

City of Homestead

FY 2015-2016 CDBG Annual Action Plan



Executive Summary

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

1. Introduction

Each year, the City develops an Action Plan to program its allocation of Community Development Block Grant (CDBG) funds. For the last two years, the City has utilized the Action Plan format outlined by HUD to streamline data entry into the Integrated Disbursement and Information System (IDIS). The 2016 Action Plan outlines projects designed to implements the strategies outlined in the Five-Year Consolidated Plan. The strategies are as follows:

Strategy 1: Improve the Quality of life for Homestead's most vulnerable populations.

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

Strategy 3: Disaster Mitigation (This strategy is not utilized in the 2016 Action Plan.)

Strategy 4: Enhance and improve the housing of the low and moderate income persons and families within the City.

The following is a summary of projects proposed for the FY 2016 Action Plan.

FY 2016 City of Homestead CDBG Projects

Project	Amount	Type	Scope
Miami Bridge Facility	\$60,000	Public Facility	Fire Alarm System/Laundry Rm./ Plumbing
New Hope Corp	\$48,926	Public Facility	Kitchen/Dining Area Renovation & Roof Repairs
YMCA Facility	\$175,000	Public Facility	Locker Room Renovation
Miami Bridge	\$30,000	Public Service	Youth Enrichment Program
Start Off Smart (SOS)	\$10,355	Public Service	Educational Community Outreach
YMCA	\$26,957	Public Service	Youth in Government Program
Fair Housing	\$5,000	Public Service	Outreach to community on Fair Housing
Roby George Park	\$173,000	Public Facility	New Playground with artificial turf
4th Street Landscaping	\$30,149	Public Facility	Flagler to SW 6 Ave
Housing	\$71,829	Housing	Housing Rehabilitation
Administration	\$157,804	NA	20% of allocation
TOTAL	\$789,020		CDBG FY 2016 Allocation

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

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

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

This is Homestead's eighth year as an entitlement community. In that time, the City has pursued numerous types of projects ranging from large public facilities and infrastructure projects to small public services grants. Over that time, the City has learned the importance of tracking the progress of every project to ensure that the City meets its timeliness obligations. In addition, the City has started to more aggressively pursue public services funding within the 15 percent cap. Also, the City continues to fund housing rehabilitation as an activity to provide direct housing assistance to low income homeowners. The City has worked to clear older projects that are not moving forward in a timely manner and intends to monitor future projects to endure timely implementation.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizen Participation Process

The City of Homestead strives to maintain an open dialogue with citizens in regards to the CDBG program. The City held a number of meetings and workshops with residents to develop priorities for 2016. The following is a summary of the public participation process to date:

April 17, 2015: The first public meeting was advertised and direct notice was sent to every non-profit and interested party in the City's database.

April 17, 2015: The Housing Rehabilitation Grant Application period is advertised.

May 4, 2015: The first public meeting and grant application workshop was held at 2 pm at the William Dickinson Community Center to discuss housing and community development needs, Fair Housing, and the CDBG Application Process.

May 4, 2015: The Housing Rehabilitation Grant Workshop was held at Phichol Williams Community Center at 6 pm.

June 19, 2014: Public Comment period begins for the 2016 Action Plan.

July 7, 2015: Action Plan is considered at the COW meeting and public hearing/meeting.

July 15, 2014: Action Plan is considered by City Council and public comment period ends.

July 24, 2015: Public comment period expires.

August 1 to 15, 2015: Action Plan is submitted to HUD.

Copies of all advertisements and public comments are included with the final submission of the Action Plan.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

There are no comments from the public.

