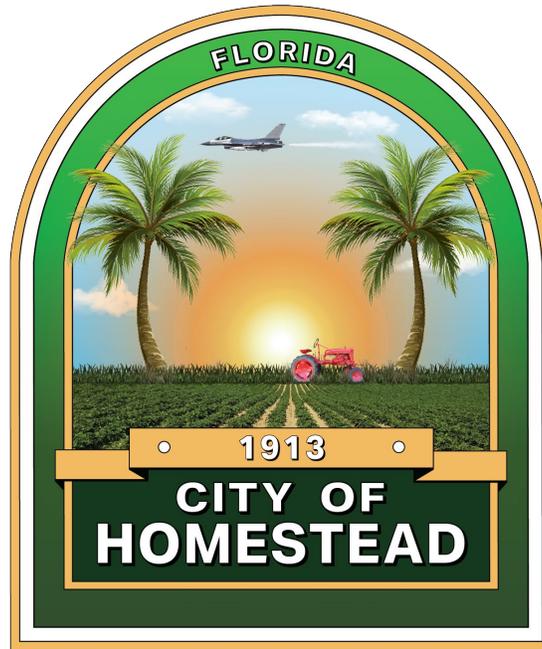


CITY OF HOMESTEAD



CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER) FY 2024-2025

Submitted to:
Department of Housing and Urban Development
Miami Field Office

December 2025

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Executive Summary

The City of Homestead is an entitlement city receiving an annual allocation of Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) funds each year from the U.S. Department of Housing and Urban Development (HUD). These funds help the City address the affordable housing and community development objectives outlined by HUD, which include benefiting very low to moderate- income persons, aid in the prevention or elimination of slums or blight, and urgent need. The Consolidated Annual Performance and Evaluation Report (CAPER) is designed to report on the progress of activities identified in the Annual Action Plan (AAP). The CAPER provides an overview of the City's efforts and accomplishments in addressing its identified community development needs and priorities during FY 2024-2025. This is the second year completed of the 2023-2027 Consolidated Plan.

The three plans (Consolidated Plan, Annual Action Plan and CAPER) correlate with the jurisdiction's overall goals for the community based on identified needs. The CAPER also addresses other public and private resources available to carry out identified activities and projects in the program year. Throughout the CAPER, expended amounts refer to actual costs the City has been reimbursed and is reflected in the Integrated Disbursement Information System (IDIS).

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

The City of Homestead has prepared the FY 2024-2025 CAPER as required by HUD which describes the use of CDBG funds during the second program year of the 2024-2025 Consolidated Plan period, covering October 1, 2024, to September 30, 2025.

The information provided in this CAPER gives a review of the activities and accomplishments in FY 2024-2025.

STEM Education

The City of Homestead utilizes (CDBG) funds to provide Science, Technology, Engineering, and Math (STEM) educational experiences for students in grades K-8 residing within City of Homestead City limits. Dibia DREAM and Villa Preparatory Academy was selected to deliver educational public services to the students of Homestead.

Results-83

Expenditure- \$73,027.13

Section 108 Principal Payment/ Cybrarium

The City made repayment to its section 108 loan. The loan funds were used for the construction of the Homestead Cybrarium.

Expenditure: \$267,677.25 (\$193,000-principal, \$74,677.25- interest)

Harris Field Park- Baseball Field Restroom Improvement

CDBG funding was used to renovate the baseball restrooms at Harris Field Park.

Expenditure- \$116,475

Seminole Theater Waterproofing Improvements

The project included installing a waterproofing system at the Seminole Theater at the foundation and base of the west and east exterior walls of the building. The project also included installing storm drains connected to the City of Homestead system.

Expenditure- \$163,419

Below is the CDBG City's allocation from 2015-2016 to 2024-2025

Fiscal Year	Allocation
2015-2016	\$ 770,035
2016-2017	\$ 773,035
2017-2018	\$ 778,090
2018-2019	\$ 830,823
2019-2020	\$ 807,257
2020-2021	\$ 824,017
2021-2022	\$ 769,583
2022-2023	\$ 785,662
2023-2024	\$ 845,265
2024-2025	\$ 917,424

