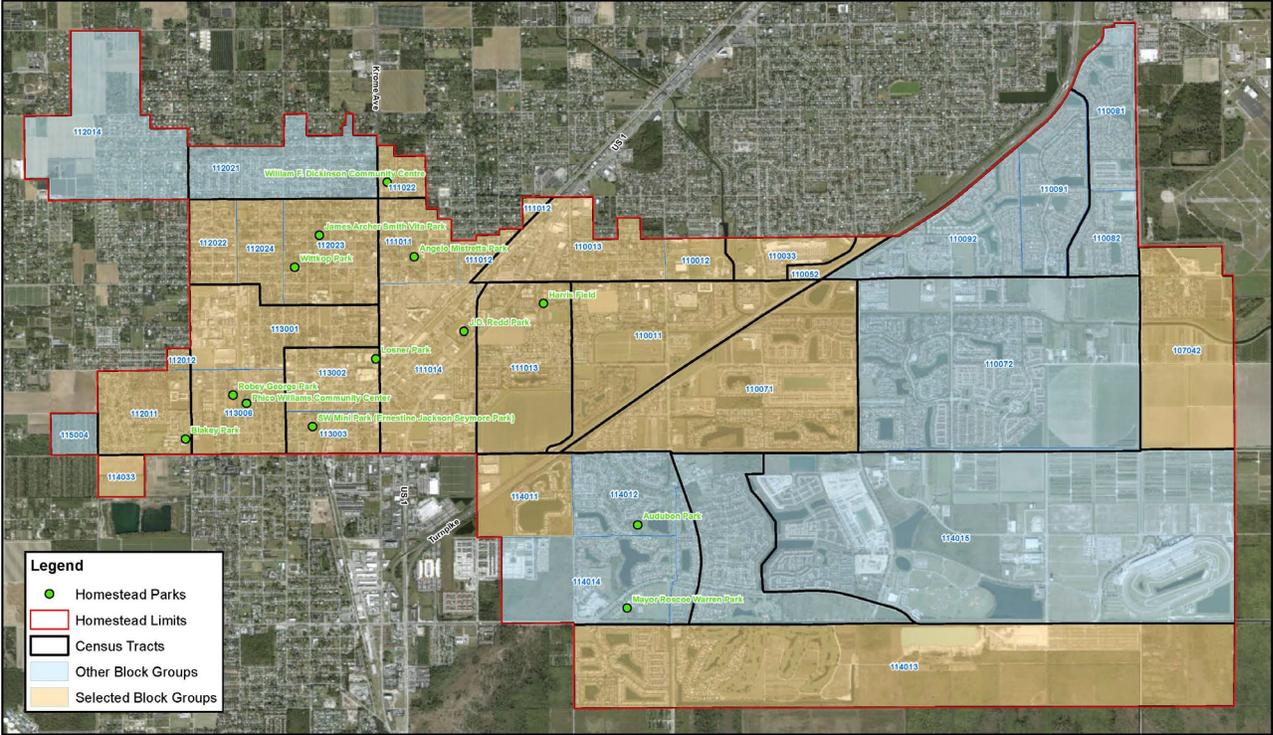
011403	3	1,590	1,660	95.78%
011500	4	80	410	19.51%

**General Allocation Priorities**

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

The priorities in the allocation of the resources the city expects to receive would be located citywide. There are census blocks in the city that qualify as meeting the low-moderate income criteria as provided in 24 CFR 570.208 (a), (1), (ii). If projects are funded which must meet area low-moderate income area benefit criteria, they will be in these block groups. These block groups will be amended from time to time as new data is provided from HUD. See Table 52 for a list of current low-income block groups with corresponding percentages.

The primary distribution of the population benefiting from the grant assistance program will be citywide and, in most cases, very low, low, and moderate-income persons, limited clientele or handicapped will be served. The City's housing programs will be concentrated on scattered sites throughout the City.



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

### **Priority Needs**

#### **Living Environment**

The goal of providing a suitable living environment includes improving the safety and livability of neighborhoods; increasing access to quality public and private facilities and services; reducing the isolation of income groups within a community or geographic area through the spatial distribution of housing opportunities for persons of lower-income and the revitalization of deteriorating or deteriorated neighborhoods; restoring and preserving properties of special historic, architectural or aesthetic value; and conservation of energy resources.

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

#### Very High Priority

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

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

Increase Access to Public Services

#### **Housing**

The goal of decent housing includes assisting homeless persons to obtain appropriate housing and assisting at risk persons to not becoming homeless; retention of the affordable housing stock; and increasing the availability of permanent housing in standard condition and affordable cost to low-income and very-low income families, particularly to members of disadvantaged minorities, without discrimination on the basis of race, color, religion, sex national origin, familial status, or disability. Decent housing also includes increasing the supply of supportive housing, which combines structural features and services needed to enable persons with special needs to live with dignity and independence.

#### High Priority

Improve housing opportunities for LMI population.

#### **Economic Opportunities**

The goal of expanding economic opportunities includes the provision of jobs accessible to low-income persons, including provision of jobs involved in carrying out activities under programs covered by this plan to low-income persons living in areas affected by those programs and activities; availability of mortgage financing for low-income persons at reasonable rates using non-discriminating lending practices; access to capital and credit for development activities that promote the long term economic and social viability of the community; and empowerment and self-sufficiency opportunities for low-income persons to reduce the generational poverty in federally assisted and public housing.

#### High Priority

Economic Development Opportunities

**Table 67 – Priority Needs Summary**

1	<b>Priority Need Name</b>	Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Individuals Families with Children Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Improve Housing Opportunities for the LMI
	<b>Description</b>	Improve housing opportunities for LMI population.
	<b>Basis for Relative Priority</b>	The goal of decent housing includes assisting homeless persons to obtain appropriate housing and assisting at risk persons to not becoming homeless; retention of the affordable housing stock; and increasing the availability of permanent housing in standard condition and affordable cost to low-income and very-low income families, particularly to members of disadvantaged minorities, without discrimination on the basis of race, color, religion, sex national origin, familial status, or disability. Decent housing also includes increasing the supply of supportive housing, which combines structural features and services needed to enable persons with special needs to live with dignity and independence.
2	<b>Priority Need Name</b>	Economic Opportunities
	<b>Priority Level</b>	High
	<b>Population</b>	Low Individuals
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Economic Development Opportunities

	<b>Description</b>	Economic Development Opportunities
	<b>Basis for Relative Priority</b>	The goal of expanding economic opportunities includes the provision of jobs accessible to low-income persons, including provision of jobs involved in carrying out activities under programs covered by this plan to low-income persons living in areas affected by those programs and activities; availability of mortgage financing for low-income persons at reasonable rates using non-discriminating lending practices; access to capital and credit for development activities that promote the long term economic and social viability of the community; and empowerment and self-sufficiency opportunities for low-income persons to reduce the generational poverty in federally assisted and public housing.
<b>3</b>	<b>Priority Need Name</b>	Living Environment
	<b>Priority Level</b>	High
	<b>Population</b>	Low Individuals
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Expand/Improve Public Infrastructure & Facilities Increase Access to Public Services
	<b>Description</b>	Enhance the access to public facilities to the City’s low to moderate income populations.  Enhance public infrastructure throughout the City’s low to moderate income neighborhoods.  Increase Access to Public Services
	<b>Basis for Relative Priority</b>	The goal of providing a suitable living environment includes improving the safety and livability of neighborhoods; increasing access to quality public and private facilities and services; reducing the isolation of income groups within a community or geographic area through the spatial distribution of housing opportunities for persons of lower-income and the revitalization of deteriorating or deteriorated neighborhoods; restoring and preserving properties of special historic, architectural or aesthetic value; and conservation of energy resources.

