



City of Homestead



FY 2018-2019

**Consolidated Annual Performance and
Evaluation Report (CAPER)
Community Development Block Grant
(CDBG) Program**

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Executive Summary

The City of Homestead has completed the first year of a new five-year Consolidated Plan, which covers fiscal years 2018 through 2022. In addition, the City is working to complete projects from prior years, including Miami Bridge, New Hope CORPS, YMCA Locker Room, and, of course, the Cybrarium.

Every year the City of Homestead is required to submit a report on Community Development Block Grant (CDBG) expenditures and progress, which is the Consolidated Annual Performance and Evaluation Report (CAPER). Because Homestead only receives annual allocations of Community Development Block Grant (CDBG) funds, the CAPER is largely limited to that program. As in previous years, the CAPER follows a prescribed format suggested by the U.S. Department of Housing and Urban Development (HUD) that helps to facilitate the review process and to include specific regulatory language. Additional narrative has been added to the CAPER so that it provides more comprehensive information about projects and activities from the past program year.

The CAPER is a regulatory report that follows a prescribed format, and although not all of HUD's reporting format requirements necessarily apply to Homestead, they are included for consistency. The City does not receive, and therefore cannot report on, direct allocations of certain HUD programs such as HOME, American Dream Downpayment Initiative (ADDI), Emergency Shelter Grant (ESG), Section 8 Housing Vouchers, or Housing Opportunities for People with AIDS (HOPWA). Miami-Dade County does receive funding through these programs and may offer assistance to Homestead residents and agencies, but this type of assistance is not reported in the CAPER. The City also does not receive State Housing Initiative Partnership (SHIP) funds from the State of Florida. The format of the CAPER, however, often requires the City to comment on these programs even though we do not receive them directly.

On occasion, the City may receive additional funding from HUD for specific purposes. These programs have provided substantial benefit to the City, and while they are not required to be reported as part of the CAPER, they are important to Homestead's housing and community development goals. As such, the CAPER incorporates a summary of these additional programs that are currently underway in order to provide a more comprehensive picture of HUD funding in Homestead. All of the targeted programs use funds for eligible CDBG activities, and therefore complement entitlement activities. One of the additional programs underway in Homestead is the Neighborhood Stabilization Program (NSP). Other programs, the Community Development Block Grant– Recovery (CDBG-R), and the Community Development Block Grant Disaster Recovery Initiative (CDBG-DRI), are closed and have been previously reported to HUD. The City did not receive NSP 3 funding.

CDBG Entitlement Program

Under the entitlement program during FY 2018-2019, the City completed three public facilities projects (YMCA Flooring and Drainage, and Sunrise Community Center's new roof). Two public

services for elderly residents were budgeted, but each provider encountered difficulties in delivering the services. One provider, the YMCA of South Florida, was unable to accommodate the tight schedule and the activity was withdrawn. The other provider, Love and Hope On A Mission, was bought by another organization and was unable to deliver the services.

Under HUD's rules, public services must be completed within the same fiscal year as the funds are budgeted. Because of this restriction and the timing of the award of funds, the YMCA did not believe it was possible to deliver the program as originally conceived. The funds, however, will not be returned to HUD and may be reprogrammed for other uses.

The City's housing rehabilitation program continued to operate in conjunction with the City's CRA-funded rehabilitation program.

Public Services

Public services are limited to no more than 15 percent of the City's annual allocation of CDBG funds and must be spent within the fiscal year in which it was allocated, much like administration funds. Other CDBG funds may roll forward into subsequent years. In FY 2018-2019, the City funded:

YMCA Elderly Services

Funding Amount: \$42,390.00

The program for this year was withdrawn, and the funds will need to be reprogrammed.

Love and Hope On A Mission

Funding Amount: \$40,720.30

Love and Hope On A Mission was contracted to provide senior services at Pichol Williams Community Center in FY 2018. However, the provider was bought out by another group and was unable to deliver the services. The funds were not returned to HUD, however, and can be reprogrammed for other eligible uses.

Non-Profit Public Facilities

Three non-profit public facilities projects were completed in FY 2018-2019:

YMCA at Harris Field

New Flooring, Daycare

Location: 1034 NE 8th Street, Homestead

Amount: \$31,965.00

National Objective: LMI Benefit

Activity: Renovation of Facility to install New Floor

YMCA at Harris Field

Drainage Improvements

Location: 1034 NE 8th Street, Homestead

Amount: \$67,508.04

National Objective: LMI Benefit

Activity: Infrastructure Project on North Perimeter to Facilitate Drainage

Sunrise Community Group Home

New Roof

Location: 1102 North Krome Avenue, Homestead

Amount: \$67,000.00

National Objective: LMI Benefit

Activity: New Roof

Summary of Beneficiaries

Each of the activities generated benefit for low income residents, as described in the following charts.