Exhibit A provides a list of activities and funding amount for CDBG projects over the last ten years (2015 to 2024). The amounts represent the actual amounts budgeted and reported under each entitlement year pursuant to approved amendments. Therefore, they do not necessarily reflect the amounts approved per the action plans.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Infrastructure	Non-Housing Community Development	CDBG: \$900,029	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	5085	3,680	72.4%	1320	1320	100%
Public Services	Non-Housing Community Development	CDBG: \$101,789	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2,000	169	64.4%	400	83	21%
Public Services	Non-Housing Community Development	\$25,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	0	0	100	0	0
Affordable Housing	Housing	\$291,549	Improving Housing Opportunity	Households Assisted	25	0	0	5	0	0

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City's priorities and objectives were identified during the development of the Consolidated Plan through a citizen participation process as well as ongoing needs identified by the City. The City utilized federal HUD funds to address the following priorities: 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, Improve housing opportunities for the LMI population, economic development opportunities and planning and administration. For HOME, 100% of funds are allocated to affordable housing activities.

The City is working to expend funds allocated to Infrastructure activities/projects identified in FY 2024-2025 and previous years Action Plan. EJS Park Improvement activity was awarded to a contractor during the FY 2024-2025 however due to manufacturing of the materials, the City anticipates the activity will begin in late fall/early winter. City staff are working to get the remaining activities started.

The City received its first HOME allocation in FY 2024-2025, staff are working with a consultant to write program guidelines, policies and procedures, establish eligible programs under HOME. The City anticipates launching the HOME program activities in FY 2025-2026.

CR-10 - Racial and Ethnic composition of families assisted.

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	29
Black or African American	25
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Other	29
Total	83
Hispanic	59
Not Hispanic	24

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Table 2 provides an aggregate of race and ethnicity data for households assisted through the STEM program. The accomplishment data from all CDBG activities are reported in HUD’s Integrated Disbursement and Information System (IDIS).

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	Public - Federal	\$2,034,526.06	\$652,566.30
CDBG-CV	Public-Federal	\$27,833.18	\$0
HOME	Public-Federal	\$388,732.07	\$0

Table 3 - Resources Made Available

Narrative

Total CDBG resources available in FY 2024-2025 was:

- \$917,424 (new CDBG allocation FY 2024-2025)
- \$1,117,102.06 unexpended CDBG funds from prior years
- The City expended \$652,566.30 of CDBG funds in FY 2024-2025

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	12.0%	11.3%	STEM Education Public Service
Citywide	40.3%	26.9%	Section 108 Loan
113.00 BG 3	21.2%	19.3%	Seminole Theater Waterproofing
Citywide	3.0%	3.0%*	Swimming Program
Citywide	20.0%	15.0%	Planning and Administration
111.01 BG 3	8.2%	8.2%*	Harris Field Park Improvement
111.01 BG 4	17.7%	17.7%*	JD Redd Park Improvement

*project funds not expended

Table 4 – Identify the geographic distribution and location of investments.

Narrative

The geographic distribution identified above are projects identified in the FY 2024-2025 Annual Action Plan and funds expended during FY 2024-2025 from previous years plan.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City of Homestead leverages its CDBG funds with other grant funds or general funds when suitable. Local housing funds from the Homestead Community Redevelopment Agency (HCRA) were available to match HOME funds expenditure.

The HCRA currently owns vacant land that can be potentially used for workforce housing however the use of the parcels has not been determined.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

No housing rehabilitation funds were allocated in FY 2024-2025 AAP. The City allocated HOME funds to housing rehabilitation, the funds were reallocated to Purchase Assistance during the year.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	5	0
Total	5	0

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City of Homestead through its HOME program, will provide Purchase Assistance to eligible participants. The City's program will begin in FY 2025-2026.

Discuss how these outcomes will impact future annual action plans.

The City of Homestead in FY 2024-2025 became a participating jurisdiction receiving HOME funds. In July 2025 the City became a recipient of State Housing Initiative Partnership (SHIP) funds through Florida

Housing Finance Corporation. The City through the SHIP and HOME programs will assist low to moderate income residents in preserving affordable housing in the City. The City will continue to prioritize parks, neighborhood improvement initiatives and public service programs to enhance the quality of life the low to moderate-income communities in the City with CDBG funds. The City’s project team will evaluate the needs of the City and identify projects that meet the City’s CDBG and HOME priorities.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	48	0
Low-income	34	0
Moderate-income		0
Total	82	0

Table 7 – Number of Households Served

Narrative Information

For the households assisted with CDBG funds, 48 households were extremely low- income (0-30% AMI), 35 households were low-income (31-50% AMI). The data provided is from the STEM program participants.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

The City of Homestead addresses homelessness through a collaborative approach that combines direct outreach by the Police department with strong partnerships with local service providers and ongoing collaboration with the Homeless Trust. While progress has been achieved, continued efforts are necessary to effectively respond to the challenges of reducing homelessness in the City.

