



## Executive Summary

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

#### 1. Introduction

Each year, the City develops an Action Plan to program its allocation of Community Development Block Grant (CDBG) funds. For the last four years, the City has utilized the Action Plan format outlined by HUD to streamline data entry into the Integrated Disbursement and Information System (IDIS). The 2017-2018 Action Plan outlines projects designed to implement the strategies outlined in the Five-Year Consolidated Plan. The funding for FY 2017-2018 is estimated to be \$778,090 based on last year's allocation. The strategies as outlined in the Consolidated Plan are as follows: Strategy 1: Improve the Quality of life for Homestead's most vulnerable populations. Strategy 2: Enhance public infrastructure throughout the City's low-to-moderate income neighborhoods. Strategy 3: Disaster Mitigation (This strategy is not utilized in the 2017-2018 Action Plan). Strategy 4: Enhance and improve the housing of the low and moderate income persons and families within the City. This year's project focuses on Strategies 1 and 2.

#### 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 develop the new Cybrary in conjunction with Homestead Station, a new multipurpose development located at Krome Avenue and Mowry Drive. The new Cybrary will replace the existing library located on US 1 and Campbell Drive. The library will provide area benefit to the entire City of Homestead, which is over 51 percent low income.

Following is the proposed budget for FY 2017-2018:

| <b>Proposed Projects</b>           | <b>Amount</b>    |
|------------------------------------|------------------|
| Section 108 Repayment (33%)        | \$260,149        |
| Cybrary/Library Construction (52%) | \$401,986        |
| Administration (15%)               | \$115,955        |
| <b>Total</b>                       | <b>\$775,090</b> |

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

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

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

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

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

March 24, 2017: Non-profits and social service agencies are provided notice of CDBG funds and proposed projects.

April 10, 2017: Two public meetings are held at City Hall to discuss the proposed CDBG Action Plan, one at 2 PM and one at 6 PM.

April 19, 2017: Committee of the Whole meets to discuss the Action Plan.

April 26, 2017: City Council meets to discuss the Action Plan, consider public comments, and authorize submission to HUD.

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

In prior years, an allocation of CDBG funding was made available to non-profit agencies in the community. This year, due to the cost of the new Cybrary/Library, all the CDBG funds were allocated to that project. In addition, the CDBG program is not currently budgeted to continue past the current fiscal year, and the City felt it would be difficult to make commitments to non-profit agencies in the absence of an approved level of CDBG funding.

#### **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 population; 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 person and families within the City.

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

**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.

| <b>Agency Role</b>    | <b>Name</b> | <b>Department/Agency</b> |
|-----------------------|-------------|--------------------------|
| Lead Agency           | HOMESTEAD   |                          |
| CDBG Administrator    | 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 100 Civic Court, Homestead, FL 33030

Phone Number: (305) 224-4547

Email: [esimpson@cityofhomestead.com](mailto:esimpson@cityofhomestead.com)

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The City of Homestead is a participant in the Continuum of Care and provides support for homeless services. The City is in contact with the Continuum and approves the annual Action Plan and reviews performance reports.

The City of Homestead maintains and regularly updates 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, Homestead Soup Kitchen, Le Jardin Day Care, SOS, en Familia, Homestead Soup Kitchen, faith-based groups, local churches, and City staff as well as scores of other groups. All agencies receive written notification of the CDBG funding cycle.

**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))**

Each year the City certifies the Continuum of Care as a participating municipality.

**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 certifies the Continuum of Care as a participating municipality.

**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.**

The City of Homestead is a participant in the Continuum of Care and provides support for homeless services. Each year the City certifies the Continuum of Care as a participating municipality.