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

There are no comments from the public

7. Summary

In summary, the City has developed this Action Plan in accordance with local and Federal policies and procedures. The Action Plan will advance the four primary strategies on the Consolidated Plan, which are to: Improve the Quality of life for Homestead's most vulnerable populations; Enhance public infrastructure through the City's low-to-moderate-income neighborhoods; Disaster Mitigation (as needed); and, Enhance and improve the housing of the low and moderate income persons and families within the City. The City followed a robust public information and public participation scheduled and to date has received no negative comments from Council or the public.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

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

Agency Role	Name	Department/Agency
Lead Agency	CITY OF HOMESTEAD	Finance Department
CDBG Administrator	CITY OF HOMESTEAD	Finance Department
HOPWA Administrator	NA	
HOME Administrator	NA	
HOPWA-C Administrator	NA	

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Evelin Simpson, City of Homestead, Finance Department

715 NE 1st Road, Homestead, FL 33030

esimpson@cityofhomestead.com

Phone: 305-224-4547

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

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

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

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

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

1. The Homestead Housing Authority (HHA) is an agency located in the unincorporated County that provides Section 8 and housing facilities for low income individuals in the southern portion of Miami-Dade County. The agency works, for the most part, outside of the City of Homestead. They are currently in the process of remodeling and constructing their housing stock. The City fully supports these efforts and informed the HHA of local meetings and grant opportunities. However, since most HHA properties are not actually located within the City, it is difficult to provide direct funding from CDBG or related resources. The City supports the mission of HHA and provides assistance when possible.

A number of agencies that receive CDBG assistance in the community are involved with mental health care, such as Miami Bridge. The City works with these agencies to determine their needs and, if possible, provide them with funding.

The City of Homestead works with the Homeless Trust as the local agency responsible for primary Continuum of Care activities. The Homeless Trust operates an extensive homeless shelter and transitional housing facilities at a campus adjacent to the Homestead Air Base, which is called the Homeless Assistance Center (HAC) II located at 28500 SW 125th Avenue in unincorporated South County. It is one of two facilities in Miami-Dade County that is a one stop shop for homeless services. This agency was made aware of the Action Plan process and the City is prepared to offer whatever assistance it can to promote the mission of HAC II. The City has come to understand through working with various agencies over the years that, while homelessness is an ongoing issue in every community, the southern half of Miami-Dade County is will served by the HAC II campus. Also, the agencies occupying the HAC II campus work in close cooperation with Homestead-based agencies.

The City continues to fund Miami Bridge, which serves as a runaway shelter and housing for children, with physical improvements and also programmatic support. The City also continues to fund programs through

Start Off Smart (SOS), which provides support for domestic violence victims, and New Hope Corps, which houses substance abuse clients.

The City does not receive ESG funds.

2. The City of Homestead maintains a database of agencies and non-profit organization and consults with them at every stage of the Action Plan development process. The list includes agencies such as the HHA, YMCA, Sunrise Community, New Hope CORPS, local churches, Le Jardin Day Care, SOS, en Familia, Homestead Soup Kitchen, faith-based groups and City staff as well as scores of other groups.

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Table 2 – Agencies, groups, organizations who participated

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

NA

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Miami-Dade Consolidated Plan	Miami-Dade County	Goals are aligned with City priorities.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City coordinates with Miami-Dade County to ensure that all activities are in alignment with City priorities.

AP-12 Participation – 91.105, 91.200(c)

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

The City of Homestead strives to maintain an open dialogue with citizens in regards to the CDBG program. The City held a number of meetings and workshops with residents to develop priorities for 2015. The following is a summary of the public participation process to date:

The City held several meetings with non-profits and interested parties in the development of the Action Plan, as follows:

April 17, 2015: The first public meeting was advertised and direct notice was sent to every non-profit and interested party in the City's database.

April 17, 2015: The Housing Rehabilitation Grant Application period is advertised.

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June 19, 2014: Public Comment period begins for the 2016 Action Plan.

July 7, 2015: Action Plan is considered at the COW meeting and public hearing/meeting.

July 15, 2014: Action Plan is considered by City Council and public comment period ends.

July 24, 2015: Public comment period expires.