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

### Influence of Market Conditions

Table 58: Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	The cost of housing has increased in South Florida since 2020, and continue to rise, as well as the cost of living continue to increase at faster rate than income. This makes rents unaffordable for very low to moderate income persons. The Homestead Housing Authority provides tenant based rental subsidies. The program is based on HUD income requirements.
TBRA for Non-Homeless Special Needs	During the City’s consultation with supportive and social services agencies, the lack of units with supportive services is a big concern. The shortage of privately-owned housing units and the increase in cost in housing units impacts this program as well as the lack of funding.
New Unit Production	There are various new construction residential developments in the City of Homestead through private development. The City’s CRA is also working on single family affordable housing development. There continues to be a demand for affordable housing and an increase demand for market rate new construction.
Rehabilitation	Older units most often need rehabilitation as the units age. According to the latest 2013- 2017 ACS, 66% of owner-occupied housing units were built before 1980 and 70% for renter-occupied housing units. The City will provide support for programs that rehabilitate existing owner-occupied housing. The preservation of affordable units is a priority for the City.
Acquisition, including preservation	There are vacant and abandoned properties in the City which provides an opportunity to acquire these properties, however this requires substantial funding and expertise in housing development to do so. This would require private developers or partnerships with non-profit developers to undertake.

Table 7 – Influence of Market Conditions

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

### Introduction

Annually, the city of Homestead allocates its federal, state and local funds based on need and the ability of the project or activity to address the stated needs of the community and the neighborhood. The funding recommendations confer higher priorities to activities that were outlined in each year's Action Plan and the Overall Activities and Goals of the Consolidated Plan. The priorities are based on the unmet needs in the community as well as consultation with the community. Priority is given to activities that are located in eligible block groups with high poverty, overcrowding, and low-to-moderate income populations.

**Table 59: Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-Federal	Public Facilities, Infrastructure, Public Services – Elderly, Administration	\$845,265	\$0	\$0	\$845,265	\$4,226,325	Based on priority needs established by community input.

**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 publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.**

None available

## 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.

**Table 60: Institutional Delivery Structure**

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City Homestead	Local Government	Lead Agency	City of Homestead
Miami- Dade County Homeless Trust	Continuum of care	Homelessness	Region
Homestead Housing Authority	PHA	Public Housing	

### Assess of Strengths and Gaps in the Institutional Delivery System

The delivery system’s strengths are that the City is responsible for the 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.

The City does not receive funding for homeless persons and persons with HIV. Homelessness in Miami-Dade County is addressed through the Homeless Trust and the City of Miami for provides assistance to persons with HIV.

**Table 61 - Homeless Prevention Services Summary**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	✓		
Legal Assistance			
Mortgage Assistance	✓		
Rental Assistance	✓		
Utilities Assistance	✓		
<b>Street Outreach Services</b>			
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			

**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 the 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 the 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 the needs of the homeless.

## SP-45 Goals Summary – 91.215(a)(4)

Table 62- Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expand/Improve Public Infrastructure & Facilities	2023	2027	Non-Housing Community Development	Citywide	Living Environment	CDBG: \$2,300,000	
2	Increase Access to Public Services	2023	2027	Non-Housing Community Development	Citywide	Living Environment	CDBG: \$625,000	
3	Improve Housing Opportunities for the LMI	2023	2027	Non-Housing Community Development	Citywide	Housing	CDBG: \$450,000	
4	Economic Development Opportunities	2023	2027	Non-Housing Community Development	Citywide	Economic Opportunities		

**Table 63- Goal Descriptions**

<b>1</b>	<b>Goal Names</b>	Enhance the access to public facilities to the City’s low- to moderate- income populations.
	<b>Goal Description</b>	The goal is to provide public facilities in low to moderate income areas. The activity is eligible as a public facility project under 570.201(c) and will benefit low- and moderate-income persons as qualified under 570.208(a)(1) Area Benefit Activities
<b>2</b>	<b>Goal Names</b>	Enhance public infrastructure throughout the City’s low- to moderate-income neighborhoods.
	<b>Goal Description</b>	The goal is to provide park improvements in low to moderate income areas. The activity is eligible as an Infrastructure Improvement project under 570.201(c) and will benefit low- and moderate-income persons as qualified under 570.208(a)(1) Area Benefit Activities.
<b>3</b>	<b>Goal Names</b>	Increase Access to Public Services.
	<b>Goal Description</b>	The goal is to provide public services to low-income youth in the City. This activity is eligible under 570.201(e) and will benefit low and moderate-income persons as qualified under 570.208(a)(2) Limited Clientele Activities.
<b>4</b>	<b>Goal Names</b>	Improve housing opportunities for the LMI population.
	<b>Goal Description</b>	The City will assist existing, low to moderate-income homeowners with much needed home repairs to ensure the safety and sustainability of the home and provide home owner opportunities to new residents.
<b>5</b>	<b>Goal Names</b>	Economic Development Opportunities
	<b>Goal Description</b>	The City will provide for small business growth and development opportunities for the residents and business owners.

## **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)**

The City does not have a record of the number of accessible units needed in the City.

### **Activities to Increase Resident Involvements**

HHA encourages participation in the 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 ensure 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**

N/A

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

### **Barriers to Affordable Housing**

There are numerous barriers to affordable housing in Homestead, which includes the housing cost, lending requirements, down payments, and the high cost of commuting.

### **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.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

The City partners with local non-profits that provide housing and other services to the homeless. In addition, the Start off Smart, Inc (SOS) is a 501(c) 3 organization that was initiated by the Homestead Police Department to integrate law enforcement with social services. SOS provides services to victims of homelessness, domestic violence, child abuse, human trafficking and sexual assault. The City refers homeless calls and questions to the Homeless Trust.

### **Addressing the emergency and transitional housing needs of homeless persons**

The City continues to support organizations that provide emergency and transitional housing in the City. The City has provided funding over the years to New Hope Corps, Sunrise Group, Miami Bridge for improvements to the facilities.

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

The City is committed to and continue to support the Miami-Dade County Homeless Trust in reducing Homelessness. The Miami-Dade Homeless Continuum of Care implements a housing first model that works to connect people as quickly as possible to permanent housing and the care and support they need to stabilize and improve their quality of life.

### **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 Homeless Trust collaborates closely with a number of organizations which offer primary care, behavioral health, career, and other human and social services to persons experiencing homelessness. The City's SOS provides assistance to residents experiencing homelessness.

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

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

The City will ensure residential rehabilitation and Purchase Assistance programs of existing housing that was built before 1978 comply with the lead-based paint regulations issued by Congress in Title X, HUD, EPA, OSHA. This includes the requirements for Disclosure of Known Lead-Based Paint and/or Lead-Based Paint Hazards Upon Sale of Residential Property (HUD: 24 CFR Part 35, subpart A; EPA: 40 CFR Part 745, subpart F), the HUD requirements for Notification, Evaluation and Reduction of Lead-Based Paint Hazards in Federally Owned Residential Property and Housing Receiving Federal Assistance, known as the HUD Lead Safe Housing Rule (24 CFR Part 35, subparts B-R), the EPA requirements for Lead-Based Paint Activities in Target Housing and Child Occupied Facilities; Requirements for Hazard Education Before Renovation of Target Housing; Identification of Dangerous Levels of Lead; Renovation, Repair, and Painting; (40 CFR Part 745) and the OSHA Interim Lead in Construction Standard (29 CFR 1926.62).

The EPA's Lead Renovation, Repair and Painting Rule (RRP Rule) requires that firms performing renovation, repair, and painting projects that disturb lead-based paint in homes built before 1978 have their firm certified by EPA (or an EPA authorized state), use certified renovators who are trained by EPA-approved training providers and follow lead-safe work practices.

The City will inspect all homes that are pre-1978 for lead. The City will ensure that all contractors participating in its programs are certified renovators. The City will include in all of its contracts and agreements with contractors and developers the required rules and provisions as they pertain to lead-based paint. If a home or property is tested and found to contain lead, the renovations will follow HUD guidelines for testing, abatement and clearance.

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

The City will provide training information to contractors on lead safe practices and encourage contractors to participate in trainings available. The City will test all homes built prior to 1978 will prior to receiving CDBG assistance.

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

The above-mentioned actions are carried out through testing the homes and educating residents on the hazards of lead-based paint, the city aids in the prevention of lead poisoning and hazards. Each homeowner is given the Lead-based Paint pamphlet and signs off on understanding its contents.

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

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

The City will continue to foster and maintain affordable housing currently through the CRA Housing Rehabilitation and First Time Homebuyer program. The City will also provide support or otherwise to private efforts to reinvest into the existing housing stock as such opportunities arise.

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

Cost Burden continues to be a housing problem for the City of Homestead households. Increasing the employment opportunities for residents in tandem with expanding affordable housing opportunities can address the Cost Burden problem. Reducing homeowner Cost Burden increases the probability of timely home maintenance repairs.