**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.**

**Table 2 – Agencies, groups, organizations who participated**

|   |  |   |
|---|--|---|
| 1 | <b>Agency/Group/Organization</b>   | Miami Dade Homeless Trust   |
|   | <b>Agency/Group/Organization Type</b>  | Services-Homeless   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Homeless Needs - Families with children   |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | 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 facility at a campus adjacent to the Homestead Air Reserve Base, which is called the Homeless Assistance Center (HAC) II located at 28500 SW 125 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 well served by the HAC II campus. Also, the agencies occupying the HAC II campus work in close cooperation with Homestead-based agencies. |
| 2 | <b>Agency/Group/Organization</b>   | Homestead Housing Authority   |
|   | <b>Agency/Group/Organization Type</b>  | Housing   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Public Housing Needs  |

|   |  |   |
|---|--|---|
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The 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. The City previously awarded \$71,000 for new windows for the South Dade Labor Camp, the only public housing property in Homestead. This marks the first time the HAA has received direct CDBG funding from Homestead. |
| 3 | <b>Agency/Group/Organization</b>   | MIAMI BRIDGE YOUTH AND FAMILY SERVICES, INC.  |
|   | <b>Agency/Group/Organization Type</b>  | Services-Children   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Homelessness Needs - Unaccompanied youth  |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The City has previously awarded Miami Bridge multiple public facilities and public services grants. Miami Bridge serves as a runaway shelter and housing for children with physical improvements and also programmatic support.   |
| 4 | <b>Agency/Group/Organization</b>   | Start Off Smart   |
|   | <b>Agency/Group/Organization Type</b>  | Services-Victims of Domestic Violence   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Homeless Needs - Families with children   |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The City continues to fund programs through Start Off Smart (SOS), which provides support for domestic violence victims.  |

|   |  |  |
|---|--|--|
| 5 | <b>Agency/Group/Organization</b>   | New Hope Corp  |
|   | <b>Agency/Group/Organization Type</b>  | Services-Persons with HIV/AIDS<br>Services-homeless  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Needs Assessment   |
|   | <b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The City has previously funded capital project improvements to the New Hope Corps facility. The facility houses substance abuse clients. |

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

N/A

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

| <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>                         |
|------------------------------|---------------------------|---|
| Continuum of Care            | Miami-Dade Homeless Trust | The City of Homestead is a participant in the Continuum of Care and provides support for homeless services. |
| Miami Dade Consolidated Plan | Miami-Dade County         | Goals are aligned with the 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 following is a summary of the public participation process to date:

March 24, 2017: Non-profits and social service agencies are provided direct notice of CDBG funds and proposed projects. An advertisement is published.

April 10, 2017: Two public meetings are held at City Hall to discuss the proposed CDBG Action Plan, one at 2 PM and one at 6 PM.

April 19, 2017: Committee of the Whole meets to discuss Action Plan.

April 26, 2017: City Council meets to discuss the Action Plan, consider public comments, and authorize submission to HUD.

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

**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   | Non-English Speaking - Specify other language: Spanish<br><br>Non-targeted/broad community | 2                              | 0                            | 0  |                     |
| 2          | Public Meeting   | Non-targeted/broad community   | 3                              | 0                            | 0  |                     |

**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 \$773,035.

#### 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 | Acquisition<br>Admin and Planning<br>Public Improvements<br><br>Section 108 Loan Repayment | 778,090                          | 0                  | 0                        | 778,090   | 0  | The only source of funding for these activities is the CDBG. |

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**

The City will provide leveraged funds with the Section 108 resources to complete the new Homestead Cybrary Library, which is budgeted at approximately \$16 million. The first payment will be about \$260,249 in FY 2016/2017.

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

N/A

**Discussion**

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

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 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 | Ciy of Homestead | Public Facilities | CDBG: \$657,080 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 62,290/34,065 LMI |

Table 6 – Goals Summary

#### Goal Descriptions

|                         |  |
|-------------------------|--|
| <b>Goal Description</b> | <p>The Public Facility allocation for the FY 2017-2018 Annual Allocation Plan are as follows:</p> <p><b>New Homestead Cybrary/Library, (Public Facilities: \$396,931 Construction and \$260,149( Section 108 Repayment)) –</b></p> <p>The City will replace the aging and outdated Homestead Library with a new facility proposed to be located at the southwest corner of Krome Avenue and Mowry Drive.</p> |
|-------------------------|--|

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.