In addition, City staff worked directly with nonprofits organizations one-on-one to answer questions about eligibility and the application format.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Meeting	Minorities Non-targeted/broad community Residents of Public and Assisted Housing Non-Profits	About 30 people attended the first Public Meeting	The City did not receive any comments	N/A	
2	Public Meeting	Minorities Non-targeted/broad community Residents of Public and Assisted Housing Non-Profits	About 10 people attended the meeting.	The City did not receive any comments	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

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

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Admin and Planning Housing Public Improvements Public Services	789,020	0	0	789,020	1,578,040	

Table 5 - Expected Resources – Priority Table

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

There are no other funds expected in the City of Homestead for these types of activities.

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

identified in the plan

Discussion

There is no City-owned property available to address the needs of the plan besides City-owned facilities such as Roby George Park.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Quality of Life for LMI Population- Public Facility	2013	2017	Public Facilities	City of Homestead	Public Facilities	CDBG: \$487,075	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
2	Quality of Life for LMI Population- Public Service	2013	2017	Public Service	City of Homestead	Public Services	CDBG: \$72,312	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
3	Enhance Housing	2013	2017	Housing Rehabilitation		Housing	CDBG: \$71,829	Homeowner Housing Rehabilitated: 12 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Quality of Life for LMI Population-Public Facility
	Goal Description	<p>The Public Facility allocation for the FY 2015-2016 Annual Allocation Plan are as follows:</p> <p>Miami Bridge Youth and Family Services, 326 NW 3rd Avenue (Public Facilities: \$30,000) – This project will enhance the existing facility, notably through the installation of fire protection.</p> <p>YMCA/Harris Field Locker Room Renovation, 1034 NE 8th Street (Public Facilities: \$175,000) – The YMCA Harris Field serves a predominately low income clientele and this project will remodel part of the facility that serves as changing rooms for YMCA programs.</p> <p>Roby George Park, 975 SW 4th Street (Public Facilities: \$173,000) – This project will provide bathroom renovations and other improvements to this City-owned park, which serves a high-poverty census tract.</p> <p>4th Street Landscaping (Public Facilities: \$30,149) – This project will provide enhanced streetscaping for the SW 4th Street Corridor, which is in an area of low income residents.</p> <p>New Hope Corps, 1020 North Krome Avenue (Public Facilities: \$48,926) – New Hope Corps is a previous recipient of CDBG funds and is a drug/alcohol rehabilitation center for low income men. This project will provide needed repairs to the kitchen and related facilities.</p>

2	Goal Name	Quality of Life for LMI Population-Public Service
	Goal Description	<p>The Public Service projects for the FY 2015-2016 Annual Action Plan are as follows:</p> <p>Start Off Smart, 4 South Krome Ave. (SOS) (Public Services: \$10,355) – SOS is an organization that works in conjunction with the Homestead Police Department to provide support services for families. The focus of this program is providing counseling and services to assist families impacted by domestic violence. SOS has been funded in the past, but the programs are targeted each year to provide new or expanded services rather than ongoing funding for existing services.</p> <p>Miami Bridge Youth and Family Services, 326 NW 3rd Avenue (Public Services: \$30,000) – Miami Bridge operates a facility in the City of Homestead that shelters runaway and at-risk youths. This program will assist with the assessment, shelter and counseling of the youth clientele.</p> <p>YMCA Harris Field, 1034 NE 8th Street (Public Service: \$26,957) – The YMCA program will provide a program for LMI youth. The program is Youth in Government and will provide an opportunity for young adults to learn about government processes.</p> <p>Fair Housing Activities (Public Services: \$5,000) – the City will utilize \$5,000 to promote Fair Housing awareness in the City of Homestead as in prior years. The funds will be used for Fair Housing promotional materials and educational sessions.</p>
3	Goal Name	Enhance Housing
	Goal Description	<p>Housing Rehabilitation Program (Housing: \$71,829) – This program is designed to assist low to moderate income households with necessary repairs that impact the safety, health and welfare of the residents. Homestead has a history of significant hurricane damage that has impacted the quality of life and the economic base of the community. Items eligible for repair are all minimum housing quality standards deficiencies to include lead-based paint abatement, plumbing, electrical, structural, roof repair, storm mitigation, and other necessary improvements. This program will protect the existing housing stock.</p>

Table 7 – Goal Descriptions

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

The City does not receive HOME funds. The only housing activity funded is for housing rehabilitation from CDBG.