Summary of Beneficiaries for 2018-2019 CDBG Activities

Non-Profit Facilities

Project	YMCA Harris Field Drainage	YMCA Harris Field Daycare Flooring	Sunrise Center Roof
White	91	91	9
Black/ African American	32	32	3
Asian	4	4	0
American Indian	0	0	0
Native Hawaiian/Pacific Islander	0	0	0
Other	0	0	0
TOTAL	127	127	12
Hispanic	69	69	2

Not Hispanic	58	58	10
TOTAL	127	127	12

In addition to the racial information, the following charts describe the income levels of the people assisted in FY 2018.

Income Levels of Non-Profit Public Facilities Grants

Non-Profit Facilities	Extremely Low Income	Low Income	Low to Moderate Income	Non-Low Income	TOTAL
YMCA Harris Field: Drainage	42	73	10	2	127
YMCA Harris Field: Daycare Flooring	42	73	10	2	127
Sunrise Center Roof	12	0	0	0	12
TOTAL	96	146	20	4	266

The City’s program has many activities since becoming an entitlement community. The following chart outlines the funding provided to projects since 2010:

**Community Development Block Grant (CDBG) Program
(FY 2010) to Fiscal Year (2018)**

Activity	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Total
Non-Profit Public Facility Grants										
enFamilia Public Facility	\$11,000									\$11,000
Galata, Inc.	\$10,000									\$10,000
LeJardin Day Care	\$79,000									\$79,000
Homestead Soup Kitchen		\$100,000								\$100,000
Miami Bridge Facility Improvements				\$76,000	\$90,000	\$60,000	\$60,000			\$286,000
New Hope, CORP Facility Improv.			\$71,380			\$48,926	\$44,324			\$164,630
YMCA Day Care HVAC			\$100,000							\$100,000
YMCA Day Care Flooring					\$31,965					\$31,965
YMCA Kid Zone Play space					\$49,479					\$49,479
YMCA Locker Room Renovation						\$175,000				\$175,000

Homestead Housing Auth/South Dade Labor Camp Windows							\$71,000			\$71,000
Sunrise Center/Developmentally Dis Housing Roof							\$67,000			\$67,000
Total Non-Profit Public Facility Grants	\$100,000	\$100,000	\$171,380	\$76,000	\$171,444	\$283,926	\$242,324			\$1,145,074
Non-Profit Public Service Grants										
American Red Cross		\$15,000								\$15,000
enFamilia					\$20,000					\$20,000
Greater Miami Youth For Christ					\$15,000					\$15,000
Miami Bridge					\$16,000	\$30,000				\$46,000
Start Off Smart				\$70,532	\$48,505	\$10,355	\$24,287			\$153,679
YMCA Youth Obesity Program				\$24,674						\$24,674
YMCA Youth in Government						\$26,957				\$26,957
YMCA Teen Camp					\$11,000					\$11,000
YMCA Drowning Prevention							\$39,410			\$39,410

Elderly Services									\$112,000	\$112,000
Homestead Soup Kitchen							\$49,640			\$49,640
Total Non-Profit Public Service Grants		\$15,000		\$95,206	\$110,505	\$67,312	\$113,337		\$112,000	\$513,360
Fair Housing Outreach										
Fair Housing Activity			\$5,000	\$5,000	\$5,000	\$5,000	\$2,618			\$22,618
Housing Rehabilitation Grants										
Housing Rehab. Program				\$150,000	\$182,079	\$71,829				\$403,908
City Projects										
Roby George Park Pool Restoration									\$40,000	\$40,000
Roby George Park Pool Restoration									\$45,000	\$45,000
Roscoe Warren Park Benches/Tables									\$32,000	\$32,000
4th Street Landscaping						\$30,149				\$30,149

Blakey Park Restrooms				\$100,000						\$100,000
Dickenson Community Center	\$100,000									\$100,000
Dickenson Comm Ctr-Pump Station			\$100,000							\$100,000
Infiltration & Inflow Reduction		\$463,560								\$463,560
Mowry Drive Sidewalks				\$172,024						\$172,024
Phichol Williams Comm. Center					\$147,000					\$147,000
Pump Station 1 Gravity Interceptor			\$322,278							\$322,278
Roby George Park Playground						\$173,000				\$173,000
Wittkop Park	\$507,925									\$507,925
Homestead Library/Cybrarium								\$396,931	\$207,705	\$604,636
Section 108 Repayment Cybrarium							\$260,149	\$260,149	\$260,149	\$780,447
Total City Projects	\$607,925	\$463,560	\$422,278	\$272,024	\$147,000	\$203,149	\$260,149	\$657,080	\$584,854	\$3,618,019
Administration										
Administration	\$155,397	\$144,640	\$149,665	\$149,557	\$154,007	\$157,804	\$154,607	\$115,955	\$133,969	\$1,315,601