## **AP-35 Projects – 91.220(d)**

### **Introduction**

The City of Homestead intends to use CDBG funds to continue the financing of the new Cybrary/Library, a facility which will benefit the entire population of Homestead. The current population of Homestead is estimated to be 62,290, of which over 63 percent is low to moderate income (population estimates and low income household numbers are based on HUD data derived from U.S. Census data and may vary from current population estimates). The new facility will be located at the southwest corner of Krome Avenue and Mowry Drive and is being developed in conjunction with a multimodal center for parking, as well as retail and entertainment.

The reason the Cybrary/Library is the primary CDBG project for FY 2017-2018 is because of its great importance to the economic well-being of the City and the need to provide world class educational facilities to the City's residents. Homestead's residents, especially those in this area, are over 75 percent low income, and the area suffers from blight. In order to bring opportunity and change to this neighborhood, the City is investing heavily in public improvements, and the Cybrary/Library is a lynchpin in the ongoing redevelopment.

Finally, the existing library is in dire need of renovations and the location is no longer desirable since the closure of the old City Hall. The campus of the old City Hall, which includes the current library and customer service buildings, will most likely be sold in the near future.

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

Allocations for the CDBG program are based on current priorities developed by the City in conjunction

with resident input. The new Cybrary/Library is a top priority for the City and will serve an LMI population.

## Projects

### AP-38 Projects Summary

#### Project Summary Information

Table 8 – Project Summary

| Proposed Projects                  | Amount           |
|------------------------------------|------------------|
| Section 108 Repayment (34%)        | \$260,149        |
| Cybrary/Library Construction (51%) | \$396,931        |
| Administration (15%)               | \$115,955        |
| <b>Total (Estimate)</b>            | <b>\$773,035</b> |

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

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

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

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

**New Homestead Cybrary/Library:** The public facility will serve the City-wide low income population, which is currently 63.61 percent. All the census tracts directly adjacent to this census tract are at least 77 percent low income.

### **Geographic Distribution**

| <b>Target Area</b> | <b>Percentage of Funds</b> |
|--------------------|----------------------------|
| City of Homestead  | 100                        |

**Table 9 - Geographic Distribution**

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

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

1. Public Facilities and Services
2. Infrastructure
3. Enhancement of Housing for Low-Moderate Income Population

### **Discussion**

Funding within the City is based on the following factors:

#### **Public Facilities**

- The current or future location of facilities that serve LMI residents and those residents presumed to be LMI (special needs populations such as the elderly, developmentally disabled,

and persons living with HIV).

- The condition of these facilities and their current and future potential capacities.
- The 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.
- The need to relocate and reconstruct public facilities that are obsolete.

### **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.

This year’s Action Plan does not allocate additional funds to Housing Rehabilitation. All current funds are obligated to eligible homeowners.

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

**Table 10 - 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 11 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

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

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

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

### **Introduction**

There are no public housing facilities operating in the City.

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

No actions are anticipated.

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

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

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

The PHA operating near Homestead, 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 project 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.

#### **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. There is no directly-funded project in FY 2017-2018 to address these needs.

**Discussion**

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

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

### **Introduction**

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

Other strategic initiatives considered are:

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

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

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

### **Discussion**

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

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

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

be established in the City.

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

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

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

### **Introduction**

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

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

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

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

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

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

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

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

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

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

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

The City continually coordinates with housing and social service agencies to enhance coordination. At this point, most major providers of social services in the City have received some level of CDBG assistance. City staff is in frequent communication with all of these agencies. Furthermore, the City is relatively compact, and it is common for City staff to visit agencies and observe operations first hand. 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        |
| <b>Total Program Income:</b>   | <b>0</b> |

### 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. The city intends to use the current CDBG allocation and Section 108 funding for the new library to be located at Krome Avenue and Mowry Drive in downtown Homestead. The obsolete status of the current facility, its

location adjacent to the previous and shuttered City Hall, and the rise in low income families has prompted the City to take action and provide residents with access to 21st Century technology and opportunities.