## **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**

### **Monitoring**

The standards and procedures that will be used to monitor the management and implementation of the City's Consolidated Plan are all applicable laws found in the Code of Federal Regulations, Title 24 which pertains to HUD programs. In addition, HUD's Community Planning and Development Office has developed a monitoring guide that it uses to monitor grantees. The City will also use this as a standard for monitoring the implementation of the program. Other applicable regulations and policies such as those from the Department of Labor and U.S. Office of Management and Budget, and Office of Fair Housing and Equal Opportunity, Department of Environmental Protection Agency will also be used as the standard for any monitoring tools and procedures developed for housing and community development programs.

### **Procurement**

The City will follow the City's procurement procedures for the use of contractors needed to carry out programs. Any firms used to carry out services will have the appropriate licensing and insurances to complete the activities which they are charged with undertaking.

### **Technical Assistance**

To ensure activities are carried out in compliance with Federal regulations, when technical assistance or training is appropriate, technical assistance will be provided.

### **Timeliness**

The timely expenditure of funding on eligible programs is an important element of the Consolidated Plan. Projects and activities will be monitored to ensure they begin and are implemented in a timely manner.

### **Plan Procedures**

- The City staff and CDBG consultant will monitor the city's level of service to ensure that statutory and regulatory requirements are being met and that the information submitted to HUD's Integrated Disbursement and Information System (IDIS) is correct and complete. Monitoring will take place at the following intervals:
- Quarterly;
- Annually (beginning and end of the year) and;
- As needed by HUD.

On an annual basis, City staff will review each program to determine if they are being completed in a timely manner, as well as whether they will aid in meeting the City's Annual Action Plan goals.

- At the end of each program year, City staff will assist the CDBG consultant will develop a CAPER detailing Annual Action Plan, goals, objective, and accomplishments.
- Staff will provide Federal Cash Transactions reports on a quarterly basis as required by HUD.

- The city will require citizen participation in the planning and amendment process of the Consolidated Plan and Annual Action Plans as required by HUD, 24 CFR 91.40 or 45.
- Review request for payment or reimbursement to assure that proper documentation is provided and that expenditures are for eligible activities under applicable rules and regulations and authorized under the sub-recipient agreement.
- Assure compliance with other program requirements, such as labor standards and fair housing laws, through in-depth monitoring and program review.

**Sub-Recipient Monitoring**

- The Finance Department is responsible for oversight of all designated sub-recipients of CDBG funds and will perform the following tasks:
- Distinguish between sub-recipients, contractors, and other entities;
- Execute written agreements containing all required elements before providing funds to subrecipients;
- Review sub-recipients periodically in order to determine that program requirements are being met; and
- Take effective corrective and remedial actions toward sub-recipients who do not comply.

## Expected Resources

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

#### Introduction

Annually, the city of Homestead allocates its federal, state and local funds based on need and the ability of the project or activity to address the stated needs of the community and the neighborhood. The funding recommendations confer higher priorities to activities that were outlined in each year's Action Plan and the Overall Activities and Goals of the Consolidated Plan. The priorities are based on the unmet needs in the community as well as consultation with the community. Priority is given to activities that are located in eligible block groups with high poverty, overcrowding, and low to moderate income populations.

#### Anticipated Resources

**Table 64 - Expected Resources – Priority Table**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Public Services Public Improvements Section 108 Payment Admin and Planning	\$845,265			\$845,265	\$4,226,325	CDBG allocation is used to carry out priority need projects including public services, public improvement and general planning/program administration within the City.

**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 will research opportunities to apply for additional funding to leverage with CDBG funds. The City has also partnered with the CRA when providing funding to properties in the CRA. The City is not a recipient of state funds or federal entitlement funds.

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

There is no publicly owned land or property in the City to address the needs of the plan besides City-

owned facilities.

## **Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

**Table 65 – Annual Goals Summary**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Increase Access to Public Services	2023	2024	Non-Housing Community Development	Citywide	Living Environment	CDBG: \$126,789	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1080 Persons Assisted
3	Expand/Improve Public Infrastructure & Facilities	2023	2024	Non-Housing Community Development			CDBG: \$549,423	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1320 Persons Assisted
4	Planning and Administration	2023	2024	Planning and Administration	Citywide	Planning and Administration	CDBG: \$169,053	Other

#### Goal Descriptions

**Table 66- Annual Goal Descriptions**

2	<b>Goal Name</b>	Increase Access to Public Services
	<b>Goal Description</b>	The goal is to provide public services to low-income youth in the City. This activity is eligible under 570.201(e) and will benefit low and moderate-income persons as qualified under 570.208(a)(2) Limited Clientele Activities.
3	<b>Goal Name</b>	Expand/Improve Public Infrastructure & Facilities
	<b>Goal Description</b>	The goal is to facilitate the upgrades of public improvement and infrastructure. The projects will be completed in the CDBG Target Areas.
4	<b>Goal Name</b>	Planning and Administration
	<b>Goal Description</b>	Provide administrative services for the planning, implementation, and management of the CDBG grant program

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The City identified the following projects for FY 2023-2024 Annual Action Plan Projects

**Table 67- Projects**

#	Project Name	Amount
1	Seminole Theater Waterproofing	\$179,423
2	Section 108 Payment- Principal and Interest	\$370,000
3	STEM Program	\$101,789
4	Swimming Program	\$25,000
5	Planning Administration	\$169,053
	<b>Total</b>	<b>\$845,265</b>

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

The main focus for the City’s CDBG program is to improve the quality of life of the City’s low to moderate-income residents through public improvements and public service as well as maintain and provide decent affordable housing.

# AP-38 Project Summary

## Project Summary Information

Table 68- Project Summary

1	<b>Project Name</b>	Seminole Theater Waterproofing Improvements
	<b>Target Area</b>	111.01 BG 4
	<b>Goals Supported</b>	Enhance public infrastructure throughout the City's low- to moderate-income neighborhoods
	<b>Needs Addressed</b>	Public Facilities and Improvement
	<b>Funding</b>	\$179,423
	<b>Description</b>	The infrastructure improvement consists of waterproofing the existing theater to prevent further damage and continue the daily operation of the Theater. The theater will be utilized by the residents of the community. The activity is eligible as an Infrastructure Improvement project under 570.202(a)(3) and will benefit low- and moderate-income persons as qualified under 570.208(a)(1) Area Benefit Activities.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,320 low-to moderate income residents
	<b>Planned Activities</b>	Infrastructure Improvements
2	<b>Project Name</b>	Section 108 Payment
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	Enhance public infrastructure throughout the City's low- to moderate-income neighborhoods
	<b>Needs Addressed</b>	Public Facilities and Improvement
	<b>Funding</b>	\$370,000
	<b>Description</b>	City's annual payment (principal and interest) of the Section 108 loan for the Cybrarium
	<b>Target Date</b>	9/30/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Section 108 Payment
<b>3</b>	<b>Project Name</b>	Swimming Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase Access to Public Services
	<b>Needs Addressed</b>	Public Service -Youth
	<b>Funding</b>	\$25,000
	<b>Description</b>	The City will offer free swimming classes to low-to-moderate income children in the City. The Classes will teach children between the ages of 6 months to 12 years how to swim. The goal is to provide public services to low-income youth in the City. This activity is eligible under 570.201(e), and will benefit low and moderate-income persons as qualified under 570.208(a)(2) Limited Clientele Activities.
	<b>Target Date</b>	09/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	100 kids
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Public Service- Youth Swimming program
<b>4</b>	<b>Project Name</b>	STEM Program
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase Access to Public Services
	<b>Needs Addressed</b>	Public Service -Youth
	<b>Funding</b>	\$101,789
	<b>Description</b>	The program will provide Science, Technology, Engineering, and Math (STEM) services to K-8 Students residing within the City of Homestead city limits

	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1080 low-to moderate-income youth residents
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Public Service- Youth STEM program
5	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	N/A
	<b>Needs Addressed</b>	N/A
	<b>Funding</b>	\$169,053
	<b>Description</b>	Administrative duties relative to the overall grant program and fair housing activities.
	<b>Target Date</b>	9/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Planning and Administrative Services

## **AP-50 Geographic Distribution – 91.220(f)**

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

The City’s CDBG target area includes areas where 51% or more of the residents are low- to moderate-income. The public improvement projects, which include playground improvements must be completed in the City’s low-to moderate- income areas. The low-income area map shows the areas in the City with low- to moderate-income concentration of 51.0 percent and above.

