

FY 2010-2011 CITY OF HOMESTEAD ACTION PLAN

EXECUTIVE SUMMARY

The City of Homestead is now entering its third year of entitlement funding. This year, the City anticipates receiving \$863,322 in Community Development Block Grant (CDBG) funds. In addition, the City is also completing administration of the CDBG-R funding and the ongoing work of the Neighborhood Stabilization Program (NSP).

The City initiated a Request for Proposal process in May and received three responses. The City is also recommending an additional year of funding for Wittkop Park, which is expected to cost more than originally anticipated.

The following is a summary of proposed projects:

Federal Sources of Funding - CDBG (Fiscal Year 2009-2010)

City of Homestead Community Development Block Grant	\$863,322
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Uses of Federal Funding - CDBG

Wittkop Park Renovations	\$507,925
William Dickenson Community Center	\$100,000
Galata, Inc.	\$ 10,000
enFAMILIA	\$ 11,000
LeJardin Day Care	\$ 79,000
Administration	<u>\$155,397</u>
TOTAL	\$863,322

Summary of Community Development Activities

As in previous years, the City of Homestead has undergone a series of public meetings and processes to arrive at a list of eligible projects. The renovation of Wittkop Park, which is located in a low income census tract, is a continuing project that requires additional funding. The park is designed to enhance the neighborhood and provide a valuable community asset. The park will be neighborhood park providing services to area residents. The land area of the park is relatively small, and the improvements will be focused on providing neighborhood recreational opportunities. This project has also been allocated funding from 2008-2009 and 2009-2010, however, it requires more funding to undertake construction. Plans are 80 percent complete and the project will be bid by fall of 2010.

Another related project is the construction of security fencing around the William F. “Bill” Dickenson Community Center. This community center was built with other funds and is completed, but additional resources are needed to complete the fencing.

In addition to the ongoing Wittkop Park project and the Community Center fencing, the City conducted a Request for Proposal and selected three applicants to receive CDBG funding: Galata, Inc., LeJardin, and enFamilia.

The City intends to meet specific community develop goals and objectives through the implementation of these projects. All of the projects reflect the goals of the City Consolidated Plan to improve the lives of Homestead’s most vulnerable residents.

General Questions

Assistance will be provided community-wide to the LMI and LMI Special Needs residents of Homestead. The majority of funding is directed to Wittkop Park, which is in a Census Tract and Block Group that is 75 percent LMI (Census Tract and Block Group Number 011202.2). CDBG funds were allocated according to greatest need, eligibility of projects, readiness to proceed, community acceptance, and accordance with the City’s Consolidated Plan and overall goals. In the case of the non-profit applications, criteria were established through a Request for Proposal Process (RFP).

The City will assist the selected non-profits and social service agencies according to their applications and will work with these groups to address underserved needs, as reflected in their application packages.

Managing the Process

The City of Homestead is the lead agency. Within the City of Homestead, the Finance Department coordinates all housing and community development activities. In addition, the City employed consultants to assist in the identification of projects, public meetings, and document preparation. The City will continue to facilitate cooperation between local and state social service agencies. The City does not fund any other partners to assist in the administration of the CDBG program.

Citizen Participation

The City of Homestead conducted a number of public meetings and published notices to encourage citizens input. Following is a timeline and summary:

May 28, 2010: An advertisement was published to notify the public of the availability of funding and a public meeting.

June 10, 2010: A public meeting was held at 5:30 pm in Homestead City Hall for the following:

- To ascertain comments regarding community development needs,
- Notice of Funding Availability for Public Facilities,
- Public Comments Related to the 2010 Action Plan, and
- Discussion of Impediments to Fair Housing.

Mailing: Notification of Funding Availability Notices were mailed directly to non-profit organizations to advertise the availability of funding and the public meeting.

June 23: Applications are due for non-profit projects. Three applications are received and all three meet City application guidelines and were approved for funding, .

July 2 and July 22: Advertisements summarizing the Action Plan are published listing three proposed non-profit projects and Wittkop Park as CDBG projects for FY 2010-2011. The advertisements summarizing the Action Plan were published in the Miami Herald and the South Dade News Leader.

Public comment period begins July 2, 2010. A notice of proposed projects is posted in both English and Spanish on the City of Homestead's website. Spanish and Creole-speaking personnel with the City of Homestead are available to provide translation services. The Action Plan is also posted on the city website.

August 9: Public comment period ends.

August 10: Public comments are solicited and Action Plan is adopted by City Council at public meeting.

August 12: Plan submitted to HUD.

At this time, no comments have been received that were not accepted or that expressed concerns or problems with the proposed Action Plan or other related matters.

Institutional Structure

The City is in its third year of entitlement funding. In order to facilitate greater efficiencies, the City is working with HUD and its consultants to establish correct procedures for programmatic implementation of HUD programs. Among the most pressing items is the development of procedures for monitoring subrecipients. The CDBG program represents the first time the City has employed the use of subrecipients using Federal funds. Because if this the City has developed procedures using Federal guidelines to monitor the subrecipients.