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

The City of Homestead coordinates with the Miami-Dade County Homeless Trust to ensure individuals experiencing homelessness, particularly those who are unsheltered, are appropriately referred for assessment and support services. When City staff or law enforcement encounter individuals in need of assistance, they connect them to the Homeless Trust's Coordinated Entry (CE) System, which conducts outreach, assessment, and placement into suitable shelter or housing programs. The City's role focuses on engagement, information-sharing, and referrals to ensure that unsheltered individuals receive access to available housing, case management, and wraparound resources offered through the County's Continuum of Care.

Addressing the emergency shelter 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 and other organizations for improvements to the facilities.

New Hope: Provide transitional housing and substance abuse treatment, helping residents stabilize and prepare for permanent housing.

Miami Bridge: Serving as an emergency shelter for youth, Miami Bridge offer a safe haven for children and teenagers in crisis, including those who are homeless.

Sunrise Group: Offers residential care, day program, employment services and therapeutic support. The services are tailored to meet the unique needs of each individual supporting people with disabilities.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing,

health, social services, employment, education, or youth needs.

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.

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 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.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing.

The City of Homestead does not have a public housing agency or public housing operating within its jurisdictional boundaries. The Homestead Housing Authority (HHA) is in unincorporated Miami-Dade County as are most of their physical facilities. The City cooperates with the HHA, 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.

Some of the HHA strategic initiatives considered are:

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

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

The HHA encourages public housing residents to participate in policy, procedure and program implementation and development through its Resident Advisory Board. The HHA conducts a monthly Management/Resident meeting to encourage participation by its residents.

Actions taken to provide assistance to troubled PHAs.

Not applicable

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

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. Barriers to affordable housing include the cost of housing and the increased cost of construction supplies.

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

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

One of the major obstacles the City of Homestead faces in meeting its housing and community development goals and objectives is funding and market conditions. In trying to mitigate the impacts of the global economic inflation, increase construction and material cost, and increased housing cost. The City assesses its programs frequently to improve specific strategies to address the needs of the community.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City currently does not administer a Residential Rehabilitation program through CDBG or HOME. Whenever the City decides to administer a program, the following steps will be done to reduce lead-based paint hazards. The City will perform paint testing on the painted surfaces to be disturbed or replaced during rehabilitation activities or presume that all these painted surfaces are coated with lead-based paint for properties built prior to 1978. For residential properties receiving an average of up to and including \$5,000.00 per unit the City shall:

Perform paint testing on the painted surfaces to be disturbed or replaced during rehabilitation activities or presume that all these painted surfaces are coated with lead-based paint. If testing indicates that the surfaces are not coated with lead-based paint, safe work practices and clearance shall not be required. In addition, the City will follow all additional requirements as listed in 24 CFR 35.930 (b).

For residential properties receiving an average of more than \$5,000.00 and up to and including \$25,000.00 per unit, the City shall meet the following requirements:

Requirements of 24 CFR 35.930(c), which include but are not limited to risk assessments and interim controls.

For residential properties receiving an average of more than \$25,000.00 per unit, the City shall follow Regulations as set forth in 24 CFR 35.930 (d), which include abatement.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City of Homestead, through its Community Development and Human Services (CDHS) Division within the City Manager’s Office, implements multiple initiatives to reduce the number of poverty-level families by addressing financial hardship and promoting self-sufficiency. The Division administers the Homestead C.A.R.E.S. Utility Assistance Program, which provides income-eligible households with relief to maintain essential services, and the Emergency Home Rehabilitation Program, which assists low- to moderate-income homeowners in addressing critical health and safety repairs to preserve housing stability. CDHS also coordinates the annual Health & Wellness Fair to promote preventive care and connect residents to health screenings, nutrition, and wellness services. In addition, the Division refers residents to local and countywide agencies offering supportive services such as workforce development, housing counseling, and food assistance.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Homestead has competitively procured professional services for planning, administration, and implementation of its Community Development Block Grant (CDBG) program, Neighborhood Stabilization Program (NSP) and related programs.

The consultant had the primary responsibility of overseeing the implementation of the strategies defined in the 2024-2025 Action Plan. The consultant is responsible for maintaining and improving the institutional structure necessary to carry out the City’s Consolidated Plan.