### **Geographic Distribution**

The FY 2023-2024 Annual Action Plan has one public improvement project. The project is located in census tract 111.01 block group 4, the project is 21.0% of the total allocation.

**Table 69 - Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
111.01 BG 4	21.0%

### **Rationale for the priorities for allocating investments geographically**

N/A

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

The City of Homestead has previously allocated funds to provide basic rehabilitation activities. No housing rehabilitation funds are allocated in FY 2023-2024 AAP. Items eligible for repair in the City’s program are all minimum housing quality standards deficiencies to include lead-based paint abatement, plumbing, electrical, structural, roof repair, storm mitigation, and other necessary improvements.

**Table 70 - One Year Goals for Affordable Housing by Support Requirement**

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

**Table 71 - One Year Goals for Affordable Housing by Support Type**

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

### Discussion

The City did not allocate funds to housing rehabilitation or home buyer program for FY 2023-2024 CDBG funds.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Public Housing (PH) in our area is operated and managed by another jurisdiction, specifically the Public Housing and Community Development (PHCD) Department of Miami-Dade County. Data indicates that this is the ninth largest public housing authority in the U.S. In its most recent PHA Five-Year and Annual Plan (FY), PHCD indicated that it has 9,189 public housing units in the entire County. Upon further analysis, data indicates that 6,800 of these units are located within City limits at 65 different sites.

There are no public housing facilities operating in the City that are owned by the City. The Homestead Housing Authority (HHA) operates one facility in the City.

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

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

The City will continue to support the HHA and coordinate with the agency.

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

The City of Homestead does not administer public housing. This is a function undertaken by the Public Housing and Community Development (PHCD) Department of Miami-Dade County. The City supports local non-profit organizations that provide services to public housing residents to become more involved in management and financial literacy.

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

The City of Homestead does not administer public housing. The Homestead Housing Authority is not designated as troubled.

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

### **Introduction**

Homelessness in Miami-Dade County is addressed through the Homeless Trust, which receives funding to address homelessness Countywide. The City supports the efforts of the Homeless Trust however the City does not provide funding to the Homeless Trust.

The City provides CDBG public facilities funding to New Hope CORPS and Sunrise Center, nonprofit organizations with facilities located in the City of Homestead. Both organizations assist in the prevention of homelessness, its residents maybe homeless or special needs.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

The Start off Smart, Inc (SOS) is a 501(c) 3 organization that was initiated by the Homestead Police Department to integrate law enforcement with social services. SOS provides services to victims of homelessness, elderly, domestic violence, child abuse, human trafficking and sexual assault.

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

The City refers homeless calls and questions to the Homeless Trust.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City continues to support organizations that provide support to emergency and transitional housing in the City. The City has provided funding over the years to New Hope Corps, Sunrise Group, Miami Bridge for improvements to the facilities.

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

The City will continue to support the Homeless Trust in reducing the amount of time that individuals and families (chronically homeless, families with children, veterans and their families, and unaccompanied youth) experience homelessness. The Miami-Dade Homeless Continuum of Care implements a Housing First model that works to connect people as quickly as possible to permanent housing and the care and support they need to stabilize and improve their quality of life. The primary goals are to help people obtain permanent housing as quickly as possible, increase their self-sufficiency,

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving**

**assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

This is addressed through the Homeless Trust.

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

### **Introduction:**

There are numerous barriers to affordable housing in Homestead, which includes the housing cost, lending requirements, down payments, and the high cost of commuting.

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

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

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

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

### **Actions planned to address obstacles to meeting underserved needs**

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

### **Actions planned to foster and maintain affordable housing**

The City through its Community Redevelopment Agency (CRA) provides home rehabilitation services and First Time Homebuyer assistance to low to moderate income residents. The CRA is also working with a non-profit developer to construct new single-family homes in the CRA area for low to moderate-income households. The City is working to reestablish its CDBG home rehabilitation program in the near future.

### **Actions planned to reduce lead-based paint hazards**

For FY 2023-2024 there are no funds allocated to Housing Rehabilitation. When properties are rehabilitated using CDBG funds, any housing constructed prior to 1978. The property must be tested for lead-based paint prior to commencement of construction. If lead-based paint is found, the lead-based paint will be removed or encapsulated, depending on the circumstances.

### **Actions planned to reduce the number of poverty-level families**

The City will continue to foster and maintain affordable housing currently through the CRA Home Rehabilitation and First Time Homebuyer Assistance Programs. The City will also provide support or otherwise to private efforts to reinvest into the existing housing stock as such opportunities arise.

### **Actions planned to develop institutional structure**

The City's Finance Department is responsible for the Planning and Administration of the CDBG program which includes the Consolidated Plan, Annual Action Plan, Consolidated Annual Performance Report (CAPER) and all other reports associated with the CDBG program. The City will continue to foster relationships with non-profits in the City to seek insight to the needs of the community.

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

The City of Homestead is actively engaged in promoting fair housing for City of Homestead residents. The City promotes fair housing quarterly to affirmatively fair housing objectives of Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, as amended, and other relevant federal, state, and local fair housing laws. The city is committed to prohibiting discrimination in housing based on a person's race, color, religion, ancestry, national origin, sex, pregnancy, age, disability, marital status, familial status, gender identity, gender expression, sexual orientation, or source of income.

The City continually coordinates with housing and social service agencies to enhance coordination. At this point, most major providers of social services in the City have received some level of CDBG assistance. City staff is in frequent communication with all of the agencies. Further, the City is relatively compact, and

it is common for the City to visit agencies and observe first hand.  
**Discussion:**

## Program Specific Requirements

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

#### Introduction:

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

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

##### Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income.	100%





**PUBLIC NOTICE**  
**CITY OF HOMESTEAD**  
**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**  
**PROPOSED 2022-2023 FISCAL YEAR ANNUAL ACTION PLAN (10/1/22**  
**to 9/30/23)**

*This is a revision to the City of Homestead public notice issued on June 17, 2022. The City's Committee of Whole (COW) meeting has been changed to July 20, 2022.*

The City of Homestead is an entitlement recipient of federal funds and receives an annual allocation from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) program. In FY 2022-2023, the City anticipates receiving \$785,662. The purpose of these funds is to provide decent housing, a suitable living environment and better economic opportunities for the low- to moderate-income residents within the City of Homestead.

The Annual Action Plan identifies the proposed projects for CDBG for FY 2022-2023 and shows the linkage between projects and the specific objectives developed to address the priority needs identified in the Consolidated Plan.

The City of Homestead is soliciting public input for the preparation for the annual action plan. All interested agencies, organizations and persons are invited to submit input on the Annual Action Plan to please contact Carla Zavala, Finance Department at [czavala@cityofhomestead.com](mailto:czavala@cityofhomestead.com) or 100 Civic Court, Homestead, FL 33030

**Ernestine Jackson Seymore Park- Improvement** **\$298,530**

The park improvement consists of removing the existing old play system, installing a play system and fitness equipment to the park. This equipment will be utilized by the residents of the community.

**STEM Program** **\$100,000**

The program provides Science, Technology, Engineering, and Math (STEM) services to K-8 Students residing within the City of Homestead city limits.

**Section 108 Loan Payment** **\$230,000**

Annual payment for the Section 108 Loan the City received for the construction of the Cybrarium.

**Program Administration** **\$157,132**

The cost associated with administering the CDBG program, such as preparation of the various plans, required reports and fair housing activities.

**Public Comment**

Citizens are encouraged to review the FY 2022-2023 Draft Annual Action Plan and provide written comment.

The plan is available for public review beginning Monday, June 20, 2022, between the hours of 9:00 a.m. and 5:00 p.m., Monday – Friday at the City of Homestead, Finance Department located in City Hall at 100 Civic Court, Homestead, FL 33030. The Plan is also available on the City's website at:

<https://www.cityofhomestead.com/189/Community-Development-Block-Grant-CDBG>

Prior to the adoption, the City Council at the Committee of Whole (COW) meeting on July 20, 2022 at 5:30 p.m. will hold a Public Hearing on the proposed FY 2022-2023 Annual Action Plan. The meeting will be held in the Council Chambers at City Hall, located at 100 Civic Court, Homestead, FL 33030. Interested parties are encouraged to attend. For additional information regarding the proposed activities, please contact the Finance Department at 305-224-4549.