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AP-35 Projects – 91.220(d)

Introduction

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

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs. Projects were allocated according to the priorities of the Consolidated Plan. Applications for assistance were evaluated based on these priorities, national objectives and eligible activities. Only those projects that met these threshold criteria were further reviewed for viability. The primary obstacle to underserved need is a lack of additional funding resources.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

FY 2016 City of Homestead CDBG Projects

Project	Amount	Type	Scope
Miami Bridge Facility	\$60,000	Public Facility	Fire Alarm System/Laundry Rm./ Plumbing
New Hope Corp	\$48,926	Public Facility	Kitchen/Dining Area Renovation & Roof Repairs
YMCA Facility	\$175,000	Public Facility	Locker Room Renovation
Miami Bridge	\$30,000	Public Service	Youth Enrichment Program
Start Off Smart (SOS)	\$10,355	Public Service	Educational Community Outreach
YMCA	\$26,957	Public Service	Youth in Government Program
Fair Housing	\$5,000	Public Service	Outreach to community on Fair Housing
Roby George Park	\$173,000	Public Facility	New Playground with artificial turf
4th Street Landscaping	\$30,149	Public Facility	Flagler to SW 6 Ave
Housing	\$71,829	Housing	Housing Rehabilitation
Administration	\$157,804	NA	20% of allocation
TOTAL	\$789,020		CDBG FY 2016 Allocation

AP-50 Geographic Distribution – 91.220(f)

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

The City of Homestead intends to use CDBG funds to strengthen neighborhoods Citywide. While some parts of the City have greater concentrations of low-income and minority residents, the City has determined that there is a need for CDBG funding throughout the City. A number of neighborhoods have a significant number of problems, as well as other basic infrastructure needs. In addition, City and non-profit facilities that serve LMI (low-moderate income) populations are located throughout the City. The majority of the City of Homestead is contained in low-moderate income census tracts. Most of the projects funded in this action plan serve a low income clientele, such as the YMCA at Harris Field, and so their geographic area is not necessarily an indication of eligibility.

The following projects are location-based or may be perceived as location-based due to the nature of the facilities and activities:

Roby George Park and 4th Street Streetscape Improvements: An area of minority concentration and 83 % low income (Census Tract 011300).

YMCA Harris Field: An area of minority concentration and 81% low income (Census Tract 011001).

The other activities are client-based, and all facilities are located within the City of Homestead.

Geographic Distribution

Target Area	Percentage of Funds
City of Homestead	100 %

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

Funding within the City is based on the following factors:

Public Facilities and Services Funding

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

income clients.

Infrastructure Funding

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

Enhancement of Housing for the Low-Moderate Income Population

- Ascertain the locations of current low-moderate population housing that is in need of updating, modernization to elevate and stabilize the quality of life.
- Define the need and types of current substandard housing projects that are in need of funding.
- Determine the LMI population of the neighborhood.
- The estimated cost of the project and, if it exceeds available CDBG funds, if other funding sources are available.
- The nature of the urgent need and the ability of CDBG funds to address the problem.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

The following are the goals of the Action Plan for Affordable Housing:

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

Table 11 - One Year Goals for Affordable Housing by Support Requirement

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

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

In 2013-2014, the City began directly funding housing rehabilitation for the first time using entitlement CDBG funds. In the Action Plan for 2015-2016, the City continues to allocated funds for housing rehabilitation. The funds are restricted to minor repairs such as roofs and hurricane mitigation. More extensive repairs may be undertaken as well if the house requires it. The program is being matched with funding from the Community Redevelopment Agency (CRA). The program using CDBG funds is available City wide to any eligible homeowner.