Grand Total	\$863,322	\$723,200	\$748,323	\$747,787	\$770,035	\$789,020	\$773,035	\$773,035	\$830,823	\$7,018,580

Neighborhood Stabilization Program (NSP)

As reported in previous years, the City's Neighborhood Stabilization Program (NSP) is a non-recurring grant that was awarded to the City in March of 2009 and continues into the current year. The City has prepared an amendment to HUD to reprogram program income and to add new activities in order to achieve close out. The City has also hired inspectors and has issued an RFP for a developer. An additional amendment is being considered which will direct the remaining funds, after the houses are remodeled, to the Cybrarium (if funds are available).

As reported previously, this program is designed to assist local governments in addressing the ongoing foreclosure crisis by purchasing vacant, foreclosed houses. The houses are then rehabilitated and offered for sale to low and moderate income families, and in some cases as rentals. The NSP program is broken down into the following activities:

NSP Budget

Activity	Amount
LMI Special Needs	\$ 872,685.00
Downpayment Assistance	\$ 35,720.51
Purchase Rehabilitation	\$ 1,689,903.49
Administration	\$ 288,701.00
TOTAL	\$ 2,887,010.00

LMI and Special Needs

The City was required to set aside at least 25 percent of NSP funding to provide housing to residents whose income is less than 50 percent or less (Low Income or LI) of the Area Median Income (AMI) according to HUD guidelines. Because of this low income requirement and the difficulty in obtaining credit in the current economic environment, the City elected to use the 25 percent set aside for rental properties. To that end, a Request for Proposal (RFP) was initiated for an eligible non-profit organization to provide rental housing services. The successful respondent was Galata, Inc., and the City then entered into contract with Galata to provide these rental services.

The City purchased and rehabilitated five (5) properties in order to satisfy the 25 percent set aside requirement. Galata, Inc. was the non-profit service provider selected to own and rent the houses designated for low income residents. However, since that time, Galata, Inc. is no longer a viable organization and the City was compelled to take back the properties.

The City has received the house titles and intends to renovate and sell them to income eligible residents.

Purchase/Rehabilitation

In addition to the five houses purchased for very low income families, the City purchased and rehabilitated ten homes for homeownership. These units were offered for purchase to eligible applicants through a lottery system. The applicants' income level had to be 120 percent or less of the AMI according to HUD guidelines and they had to qualify for and obtain a first mortgage. The 120 percent requirement varies from most HUD programs, which normally use 80 percent of area median income as the cut off for eligibility.

The City has sold ten of these units, as follows:

Address	Household Size	Hisp.	White	Black	Asian	Other Multi-Racial	Female Head of Household	Elderly
1968 SE 15 th Court	3	3						
2840 NE 41 st Road	3					3		
1221 SE 17 th Avenue	1		1				Yes	
1327 N. Fieldlark Lane	3	3					Yes	
2239 SE 1 st Street	3	3					Yes	
1002 NE 42 nd Avenue	1			1				
1735 N. Goldeneye Lane	3			3			Yes	
4290 NE 16 th Street	4	4					Yes	
1929 SE 12th Street	1		1					
2936 SE 15th Avenue	1		1					
TOTALS	23	13	3	4		3		

A further breakdown by sales price and financing is as follows:

Address	Client	Sales Price	City Loan Amount	First Mortgage/Other
1968 SE 15 th Court	Figuro	\$127,000	\$66,200	\$60,800
2840 NE 41 st Road	Baugh	\$110,000	\$10,000	\$100,000
1221 SE 17 th Ave	Becker	\$126,000	\$53,150	\$72,850
1327 N. Fieldlark Lane	Fuertes	\$110,000	\$40,000	\$70,000
2239 SE 1 st Street	Medina	\$148,000	\$62,000	\$86,000

1002 NE 42 nd Ave	Lorelus	\$71,500	\$31,000	\$40,500
1735 N. Goldeneye Lane	Harris	\$134,000	\$56,376	\$77,624
4290 NE 16 th Street	Mascorro	\$118,444	\$45,500	\$72,944
1929 SE 12th Street	Vivanco	\$118,526	\$8,100	\$110,426
2936 SE 15th Avenue	Jones	\$68,252	\$23,900	\$44,352
TOTALS		\$1,131,722	\$396,226	\$735,496

The City will close out NSP now that the five rental houses have reverted to the City. An amendment to NSP that will allow the City to complete the program remains under review by HUD.