The Action Plan will be adopted at the Council meeting on Wednesday, July 27, 2022, at 6:00 p.m. The meeting will be held in the Council Chambers at City Hall.

In accordance with the American with Disabilities Act of 1990, all persons who are

**Section 108 Loan**  
Annual payment for the Section 108 Loan the City received for the construction of the Cybrarium.

**Program Administration**

**\$157,132**

The cost associated with administering the CDBG program, such as preparation of the various plans, required reports and fair housing activities.

**Public Comment**

Citizens are encouraged to review the FY 2022-2023 Draft Annual Action Plan and provide written comment.

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CITY OF HOMESTEAD  
100 CIVIC COURT  
HOMESTEAD, FL 33030

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

Personally appeared before me the undersigned authority, Dale Machesic, who being duly sworn deposes and says that he is the Publisher of the South Dade News Leader, a newspaper of general circulation, published in Homestead, Miami Dade County, Florida for more than one year immediately preceding the first publication of said Legal Notice or Advertisement and was during all such time. Attached is a true copy of said Legal Notice or Advertisement of which was published in the

**SOUTH DADE NEWS LEADER**

On the following days:

JULY 8, 2022

Signed



Sworn to and subscribed before me this

8 Day of July 2022 A.D.

Notary Public, State of Florida at Large



My commission expires

July 23, 2026



Monica Franceschi  
Comm.: HH 278869  
Expires: June 23, 2026  
Notary Public - State of Florida

CITY OF HOMESTEAD  
CARLA ZAVALA  
100 CIVIC COURT  
HOMESTEAD, FL 33030



**PUBLIC NOTICE  
CITY OF HOMESTEAD  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM  
PROPOSED 2023-2027 CONSOLIDATED PLAN AND FY 2023-2024  
ANNUAL ACTION PLAN (10/1/23 to 9/30/24)**

The City of Homestead is an entitlement recipient of federal funds and receives an annual allocation from the Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) program. In Fiscal (FY) 2023-2024, the City anticipates receiving an allocation of \$845,265. The purpose of the funds address community development and housing needs for the low-to moderate-income residents of Homestead.

The Consolidated Plan is the result of analyzing data and input from many sources. The 2023-2027 Consolidated Plan being developed through collaborative efforts and input from City staff, local and community-based non-profits and residents. These efforts include a needs assessment survey and community meetings. The meetings were held to determine priorities, and activities to be undertaken and identified in the Consolidated Plan and each year's Action Plan.

The Annual Action Plan identifies the proposed projects for CDBG for FY 2023-2024 and shows the linkage between projects and the specific objectives developed to address the priority needs identified in the Consolidated Plan.

The City of Homestead is soliciting public input for the preparation for the five-year Consolidated Plan and the Annual Action Plan. All interested agencies, organizations and persons are invited to submit input on the Consolidated Plan Annual Action Plan to the Finance Department at [czavala@cityofhomestead.com](mailto:czavala@cityofhomestead.com) or 100 Civic Court, Homestead 33030.

**Section 108 Loan** **\$370,000**  
City's annual payment (principal and interest) of the Section 108 loan for the Cybrarium.

**STEM** **\$101,789**  
The program will provide Science, Technology, Engineering, and Math (STEM) services to K-8 Students residing within the City of Homestead city limits.

**Swimming Program** **\$25,000**  
The City will offer free swimming classes to low-to-moderate income children in the City. The classes will teach children between the ages of 6 months to 12 years how to swim.

**Seminole Theater Waterproofing** **\$179,423**  
The Seminole Theater is a local performing arts center in the City. The theater provides a creative hub of theater, music, dance and education and makes it accessible to the diverse community of Homestead. Water has permeated the building and affects the daily operation of the Theater. Funds will be used to waterproof the theater to prevent further damage and to continue the daily operations of the Theater.

**Program Administration** **\$169,053**  
The cost associated with administering the CDBG program, preparation of the various plans, required reports and housing activities.

**Public Comment**  
Citizens are encouraged to review the Draft FY 2023-2027 Draft Consolidated Plan and FY 2023-2024 Annual Action Plan and provide written comments. The 30-day public comment period commences Friday, May 12, 2023 and ends Monday, June 12, 2023 between the hours of 9:00 a.m. and 5:00 p.m., Monday - Friday, at the City of Homestead Finance Department, 100 Civic Court, Homestead, FL 33030, and the City's website: <https://www.cityofhomestead.com/189/Community-Development-Block-Grant-CDBG>

Prior to the adoption, the City Council at the Committee of Whole (COW) meeting on June 13, 2023 at 5:30 p.m. will hold a Public Hearing on the proposed 2023-2027 Consolidated Plan and FY 2023-2024 Annual Action Plan. The meeting will be held in the Council Chambers at City Hall, located at 100 Civic Court, Homestead, FL 33030. Interested parties are encouraged to attend. For additional information regarding the proposed activities, please contact the Finance Department at 305-224-4549 or [czavala@cityofhomestead.com](mailto:czavala@cityofhomestead.com).

The Action Plan will be adopted at the Council meeting on Wednesday, June 21, 2023, at 6:00 p.m. The meeting will be held in the Council Chambers at City Hall.

In accordance with the Americans with Disabilities Act and Florida Statutes 286.26, persons with disabilities need

priorities, and activities to be implemented.

The Annual Action Plan identifies the proposed projects for CDBG for FY 2023-2024 and shows the linkage between projects and the specific objectives developed to address the priority needs identified in the Consolidated Plan.

The City of Homestead is soliciting public input for the preparation for the five-year Consolidated Plan and the Annual Action Plan. All interested agencies, organizations and persons are invited to submit input on the Consolidated Plan / Annual Action Plan to the Finance Department at [czavala@cityofhomestead.com](mailto:czavala@cityofhomestead.com) or 100 Civic Court, Homestead 33030.

#### **Section 108 Loan**

**\$370,000**

City's annual payment (principal and interest) of the Section 108 loan for the Cybrarium.

#### **STEM**

**\$101,789**

The program will provide Science, Technology, Engineering, and Math (STEM) services to K-8 Students residing within the City of Homestead city limits.

#### **Swimming Program**

**\$25,000**

The City will offer free swimming classes to low-to-moderate income children in the City. The classes will teach children between the ages of 6 months to 12 years how to swim.

#### **Seminole Theater Waterproofing**

**\$179,423**

The Seminole Theater is a local performing arts center in the City. The theater provides a creative hub of theater, music, dance and education and makes it accessible to the diverse community of Homestead. Water has permeated the building and affects the daily operation of the Theater. Funds will be used to waterproof the theater to prevent further damage and to continue the daily operations of the Theater.

#### **Program Administration**

**\$169,053**

The cost associated with administering the CDBG program, preparation of the various plans, required reports and housing activities.

#### **Public Comment**

Citizens are encouraged to review the Draft FY 2023-2027 Draft Consolidated Plan and FY 2023-2024 Annual Action Plan and provide written comments. The 30-day public comment period commences Friday, May 12, 2023 and ends Monday, June 12, 2023 between the hours of 9:00 a.m. and 5:00 p.m., Monday - Friday, at the City Of Homestead Finance Department, 100 Civic Court, Homestead, FL 33030, and the City's website: <https://www.cityofhomestead.com/189/Community-Development-Block-Grant-CDBG>

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The Action Plan will be adopted at the Council meeting on Wednesday, June 21, 2023, at 6:00 p.m. The meeting will be held in the Council Chambers at City Hall.