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

AP-60 Public Housing – 91.220(h)

Introduction

There are no public housing facilities operating in the City.

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

No actions are anticipated.

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

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

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

The PHA operating near Homestead, HHA, is not troubled.

Discussion

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

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

Introduction

Homelessness in Miami-Dade County is addressed through the Homeless Trust, which receives funding to address this issue county-wide. The City of Homestead supports the efforts of the Homeless Trust, however it offers no direct funding for such efforts other than through those agencies involved in homeless clientele such as Miami Bridge, New Hope Corps, and SOS.

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

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

The City of Homestead supports the efforts of the Homeless Trust but has no dedicated funding for reaching out to the homeless. The City has directed funding to Miami Bridge and New Hope Corps, which provides housing and support for runaway children and children in difficult home situations.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City supports the efforts of the Homeless Trust and the HAC II campus located outside of the City limits. In addition, the City is funding programs and physical plant improvements for Miami Bridge, a youth shelter. The City has funded Miami Bridge projects in the past as well.

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

The City supports the efforts of the Homeless Trust and the HAC II campus located outside of the City limits. In addition, the City is funding programs and physical plant improvements for Miami Bridge, a youth shelter. The City has funded Miami Bridge projects in the past as well.

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

employment, education, or youth needs.

The City supports the efforts of the Homeless Trust and the HAC II campus located outside of the City limits. In addition, the City is continuing to fund programs and physical plant improvements for Miami Bridge, a youth shelter, and New Hope Corps, a drug and alcohol rehabilitation facility. The City is also funding SOS in 2016, an agency that works with victims of domestic violence to provide services so that clients are protected from abuse and are housed.

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

HOPWA

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	NA
Tenant-based rental assistance	NA
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated	NA
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	NA
Total	NA

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

Introduction

There are several barriers to affordable housing in Homestead such as cost and stringent lending requirements and the high cost of commuting. Another barrier is that fact that there is not a housing authority operating within the City of Homestead. The Homestead Housing Authority (HHA) operates in unincorporated Miami-Dade County. HHA has initiated construction of another 56 units. 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)

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 directly barriers to affordable housing and are necessary to create a sustainable and livable community.

Discussion

As mentioned above, cost continues to be the primary factor in affordable housing. Since the real estate crash of 2008, values in the City have steadily improved and the City is looking forward to a continued expansion of housing opportunities. Unfortunately for many borrowers, lending standards have become more stringent so the availability of credit has become an obstacle. It appears as well that costs are on the rise again, in rents as well as single family properties for sale. In addition to cost, there are few resources available in Homestead to bridge the gap for most low income families seeking homeownership or rental assistance.

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

extremely expensive and will limit housing options.

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

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

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

AP-85 Other Actions – 91.220(k)

Introduction

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

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

Any housing constructed prior to 1978 will be tested for lead based paint prior to rehabilitation. If found, the lead-based paint will be removed or encapsulated, depending on the circumstances. So far, two homes in the housing rehabilitation program have been found to have lead, and measures are being taken to address this issue.

Actions planned to reduce the number of poverty-level families

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

Actions planned to develop institutional structure

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

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

The City continually coordinates with housing and social service agencies to enhance coordination. At this point, most major providers of social services in the City have received some level of CDBG assistance. City staff is in frequent communication with all of these agencies. Furthermore, the City is relatively compact, and it is common for City staff to visit agencies and observe operations first hand. Many agencies, such as Miami Bridge, SOS, and the YMCA are located on City property, so interagency coordination is a requirement of daily management.

Discussion

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

Program Specific Requirements

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

Introduction

Program specific requirements are addressed in the following section.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

The City of Homestead uses all CDBG funding for LMI benefit, including administrative costs. There are no 108 loans, urgent need activities, program income, surplus funds, funds returned to the line of credit, or float funding.

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