General Questions

Assessment of One Year Goals and Objectives, Evaluation of Program Effectiveness

The 2018-2022 Consolidated Plan has four strategies:

1. Enhance the access to Public Facilities throughout the City's low to moderate income neighborhoods.
2. Enhance public infrastructure throughout out the City's low to moderate income neighborhoods.
3. Improve the quality of life for Homestead's most vulnerable populations through Public Services.
4. Improve housing opportunities for the low to moderate income population.

For FY 2018-2019, the City met one goal by providing public facilities to LMI. Public Services will be provided in subsequent years, and additional housing will be considered in subsequent years.

Pending and underway projects include:

- The Cybrarium (Under Construction)
- Miami Bridge ADA/Exterior Improvements (Pending)
- New Hope Corps Kitchen/Miscellaneous (Complete but delayed due to permitting issues)
- YMCA Locker Room Renovations (Ready to Bid)
- Roby George Park Improvements (Out to Bid)
- Roscoe Warren Park Improvements (Out to Bid)

A summary of the City's efforts as they relate to the goals in the five-year plan are outlined in the following chart.

**Summary of Previous Five-Year Community Development Goals: 2013 Through 2017
(Includes activities completed after 2017 but attributable to that planning period)**

	FY 2013		FY 2014		FY 2015		FY 2016		FY 2017 to present*		TOTAL 2013-Present	
Activity	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual
Public Facilities Infrastructure Non Profit Facilities	3	2	3	6	3	4	3	2	3	5	15	21
Public Services	4	3	4	5	4	3	4	3	4	1	20	15
SF Housing Rehab Units	24	0	24	1	24	3	24	7	24	2	120	13

*Represents activities that were completed in 2017 and after 2017, which was the end of the previous five year plan.

Summary of Current Five-Year Community Development Goals: 2018 Through 2022

Goal	Goal Name	Category	Outcome Indicator	Goal Outcome
Goal 1	Quality of Life for LMI Population	Public Services	Number of People Served	Goal Not Achieved this FY
Goal 2	Quality of Life for LMI Population	Public Facilities	Number of People Served	266
Goal 3	Enhance Infrastructure	Infra-structure	Projects Completed	Goal Not Achieved this FY

The City is on track to meet the goals established in the new Consolidated Plan. The City has several projects underway or planned that will address public facilities, public services, infrastructure, and housing (additional housing beyond the single family program has not been determined yet).

There are no penalties for failing to meet goals in the Consolidated Plan: They are local goals and are not tied to future funding eligibility. However, HUD does expect local jurisdictions to carefully evaluate goals and objectives, and to adjust accordingly.

Evaluating the Five-Year Goals

The City is now in the second year of the current Consolidated Plan. Three public facilities provided benefit to LMI residents in FY 2018-2019. Public Services were not delivered in FY 2018, but are on track for 2019-2020.

Affirmatively Furthering Fair Housing Laws

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 2018-2019, or at any time since entitlement funding began in 2008, or at any time prior as far as can be determined. However, the lack of official violations does not necessarily mean that violations have not occurred, and as a recipient of CDBG funding, the City must affirmatively further fair housing. The City takes this responsibility seriously and is a willing partner with HUD. In 2012, HUD reviewed the City's current Analysis of Impediments to Fair Housing and requested a number of revisions. The City complied and resubmitted the Analysis. The following revised impediments were identified in the Analysis:

- Impediment 1: Deficient public education and awareness regarding rights and responsibilities under Federal Fair Housing law, the purpose and mission of the Miami-Dade Office of Human Rights and Fair Employment Practices (OHRFEP), and lack of knowledge about the City of Homestead's Fair Housing Ordinance, including the grievance procedure.
- Impediment 2: Home Mortgage Disclosure Act (HMDA) data indicate a possible racial and ethnic discrepancy of lending practices.
- Impediment 3: Lack of access to affordable housing opportunities.

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

- City staff participated in the HOPE/Miami Dade 26th Annual Fair Housing Celebration in Miami on April 26, 2018, in Miami. Staff attended seminars and received updates on Fair Housing issues and enforcement in the community.
- Fair Housing was discussed at each meeting in which housing and community development needs were discussed, including two such meetings in April.
- The Fair Housing logo is displayed on all City advertisements related to CDBG.
- Fair Housing is discussed at every CDBG public meeting and educational materials are distributed.