In accordance with the Americans with Disabilities Act and Florida Statutes 286.26, persons with disabilities requesting special accommodations to participate in this hearing should contact the Office of the City Clerk at least 48-hours prior to the hearing at (305) 224-4442 for assistance. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-877-8339



CITY OF HOMESTEAD  
100 CIVIC COURT  
HOMESTEAD, FL 33030

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

Personally appeared before me the undersigned authority, Dale Machesic, who being duly sworn deposes and says that he is the Publisher of the South Dade News Leader, a newspaper of general circulation, published in Homestead, Miami-Dade County, Florida for more than one year immediately preceding the first publication of said Legal Notice or Advertisement and was during all such time. Attached is a true copy of said Legal Notice or Advertisement of which was published in the

**SOUTH DADE NEWS LEADER**

On the following days:

MAY 12, 2023

Signed



Sworn to and subscribed before me this

12 Day of May 2023 A.D.

Notary Public State of Florida at Large



My commission expires

June 23, 2026



Morica Franzoschi  
Comm: HH 275669  
Expires: June 23, 2026  
Notary Public - State of Florida

CITY OF HOMESTEAD  
CARLA ZAVALA  
100 CIVIC COURT  
HOMESTEAD, FL 33030



### Community Development Block Grant FY 2022-2023 Annual Action Plan Predevelopment Meeting

The City of Homestead is an entitlement recipient of federal funds from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Program and receives an annual allocation of funds. For 2022-2023, the City proposed allocation is approximately \$769,583 which is the same as the City 2021-2022 allocation. The purpose of these funds is to provide decent housing, a suitable living environment and better economic opportunities for the low- to moderate-income residents within the City of Homestead.

In order to receive these funds, HUD requires the City to develop and submit a Consolidated Plan every five years and an Annual Action Plan each year. The annual action plan identifies the proposed projects for federal funding for the program year and shows a linkage between projects and the specific objectives developed to address the priorities needs identified in the Consolidated Plan.

The City of Homestead Finance Department is soliciting public input for the preparation for the Annual Action plan on Tuesday, May 31 at 6:00 p.m. at the William F. Dickinson Community Center located at 1801 N. Krome Avenue, Homestead, FL 33030.

For additional information on this meeting, please contact Carla Zavala, Finance Department at 305-224-4549 or [czavala@cityofhomestead.com](mailto:czavala@cityofhomestead.com).



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23, 2022

CITY OF HOMESTEAD  
CARLA ZAVALA  
100 CIVIC COURT  
HOMESTEAD, FL 33030



Monica Franceschi  
Comm. #HH 279689  
Expires June 23, 2026  
Notary Public - State of Florida

CITY OF HOMESTEAD  
100 CIVIC COURT  
HOMESTEAD, FL 33030

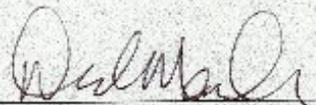
STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

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**SOUTH DADE NEWS LEADER**

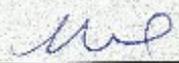
On the following days:

MAY 20, 2022

Signed 

Sworn to and subscribed before me this 20 Day of May 2022 A.D.

Notary Public State of Florida at Large



My commission expires June 23, 2026



Monica Franchesi  
Comm.: HH 279639  
Expires: June 23, 2026  
Notary Public - State of Florida

CITY OF HOMESTEAD  
CARLA ZAVALA  
100 CIVIC COURT  
HOMESTEAD, FL 33030



## **Community Development Block Grant FY 2023-2027 Consolidated Plan and FY 2023-2024 Annual Action Plan Pre-Development Meetings**

The City of Homestead is an entitlement recipient of federal funds from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Program and receives an annual allocation of funds. This year the City is developing its five year Consolidated Plan for FY 2023-2027 along with the FY 2023-2024 Annual Action Plan. The City's proposed allocation is approximately \$769,583 (same as its FY 2022-2023 allocation.)

The City of Homestead Finance Department is facilitating two pre-development meetings to solicit public input for the preparation of the Consolidated Plan and Annual Action Plan at the following locations and dates:

**Phichol Williams Community Center**  
951 SW 4th St, Homestead, FL 33030  
Date: Tuesday, February 21, 2023  
Time: 5:30 p.m. – 6:30 p.m.

**William F. Dickinson Community Center**  
1601 N Krome Avenue, Homestead FL 33030  
Date: Thursday, March 9, 2023  
Time: 5:30 p.m. – 6:30 p.m.

The purpose of these funds is to provide decent housing, a suitable living environment and better economic opportunities for the low- to moderate-income residents within the City of Homestead. In order to receive these funds, HUD requires the City to develop and submit a Consolidated Plan every five years and an Annual Action Plan each year. The Annual Action Plan identifies the proposed projects for federal funding for the program year and shows a linkage between projects and the specific objectives developed to address the priorities identified in the Consolidated Plan.

For additional information on this meeting, please contact Carla Zavala, Finance Department at 305-224-4549 or [czavala@cityofhomestead.com](mailto:czavala@cityofhomestead.com).



CITY OF HOMESTEAD  
CARLA ZAVALA  
100 CIVIC COURT  
HOMESTEAD, FL 33030



Comm. HH 279689  
Expires: June 23, 2026  
Notary Public - State of Florida

CITY OF HOMESTEAD  
100 CIVIC COURT  
HOMESTEAD, FL 33030

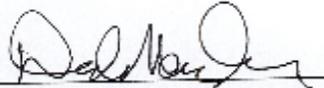
STATL OF FLORIDA  
COUNTY OF MIAMI-DADE

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**SOUTH DADE NEWS LEADER**

On the following days:

FEBRUARY 10, 2023

Signed 

Sworn to and subscribed before me this  
10 Day of February 2023 A.D.

Notary Public State of Florida at Large



My commission expires June 23, 2026



Monica Franceschi  
Comm: HH279569  
Expires: June 23, 2026  
Notary Public - State of Florida

CITY OF HOMESTEAD  
CARLA ZAVALA  
100 CIVIC COURT  
HOMESTEAD, FL 33030



**Community Development Block Grant FY 2023-2027  
Consolidated Plan and FY 2023-2024 Annual Action Plan  
2nd Pre-development Meeting**

The City of Homestead is an entitlement recipient of federal funds from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Program and receives an annual allocation of funds. This year the City is developing its five year Consolidated Plan for FY 2023-2027 along with the FY 2023-2024 Annual Action Plan. The City proposed allocation is approximately \$769,583 (same as its FY 2022-2023 allocation.)

The City of Homestead Finance Department is facilitating a second pre-development meeting to solicit public input for the preparation of the Consolidated Plan and Annual Action Plan at the following location and date:

**William F. Dickinson Community Center  
1601 N Krome Avenue, Homestead FL 33030  
Date: Thursday, March 9, 2023  
Time: 5:30 p.m. – 6:30 p.m.**

The purpose of these funds is to provide decent housing, a suitable living environment and better economic opportunities for the low- to moderate-income residents within the City of Homestead. In order to receive these funds, HUD requires the City to develop and submit a Consolidated Plan every five years and an Annual Action Plan each year. The Annual Action Plan identifies the proposed projects for federal funding for the program year and shows a linkage between projects and the specific objectives developed to address the priorities needs identified in the Consolidated Plan.

For additional information on this meeting, please contact Carla Zavala, Finance Department at 305-224-4549 or [czavala@cityofhomestead.com](mailto:czavala@cityofhomestead.com).



NOTARY PUBLIC

undersigned  
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paper of general  
Miami-Dade  
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of said Legal  
was published

*[Handwritten signature]*

this  
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3P

*23, 2023*

CITY OF HOMESTEAD  
CARLA ZAVALA  
100 CIVIC COURT  
HOMESTEAD, FL 33030

CITY OF HOMESTEAD  
100 CIVIC COURT  
HOMESTEAD, FL 33030

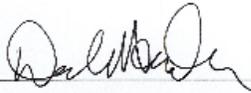
STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

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**SOUTH DADE NEWS LEADER**

On the following days:

FEBRUARY 24, 2023

Signed 

Sworn to and subscribed before me this  
24 Day of Feb 2023 A.D.