As part of the planning process, a list of the area’s private industries (businesses), non-profit organizations and public institutions were identified as resources that may be available to assist with conducting the strategies indicated in the Consolidated Plan. The different entities were utilized, as necessary for various housing, community and economic development strategies and other priority needs.

The City is also working with a HOME consultant to write program guidelines, policies and procedures, establish eligible programs under HOME. The City anticipates launching the HOME program activities in FY 2025-2026.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

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

assistance. City staff are in frequent communication with all of these agencies.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City continues to ensure that its own regulations do not act as a barrier to affordable housing. The City is drafting a RFP to procure services to update its Analysis of Impediment. As reported in previous years, the City of Homestead is a partner with HUD in the enforcement of The Fair Housing Act (Section 800, 42 U.S.C. 3601), which states that it is illegal to discriminate in the provision of housing based on race, religion, handicap, or familial status. The law applies to Housing rentals and purchases, whether publicly or privately owned.

There were no recorded Fair Housing complaints within the City limits of Homestead in FY 2024- 2025 that the City is aware of. However, this does not necessarily mean violations did not occur, and as a recipient of CDBG funding, the City must affirmatively further fair housing.

The City has undertaken several activities to promote awareness of Fair Housing choice.

- Fair Housing was discussed at each meeting in which housing and community development needs were discussed, including two public meetings in Spring.
- The Fair Housing logo is displayed on all City advertisements related to CDBG.
- The City publishes fair housing public service announcement in the local paper South Dade News Leader once a quarter.
- The City Council presented a proclamation to HOPE Inc., declaring April 2024 as Fair Housing month.

CR-40 - Monitoring 91.220 and 91.230

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

HUD's Community Planning and Development Office developed a monitoring guide that it uses to monitor grantees. The City, also uses 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, Office of Fair Housing and Equal Opportunity, and 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.

The City of Homestead, through City staff and its contract grant administrator (consultant), monitors all federally funded activities to ensure program compliance. The City and its consultant initiate monitoring plans for new programs, as they are developed to meet the specific requirements of those programs.

The City anticipates taking advantage of additional funding resources made available to address housing and community development needs. The timely expenditure of funding on eligible programs is an essential element of the Consolidated Plan. Projects and activities are monitored to ensure they begin and are implemented in a timely manner. If delayed the City's project team meets and puts an action plan in place.

On an annual basis, City staff and consultant review each program to determine if 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, the CAPER is developed detailing AAP, goals, objective, and accomplishments.
- Staff provides Federal Cash Transactions reports on a quarterly basis as required by HUD.
- The City requires 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 Sub-recipient request for payment or reimbursement to assure proper documentation is provided and expenditures are for eligible activities.
- Assures compliance with other program requirements, such as labor standards and fair housing laws, through in-depth monitoring and program review.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

In accordance with the City's adopted Citizen Participation Plan, a public notice was published in Miami Today on October 30, 2025, notifying the public of the availability of the Consolidated Annual Performance and Evaluation Report for a 15-day public review and comment period. The City will continue to make efforts to ensure minorities and non-English speaking persons and persons with disabilities are provided reasonable notice to comment on the CAPER.

The draft CAPER was available at the following locations:

City Hall Community Development & Human Services Division, City Manager's Office located at 100 Civic Court, Homestead, FL 33030 and on the City's website www.cityofhomestead.com/189/Community-Development-Block-Grant-CDBG

Add CAPER comments/questions when received.

In addition to the CAPER, citizens are provided an opportunity to provide input into the City's programs. Meetings are held several times every year to generate discussions related to community development needs, impediments to Fair Housing, the allocation of CDBG resources, the performance of the CDBG program, and other topics.

- November 19, 2025: Public notification of Council Meeting

Notification of the meeting is posted on the City's website and advertised in **Miami Today**.

The City of Homestead follows the citizen participation guidelines outlined in the Citizen's Participation Plan as adopted for the most recent Consolidated Plan.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City will continue to address the priority needs outlined in the Consolidated Plan through the approved activities. No changes in program objectives were made or are anticipated.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

EXHIBIT A

Fiscal Year	Allocation
2015-2016	\$ 770,035
2016-2017	\$ 773,035
2017-2018	\$ 778,090
2018-2019	\$ 830,823
2019-2020	\$ 807,257
2020-2021	\$ 824,017
2021-2022	\$ 769,583
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