The City does not have staff solely dedicated to the enforcement of Federal Fair Housing laws as can be found in other jurisdictions such as the City of Miami and Miami-Dade County. As such, the City does not investigate allegations of Fair Housing violations in an official capacity. However, should such allegations come to the attention of the City, the matter would be promptly

referred to Miami-Dade County or HUD for further investigation and, if appropriate, prosecution. The City would track the complaint to determine whether or not there was cause for further action, and if so, what action was initiated.

Unmet Needs and Leveraging

As in previous years, the City of Homestead has many unmet housing and community development needs because the needs outweigh the funding.

The most urgent unmet needs are:

- The lack of resources to address aging infrastructure in low income neighborhoods,
- The lack of economic opportunity within certain sectors of the City, particularly in the traditional City center,
- An aging housing stock in LMI sections of the City, and
- A large low-income population that places demands on social services (The majority of the City is LMI).

The YMCA utilized leverage for the Drainage Project, and the City has significantly leveraged CDBG funds with local resources for the Cybrarium.

Managing the Process

As in previous years, the City managed the CDBG program in compliance with all applicable rules and regulations. The City's CDBG functions are managed through the Finance Department and the City Manager's office. Any proposed projects or applications for funding are thoroughly reviewed at the staff level before final approval by the City Council. The City also utilizes the services of consultants to help implement CDBG activities.

All activities funded with CDBG are in accordance with the Comprehensive Plan and the current Evaluation and Appraisal Review (EAR), and all other City policies.

Local residents, community leaders, the public, and City officials are notified of funding opportunities through interoffice communications, the City website, and local media (printed advertisements). City staff and consultants work with the community to develop eligible projects that will provide the community benefit and conform to the Consolidated Plan.

The City met timeliness standards and has responded to HUD's program concerns throughout the year.

Citizen Participation

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.

In 2019, the following public meetings were advertised and held:

April 3, 2019: Public Meeting at Phichol Williams Community Center to discuss available public services projects, community development needs, available funding, and Fair Housing.

April 2019: Elderly Public Services RFP process.

May 31, 2019: Notice of Draft Action Plan is published in South Dade News Leader and on the City's website.

June 19, 2019: City Council meets to discuss the Action Plan, consider public comments, discuss community development needs, fair housing, and authorize submission to HUD.

June 28, 2019: Public Notice of STEM Funding.

July 24, 2019: Public Meeting for Action Plan, Fair Housing and Community Development.

November 22, 2019: Public Notice of the CAPER published in the South Dade News Leader.

December 10, 2019: At 3 pm, a public meeting to discuss the CAPER, Housing and Community Development needs, and Fair Housing.

December 10, 2019: At 6 pm, a Committee of the Whole meeting to discuss the CAPER and a public hearing.

Copies of all advertisements and public comments are included with the final submission of the Action Plan. The CAPER and public notice were also published on the City's website.

Notification of all meetings is posted on the City's website and advertised in the South Dade News Leader. Additionally, for Notice of Funding Availability (NOFA), letters and electronic mailings are sent directly to interested parties in addition to advertisements.

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

Institutional Structure

The institutional structure of the City's CDBG program is unchanged from the previous year. The City of Homestead manages the CDBG program through the Finance Department and the City Manager's office. The City strives to create linkages across the various departments to assist in implementation of new CDBG projects. In addition, the City uses consultants to assist in the administration of the programs.

All CDBG activities are located within the City of Homestead and serve LMI residents within the service area or are LMI-client based.

Monitoring

The City monitored three subrecipients in FY 2018-2019: New Hope CORPS, YMCA, and Miami Bridge. These subrecipients will be monitored throughout the life of their projects. The City monitors subrecipients as required and in accordance with the City's monitoring guidelines. The City does not provide direct funding to any agency or partner to reduce financial liability and ensure program compliance. Construction activities are paid directly to vendors. This relationship assures that funds are provided directly to vendors and eliminates opportunities for problems. In addition, vendors that receive payments from the City, even if on behalf of a non-profit organization, must be registered with the City Purchasing Department. This process assures the City that vendors are legitimate, licensed and insured entities.

Nonetheless, procedures are in place to thoroughly vet applicants prior to receiving funding. When the City received applications for public facilities from non-profit organizations, the City thoroughly reviewed all applications to determine the activities met a national objective, activity eligibility, and beneficiaries. The contract documents between the City and the non-profits will contain very specific language regarding accountability, Federal requirements (labor standards, Section 3, etc.), performance measures and fiscal management.