Notary Public State of Florida at Large



My commission expires June 23, 2026



Monica Franceschi  
Comm : HI 279869  
Expires: June 23, 2026  
Notary Public - State of Florida

CITY OF HOMESTEAD  
CARLA ZAVALA  
100 CIVIC COURT  
HOMESTEAD, FL 33030



Grantee SF-424's and Certification(s)

OMB Number: 4945-0034  
 Expiration Date: 11/30/2025

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: 08/26/22	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entry Identifier: 0004	5b. Federal Award Identifier: B-21-BG-12-0050	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Homestead		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 83-800339	* c. UFI: BFK003309657	
d. Address:		
* Street: 100 Civic Court Street2:	<input type="text"/> <input type="text"/>	
* City: Homestead	<input type="text"/>	
County/Parish: Miami-Dade	<input type="text"/>	
* State: FL, Florida	<input type="text"/>	
* Province:	<input type="text"/>	
* Country: USA: UNITED STATES	<input type="text"/>	
* Zip / Postal Code: 33030	<input type="text"/>	
e. Organizational Unit:		
Department Name: Finance Department	Division Name: <input type="text"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Mr.	* First Name: Carlos	<input type="text"/>
Middle Name:	<input type="text"/>	
* Last Name: Gomez	<input type="text"/>	
Suffix:	<input type="text"/>	
Title: Director of Finance		
Organizational Affiliation: City of Homestead		
* Telephone Number: 305-221-4510	Fax Number: <input type="text"/>	
* Email: <a href="mailto:cgomez@cityofhomestead.gov">cgomez@cityofhomestead.gov</a>		

Application for Federal Assistance SP-424	
<b>* 9. Type of Applicant 1: Select Applicant Type:</b> <input type="text" value="City or Ownership Government"/>	
<b>Type of Applicant 2: Select Applicant Type</b> <input type="text"/>	
<b>Type of Applicant 3: Select Applicant Type</b> <input type="text"/>	
<b>* Other (specify):</b> <input type="text"/>	
<b>* 10. Name of Federal Agency:</b> <input type="text" value="Department of Housing and Urban Development"/>	
<b>11. Catalog of Federal Domestic Assistance Number:</b> <input type="text" value="14.219"/>	
<b>CFDA Title:</b> <input type="text" value="Community Development Block Grant (CDBG)"/>	
<b>* 12. Funding Opportunity Number:</b> <input type="text" value="B-12-12-0055 CDBG"/>	
<b>* Title:</b> <input type="text" value="Community Development Block Grant (CDBG)"/>	
<b>13. Competition Identification Number:</b> <input type="text"/>	
<b>Title:</b> <input type="text"/>	
<b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b> <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
<b>* 15. Descriptive Title of Applicant's Project:</b> <input type="text" value="2023-CDBG-Projects:Public Improvements/Infrastructure, Public Service and Planning Administration"/>	
<b>Attach supporting documents as specified in agency instructions.</b> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant:  \* b. Program/Project:

Attach an additional list of Program/Project Congressional Districts if needed

**17. Proposed Project:**

\* a. Start Date:  \* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="845,265.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value=""/>
* g. TOTAL	<input type="text" value="845,265.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes" provide explanation and attach:

**21. "By signing this application, I certify (1) to the statements contained in the list of certifications" and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances" and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

" I AGREE

\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:  Surname:

Middle Name:

\* Last Name:  Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:  \* Date Signed:

### ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0345-0040), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award, and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 300, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Offense and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.) as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the applicant.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provides for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (10 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11735; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11588; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 175(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523), and; (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470); EO 11593 (identification and protection of historic properties); and the Archeological and Historic Preservation Act of 1974 (16 U.S.C. §§466a-1 et seq.).
14. Will comply with P.L. 93-346 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 105(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect; (2) Procuring a commercial sex act during the period of time that the award is in effect; or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Mayor
APPLICANT ORGANIZATION City of Homestead	DATE SUBMITTED 1/31/23

Standard Form 424B (Rev. 7-97) Back

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4340-0009  
 Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (3348-0042), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

- |   |   |
|---|---|
| <ol style="list-style-type: none"> <li>1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.</li> <li>2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance, and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.</li> <li>3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.</li> <li>4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.</li> <li>5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the construction work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.</li> <li>6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.</li> <li>7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or persons' gain.</li> </ol> | <ol style="list-style-type: none"> <li>8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4720-4735) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).</li> <li>9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§1801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.</li> <li>10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1581-1583, and 1585-1685), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255) as amended relating to non-discrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-618), as amended, relating to non-discrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§200 dd-3 and 200 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.) as amended, relating to non-discrimination in the sale, rental or financing of housing; (i) any other non-discrimination provision in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other non-discrimination statute(s) which may apply to the application.</li> </ol> |
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 Prescribed by OMB Circular A-102

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| <p>11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.</p> <p>12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1506 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.</p> <p>13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.</p> <p>14. Will comply with flood insurance purchase requirements of Section 102(s) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.</p> <p>15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11985; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of</p> | <p>Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).</p> <p>16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.</p> <p>17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1956, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§465a-1 et seq.).</p> <p>18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."</p> <p>19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.</p> <p>20. Will comply with the requirements of Section 108(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect; (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.</p> |
|---|--|

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Mayor
APPLICANT ORGANIZATION City of Homestead	DATE SUBMITTED 

SF-424D (Rev. 7-97) Desk

**CERTIFICATIONS**

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

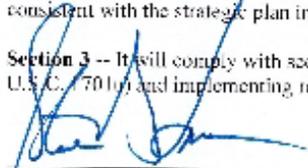
**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 7010) and implementing regulations at 24 CFR Part 75.

  
\_\_\_\_\_  
Signature of Authorized Official

6/30/23  
Date

Mayer  
\_\_\_\_\_  
Title



### **Specific Community Development Block Grant Certifications**

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2023/2024 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

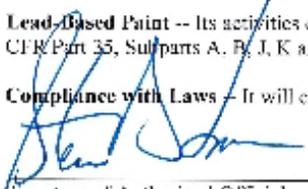
**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

**Compliance with Laws** -- It will comply with applicable laws.

  
\_\_\_\_\_  
Signature of Authorized Official

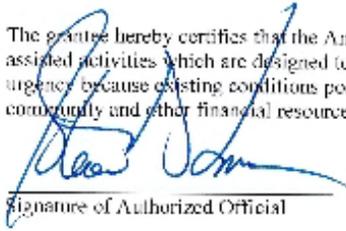
6/30/23  
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Date

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Mayor  
Title

**OPTIONAL Community Development Block Grant Certification**

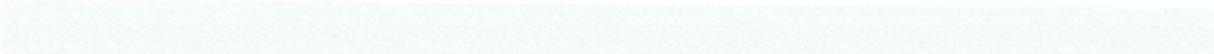
Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

  
Signature of Authorized Official

6/30/23  
Date

Mayor \_\_\_\_\_  
Title



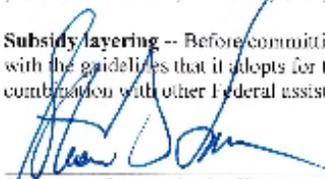
**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

**Subsidy Layering** -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

  
Signature of Authorized Official

6/30/23  
Date

Mayor  
\_\_\_\_\_

Title \_\_\_\_\_



## **Emergency Solutions Grants Certifications**

The Emergency Solutions Grants Program recipient certifies that:

**Major rehabilitation/conversion/renovation** – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the recipient will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the recipient serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The recipient will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal, State, local, and private assistance available for these individuals.

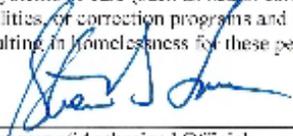
**Matching Funds** – The recipient will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the recipient will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program; in providing services assisted under the ESG program; and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

**Discharge Policy** – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

  
\_\_\_\_\_  
Signature of Authorized Official

6/30/23  
\_\_\_\_\_  
Date

Mayor  
\_\_\_\_\_  
Title



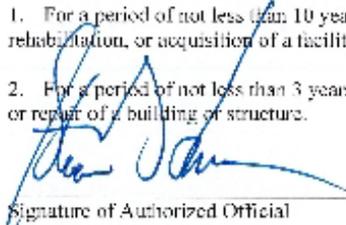
**Housing Opportunities for Persons With AIDS Certifications**

The HOPWA grantee certifies that:

**Activities** -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

**Building** -- Any building or structure assisted under that program shall be operated for the purpose specified in the consolidated plan:

1. For a period of not less than 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility,
2. For a period of not less than 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