All project sites and staff are verified in person by City staff. In addition, staff is in frequent contact with subrecipient personnel and contractors. As the projects progress, the City will increase its compliance efforts, which will include executing a contract, reviewing plans and specifications, monitoring construction, and documenting beneficiary data.

All non-profits, especially those engaged with Public Services, are required to complete thorough monthly reports that outline expenditures, reimbursement requests, and accomplishments.

Lead-Based Paint

There were no lead hazards identified in FY 2018-2019.

Under the City's programs, lead-based paint (LBP) hazards are evaluated in residential structures built before 1978. In 2013, the City started a residential rehabilitation program, and a number of the homes were built before 1978. Several of these homes has tested positive for lead based paint but all have been addressed.

Management of lead-based paint includes several steps. First, the age and use of the property is determined. If the property was built prior to 1978 and is residential, a qualified firm is selected to perform a lead analysis. If lead is present, the paint is either encapsulated or stripped. The course of action for lead abatement is based on the extent of lead present and the estimated cost of repairs. Generally, minor amounts of lead are encapsulated and more extensive contamination required paint removal. The City has procured the services of an environmental team that can test housing structures for lead-based paint.

Houses that are tested positive for lead based paint will be rehabilitated in the appropriate manner.

Of all of the houses that applied or were assisted, only two houses in the City's housing rehabilitation program tested positive for lead. In one house, the lead was in paint located on an exterior wall of the garage/utility area. This area was not impacted by the rehabilitation activities, was in good physical condition, and was therefore not remediated. The other house in question contained lead in the soffits and fascia board. These areas were impacted because the house received a new roof. The roofing contractor followed safe lead practices and removed the boards in question, replacing them with new lumber.

There has never been any other lead detected in housing units in Homestead, which has few historic homes. The majority of housing stock in the City was constructed or rebuilt since 1978, when lead paint was banned from residential use. Hurricane Andrew, in 1992, destroyed or substantially damaged much of the older housing stock. Rapid and dense residential development on the east side of the Florida Turnpike is entirely post-Andrew. All of the new and renovated houses are now compliant with lead paint rules.

Housing Needs

As stated in previous CAPERs, the City of Homestead has unmet housing needs that far outstrip available resources. NSP has helped to address some of these needs, and the City will use NSP program income to purchase additional houses for rehabilitation and sale to eligible buyers.

At this time no further applications are being accepted.

Public Housing Strategy

Although not located within the City limits, the Homestead Housing Authority (HHA) operates several public housing facilities in the City of Homestead targeted to farm worker housing. The HHA is based in unincorporated Miami Dade County, several miles north of City limits at 29355 South Dixie Highway. While the HHA operates some facilities within the City, it does not offer housing to any population besides agricultural workers.

In FY 2017-2018, the City funded and completed a housing authority project: \$71,000 for the South Dade Labor Camp. The funds were used to install new energy efficient windows in 34 units benefitting 187 people and the project is complete. The project successfully targeted families with incomes at less than 50 percent of the area median income.

The City does not directly fund any public housing, nor does it manage Section 8 vouchers, HOPWA, ESG, HOME, or SHIP.

Barriers to Affordable Housing

There are several barriers to affordable housing in the City of Homestead. The first is the price of housing, which remains expensive. The second barrier is the low wages generally earned in Homestead. In the wake of the housing crisis of 2007, banks have tightened lending requirements, which creates additional barriers to housing. Although the City does not have a program for homebuyer assistance beyond NSP, it is hoped that the housing rehabilitation program will provide some relief to low income residents.

Although housing in Homestead is expensive, it is considered to be an affordable alternative to areas closer to the urban centers of Miami. As such, the City continues to experience tremendous growth, mostly east of the Turnpike.

The City has developed a new Consolidated Plan and will undertake to address barriers as identified in that document in future years.

HOME/ADDI

The City of Homestead does not receive HOME or ADDI funds. These programs are, however, administered through Miami-Dade County and Homestead projects are sometimes funded.

Homeless Needs

The City of Homestead addresses homeless needs by funding non-profit organizations that help prevent homelessness and provide for the needs of the homeless.

Over the last year, the City of Homestead has collaborated with Homestead Hospital and SOS (a local non-profit focused on domestic violence prevention and emergency housing). This collaboration, called Team Homestead, is a collaborative effort by the City to implement an innovative screening and referral tool to address the social needs of the residents of Homestead and deals with homeless issues. Health Foundation of South Florida has awarded a grant to the City in the amount of \$30,000 to help fund Team Homestead. In total, over \$300,000 has been directed to this effort to track and assist local residents with health issues, including housing.

Homeless services, especially housing, funded through HUD are coordinated through Miami Dade County, and specifically the Homeless Trust. In particular, the Community Partnership's South Miami-Dade homeless facility located at 28205 SW 125th Avenue provides a complete campus for all homeless services. The City of Homestead actively supports the efforts of the County, the Continuum of Care, and the Community Partnership. The Community Partnership is an efficient and comprehensive agency that amply provides for homeless needs in Homestead.

The City of Homestead does not directly administer homeless funds. Several of the projects funded this year do provide some measure of relief for the homeless, such as New Hope CORPS, which provides housing and treatment to men with drug and alcohol dependency. Also, the City continues to provide public service and public facilities funding to the Homestead Soup Kitchen, which provides free hot meals to everyone in need. All provide services to the homeless or those with the potential for homelessness.

Specific Homeless Prevention Elements

The City fully supports the Homeless Trust of Miami-Dade County. The Homeless Trust provides services to Homestead residents, specifically the Community Partnership.

The City has funded Miami Bridge Youth and Family Services for several years. This shelter provides a safe place for at-risk and runaway youths in South Dade County, and can be considered a link in the chain to prevent homelessness.

The City is also funding projects with New Hope CORPS, which provides drug rehabilitation for mostly indigent men, and Sunrise Community, which houses 12 developmentally disabled adults.

The City does not utilize any CDBG funds for the direct purpose of homeless prevention, although all activities are designed to assist VLI and LMI clients and their families.

Emergency Shelter Grants (ESG)

The City of Homestead does not receive ESG funding. However, as an incorporated entity within Miami Dade County, the City is committed to coordinating Continuum of Care efforts within the jurisdiction to ensure the best possible delivery of services.

Community Development

Community Development Activities undertaken in the City during the last fiscal year are discussed in this section. All activities, completed or underway, are reviewed in this section. Because CDBG funds for public facilities and infrastructure can carry over from year to year, there are projects from previous fiscal years that are either underway or closed out in FY 2018-2019.

Open Projects from Prior Years

The following projects were funded in prior years and are underway.

Cybrarium (Formerly Cybrary)

New Public Facility

Location: Mowry Drive at Krome Avenue (SW Corner)

Amount: Section 108: \$3,865,000, FY 2018: \$207,705 and FY 2017: 396,931

National Objective: LMI Benefit

Activity: New Library

The new library, the Cybrarium, is a project valued at over \$10 million that will transform the lowest income census tract in Homestead. The new facility will be an essential lynch pin to address the digital divide, provide a modern and state-of-the art facility for local residents, spur redevelopment, and create economic opportunity for the area.

Miami Bridge

Miscellaneous Improvements

Location: 326 NW 3rd Avenue, Homestead

Amount: \$150,000 (Multiple Years)

National Objective: LMI Benefit

Activity: Renovation of Facility

As reported previously, the roof and fire alarms are completed, and there is a series of miscellaneous improvements to the sidewalks and outdoor areas that will be completed in FY 2018. The final CDBG improvements have not been completed because Miami Bridge is undergoing substantial renovations and the staff felt it was best to wait until that construction is completed before embarking on new and possibly disruptive projects. The Miami Bridge facility is a residence and school with limited space, so construction projects must be carefully timed.

YMCA at Harris Field, Locker Room Renovation: Pending Bids

Location: 1034 NE 8th Street, Homestead

Amount: \$175,000

National Objective: LMI Benefit

Activity: Renovation of locker rooms to replace outdated facilities.

This project was on hold because of coordination with other renovation work, but now it has been designed, approved by the City, and is ready to bid.

New Hope Corps

Location: 1020 North Krome Avenue, Homestead

Amount: \$43,650

National Objective: LMI Benefit

Activity: Renovation of dining room and kitchen.

Project is complete but due to a permitting issue, the project will not be closed out until December of 2020.

The following projects from 2018-2019 have been bid and should be completed by the end of FY 2019-2020:

Roby George Park is situated in a LMI neighborhood and is a significant neighborhood focus. Repair and restoration of these park facilities will provide more opportunity for the neighboring population.

Roscoe Warren Park is located in a LMI neighborhood and provides facilities for the local population. The addition of Benches and Tables will make the facility more usable for families for passive recreation purposes.