  
Signature of Authorized Official

6/30/23  
Date

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Mayor

Title

**APPENDIX TO CERTIFICATIONS**

**INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

**Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

**CITY OF HOMESTEAD, FLORIDA**

**RESOLUTION NO. R2023-06-80**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, ADOPTING AND AUTHORIZING THE SUBMISSION OF THE COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG") FIVE YEAR CONSOLIDATED PLAN FOR FISCAL YEARS 2023-2024 THROUGH 2027-2028 AND ANNUAL ACTION PLAN FOR FISCAL YEAR 2023-2024 TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR APPROVAL; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Homestead receives entitlement Community Development Block Grant ("CDBG") funding directly from the U.S. Department of Housing and Urban Development ("HUD"); and

**WHEREAS**, to receive CDBG funds, every five years the City must assess local housing and community development needs, resources, toward building viable neighborhoods and improvements to benefit low-to-moderate income residents; and

**WHEREAS**, the City is required to prepare an Annual Action Plan (AAP) in order to receive CDBG funds; and

**WHEREAS**, in accordance with HUD guidelines, the City has prepared an AAP for FY 2023-2024 to benefit the citizens of Homestead; and

**WHEREAS**, HUD has awarded the City \$845,265 in CDBG grant funding for the FY 2023-2024 (the "CDBG Grant Funds"); and

**WHEREAS**, the City Council desires to approve the Consolidated Plan and AAP as recommended by staff.

**WHEREAS**, City Staff has established a budget for the expenditure of the CDBG Grant Funds (the "CDBG Budget"); and

**WHEREAS**, the City Council desires to adopt and authorize the submission of the Fiscal Year 2023-2024 CDBG Annual Action Plan and establish a budget for the expenditure of the CDBG Grant Funds.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, FLORIDA, AS FOLLOWS:**

**Section 1. Recitals Adopted.** That each of the above stated recitals is hereby adopted and confirmed.

**Section 2. Consolidated Plan And Annual Action Plan Adopted.** That the Consolidated Plan and Annual Action Plan, in substantially the form attached hereto as Exhibit "A", are hereby adopted and the City Manager, or designee, is hereby directed to submit the Consolidated Plan and Annual Action Plan to HUD for its approval.

**Section 3. Budget Adopted.** That the CDBG Budget in the amount of \$845,265 for the expenditure of the CDBG Grant Funds for the 2023-2024 program year, is hereby adopted.

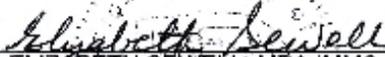
**Section 4. Implementation.** That the City Manager is hereby authorized to execute and submit all necessary documentation to HUD and to take any and all additional action necessary to implement the Consolidated Plan and Annual Action Plan and the purposes of this Resolution.

**Section 5. Effective Date.** That this Resolution shall take effect immediately upon adoption.

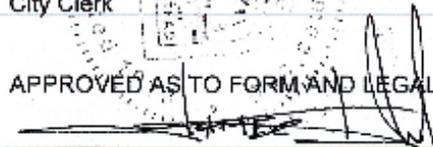
PASSED AND ADOPTED THIS 21<sup>st</sup> day of June, 2023.

  
STEVEN D. LOSNER,  
Mayor

ATTEST:

  
ELIZABETH SEWELL, MPA, MMC, FCRM  
City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

  
WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.  
City Attorney

Moved by:  
Seconded by:  
Council Vote:

Vice Mayor Julio Guzman  
Councilwoman Erica G. Ávila  
7-0

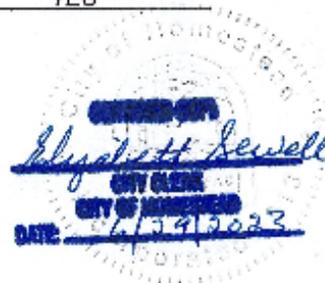
**FINAL VOTE AT ADOPTION**

Mayor Steven D. Losner  
Vice Mayor Julio Guzman  
Councilwoman Erica G. Ávila  
Councilwoman Jenifer N. Bailey  
Councilwoman Patricia D. Fairclough-Staggers  
Councilman Sean L. Fletcher  
Councilman Larry Roth

\_\_\_\_\_  
YES  
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YES  
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YES  
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YES  
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YES  
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YES  
\_\_\_\_\_  
YES

R2023-06-80

3

  
Elizabeth Sewell  
CITY CLERK  
CITY OF HOMESTEAD  
DATE: 6/29/2023

**EXHIBIT A**

**FY 2023/2024 CDBG Projects**

<b>Project</b>	<b>Amount</b>
Section 108 Debt Service	\$ 370,000
STEM Program	\$ 101,789
Swimming Program	\$ 25,000
Seminole Theater Waterproofing	\$ 179,423
Planning and Administration	\$ 169,053
Total Allocation	\$ 845,265

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> 2020 Census Data
	<b>List the name of the organization or individual who originated the data set.</b> US Census provides data on the population, housing, income, economy etc.
	<b>Provide a brief summary of the data set.</b> US Census provides data on the population, housing, income, economy etc.
	<b>What was the purpose for developing this data set?</b>  To retrieve the accurate data to complete the consolidate plan.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> 2020
	<b>Briefly describe the methodology for the data collection.</b> surveys
	<b>Describe the total population from which the sample was taken.</b> Total population for the city of Homestead for base year 2020 is 80,737
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> N/A
	<b>Data Source Name</b> 2015-2019 ACS Data
<b>List the name of the organization or individual who originated the data set.</b> American Community Survey	
<b>Provide a brief summary of the data set.</b> Data set is an analysis of the Housing Stock, Public Housing and Homeless count for the city of Homestead.	
<b>What was the purpose for developing this data set?</b> To retrieve the accurate date to complete the consolidate plan.	

	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Data is concentrated to the City of Homestead</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>5-year ACS estimates</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
<b>3</b>	<p><b>Data Source Name</b></p> <p>PIC (PIH Information Center)</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Homestead Housing Authority Miami Dade Public Housing Authority</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Data set is an analysis of the Housing Stock, Public Housing and Homeless count for the city of Homestead.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>To retrieve the accurate date to complete the consolidate plan.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Data is concentrated in one geographic area the city of Homestead.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>May 2023</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Date compose of complete set along with in progress and planned data set</p>
<b>4</b>	<p><b>Data Source Name</b></p> <p>2017-2021 ACS</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>American Community Survey and Shimberg Center for Housing and Studies- University of Florida</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Data set pull from Shimberg ACS 2017-2021 from Comprehensive Plan and Affordability</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>To retrieve the accurate data to complete the consolidate plan.</p>

	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>May 2023</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Total calculation count of the overall Housing Needs and stock, Public Housing, and Homeless Needs</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Total population for the city of Homestead for base year 2020 is 80,737</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>N/A</p>
5	<p><b>Data Source Name</b></p> <p>2020 Census 2016-2021 ACS</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Census CHAS</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Data set is an analysis of the housing stock for the city of Homestead.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>To retrieve the accurate data to complete the consolidate plan.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>May 2023</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Total calculation count of the overall Housing Needs and stock, Public Housing, and Homeless Needs</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Total population for the city of Homestead for base year 2020 is 80,737</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p>
6	<p><b>Data Source Name</b></p> <p>2016-2019 ACS (Workers)Longitudinal Employer</p>

	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Censue ACS</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Data set is an analysis of the Housing Stock, Public Housing and Homeless count for the city of Homestead.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>To retrieve the accurate data to complete the consolidate plan.</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>May 2023</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Total calculation count of the overall Housing Needs and stock, Public Housing, and Homeless Needs</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>Total population for the city of Homestead for base year 2020 is 80,737</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p>
7	<p><b>Data Source Name</b></p> <p>2016-2020 ACS</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>American Community Survey</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Data Sets is includes housing, economic, income and poverty information</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>To reitrieve information on the City to complete the consolidated plan</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>its a 5-year estimate</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>Surveys</p>

	<p><b>Describe the total population from which the sample was taken.</b></p> <p>n/A</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>n/a</p>
<b>8</b>	<p><b>Data Source Name</b></p> <p>HUD FMR and HOME Rents</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>HUD</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>The data was provided by HUD</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>N/A</p>
	<p><b>Provide the year (and optionally month, or month and day) for when the data was collected.</b></p> <p>N/A</p>
	<p><b>Briefly describe the methodology for the data collection.</b></p> <p>N/A</p>
	<p><b>Describe the total population from which the sample was taken.</b></p> <p>N/A</p>
	<p><b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b></p> <p>N/A</p>