Public Facilities Projects Completed In FY 2018-2019

The following public facilities projects were completed in FY 2018-2019, as stated previously:

- YMCA Harris Field Drainage
- YMCA Daycare Flooring
- Sunrise Community Roof

Anti-Poverty Strategy

As in previous years, there are several ways that the City has pursued an anti-poverty strategy. First, the City has undertaken homeownership activities through the NSP that may help alleviate

poverty. By providing stable, affordable homeownership and rental properties, certain families living close to the poverty line may receive enough assistance to help lift them out of poverty. As the City navigates the NSP to deliver assistance to residents, the efficacy of the program for this purpose will be evaluated.

In addition, the social service agencies funded by the City through the CDBG program all deal with low or very-low income families and individuals, including those with disabilities. By working with these agencies to fund improvements to their facilities, the City is helping to alleviate the conditions of poverty. The City continues to fund Start Off Smart (SOS), an agency that helps families in crisis, as well as Miami Bridge, Homestead Soup Kitchen, New Hope CORPS, and Sunrise Center. The City also supports numerous projects at Harris Field, which is occupied by the YMCA. The YMCA provides valuable services to low income families, such as daycare, wellness programs, swimming lessons, and elderly programs.

A new project, the Cybrarium, will replace the existing outdated library with a new, state-of-the-art facility that will bring educational opportunities to the poorest census tract in Homestead. The project is being built in an extremely low income neighborhood and will allow enhanced access to educational facilities for the residents. The Cybrarium is also a key in providing access to LMI residents and bridging the digital divide.

Non-Homeless Special Needs

In FY 2018-2019, there were no projects targeted to non-homeless special needs. However, Sunrise Community did complete their roof project.

Specific Housing Opportunities for People with AIDS (HOPWA) Objectives

The Miami-Dade HIV/AIDS Partnership is the local entity responsible for administration of HOPWA throughout Miami-Dade County, including the City of Homestead. Although the City of Homestead does not receive HOPWA funds, the City is committed to full cooperation with the Partnership. The City will coordinate, to the extent possible, with the Partnership to provide support regarding specific HOPWA objectives.

Performance Measures

As part of the CAPER, the City must evaluate the five-year goals contained in the Consolidated Plan and compare them to results. The performance measures are an important way to evaluate progress towards reaching the goals of the 5-Year Consolidated Plan. Some activities are currently under construction or not yet completed, so this chart does not represent a complete picture of progress to date. The following charts outline all accomplishments of the previous Consolidated Plan, and the current Consolidated Plan (2018-2022).

**Summary of Previous Five-Year Community Development Goals: 2013 Through 2017
(Includes activities completed after 2017 but attributable to that planning period)**

	FY 2013		FY 2014		FY 2015		FY 2016		FY 2017 to present*		TOTAL 2013-Present	
Activity	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual
Public Facilities Infrastructure Non Profit Facilities	3	2	3	6	3	4	3	2	3	5	15	21
Public Services	4	3	4	5	4	3	4	3	4	1	20	15
SF Housing Rehab Units	24	0	24	1	24	3	24	7	24	2	120	13

*Represents activities that were completed in 2017 and after 2017, which was the end of the previous five year plan.

Summary of Current Five-Year Community Development Goals: 2018 Through 2022

Goal	Goal Name	Category	Outcome Indicator	Goal Outcome
Goal 1	Quality of Life for LMI Population	Public Services	Number of People Served	Goal Not Achieved this FY
Goal 2	Quality of Life for LMI Population	Public Facilities	Number of People Served	266
Goal 3	Enhance Infrastructure	Infra-structure	Projects Completed	Goal Not Achieved this FY

This the first year of the new Consolidated Plan. As established by the Consolidated Plan, goals are measured in people assisted. The three public facilities provided benefit to LMI residents. However, there are major public facilities projects underway that, when completed, will provide substantial benefit to the City and its LMI residents.

The City also employs performance measures for nonprofits. Each application is evaluated for the greatest impact as well as the administrative capacity of the agency. Based on those measures, the anticipated goals are included in the subrecipient agreements with the nonprofits. All non-profits that completed projects in FY 2019-2019 are serving their clientele and are meeting the goals outlined in their grant applications and contracts.

The largest project undertaken with CDBG funds is the Cybrarium, which is under construction and should be completed by 2020.

Conclusion

In 2018-2019, the City completed the first year of the new Consolidated Plan and looks forward to continuing to meet the needs of Homestead's communities and its residents. Three projects attributable to the previous five-year plan were completed, and several more will be completed in this current fiscal year. Housing Rehabilitation should also be completed since the City has moved to a more efficient bidding process to incentivize local contractors to bid on small jobs.

The Cybrarium is under construction and represents the largest community development project in Homestead since Hurricane Andrew recovery efforts. The new facility will help bridge the digital divide and spur redevelopment of the lowest income census tract in the City.