However, unlike subrecipients in other communities, Homestead's community partners do not receive funds directly to carry out activities. Instead, the City pays for the activities directly to vendors—funds are not distributed directly to the subrecipients. This relieves the subrecipients from onerous, additional financial tracking and assures the City that the funds are being distributed correctly. The exception is public services,

but at this time there is only one small public service CDBG with the American Red Cross. It was funded previously.

Monitoring

The City of Homestead has identified several projects that will be carried out by non-profit organizations. In order to ensure accountability, the City has developed a Subrecipient Agreement outlining roles and responsibilities. The City will retain all Federal funds prior to disbursement to Subrecipients to ensure that program conditions are met.

The City will conduct regular site visits to ensure that improvements funded through the CDBG program are used as intended.

Lead-Based Paint

As stated in the Consolidated Plan, the City will continue to rely on Miami-Dade County's Health Department to address this issue. The County's efforts to educate the citizenry and mitigate lead-based paint poisoning has resulted in a dramatic drop in cases of lead-based paint issues. Most of the housing stock in Homestead is either new or has had substantial renovations since Hurricane Andrew in 1992. Therefore, compared with older metropolitan areas in the US, the incidence of lead-based paint in Homestead is relatively low. Nonetheless the City and its contractors comply fully with lead based paint regulations.

The City has encountered lead-based paint issues in several homes that have been purchased through NSP. These houses are being addressed with lead-abatement procedures, which was included in the bid documents.

HOUSING

Specific Housing Objectives

The City's housing activities are being undertaken with Neighborhood Stabilization Program funding, of which the City received \$2,887,010 in 2008. The activities undertaken with these funds are described in detail in the NSP Amendment to the 2008 Action Plan. No housing activities are being undertaken with CDBG funds in 2010-2011. At this time, NSP funds have purchased 14 houses. Of these, five are for low income rental properties and 9 are for moderate to low income homeownership. All are being renovated.

The City does not receive a direct allocation of HOME, ESG, ADDI, SHIP, or HOPWA funding. However, a number of these programs operate in Homestead through Dade County.

Needs of Public Housing

The Homestead Housing Authority operates in unincorporated Homestead and serves all of South Dade. It also operates several facilities within the City of Homestead, all of which are specifically targeted to migrant housing. One of the Homestead complexes consists of 36 units on Biscayne Drive, and another has 300 units on Campbell Drive. All are funded under USDA. There are no HUD-funded public housing facilities located within the City limits of Homestead.

The Housing Authority is currently undertaking a major, \$12 million renovation of its farmworker housing facility in Leisure City (unincorporated South Dade County) utilizing USDA funding. In 2009, the first phase of this project was completed, with 26 of the 108 units available for occupancy.

The Homestead Housing Authority also operates a Section 8 voucher program in the Homestead area, and the vouchers are distributed throughout the City and unincorporated County. In addition, the Miami Dade Public Housing Agency operates an extensive Section 8 program that overlays the Homestead Housing Authority's Section 8 operations. There are no HUD-funded public housing facilities located within the City limits of Homestead.

Barriers to Affordable Housing

The barriers to affordable housing are changing with the economy. Several years ago, the biggest barrier was affordability, with housing prices rapidly outpacing incomes. Today, housing prices have fallen sharply, but high unemployment and tightening credit requirements from lenders have created a barrier to affordable housing. Fortunately, the City of Homestead received an allocation of NSP funding in 2008, and this program is providing substantial assistance toward the goal of greater housing affordability.

The City will continue to work with for-profit and non-profit developers and builders to break through barriers to affordable housing.

HOME/American Dream Downpayment Initiative (ADDI)

The City of Homestead does not receive a direct allocation of HOME or ADDI funds.

HOMELESS

Specific Homeless Prevention Elements

The City of Homestead is part of the Miami-Dade Continuum of Care. The City supports the efforts of the Continuum of Care. There are no specific provisions for the prevention of homelessness in the FY 2010-2011 CDGB allocation.

Emergency Shelter Grants (ESG)

All ESG funds are distributed through Miami-Dade County. Homestead fully supports the Continuum of Care and provides intergovernmental coordination for these efforts when needed. Homestead does not receive ESG funding from HUD.

COMMUNITY DEVELOPMENT

The City of Homestead intends to undertake a variety of CDBG community development projects in 2010-2011. Each of the projects is described below:

Le Jardin Daycare

Location: 112 and 104 NW 12th Street

Amount: \$79,000

National Objective: LMI Benefit

Eligible Activity: 03M Child Care Centers

Activity: Construction of New Child Care Facility

Regulatory Citation: 570.201 (c)

Readiness to Proceed: Fall of 2010

Le Jardin Daycare is an established local daycare that provides services to Homestead's low income families. The facility implements Head Start programs and has been in operation for 24 years. Le Jardin is expanding its programs and has purchased 1.6 acres of property in the City of Homestead located at 112 and 104 NW 12th Street (near the former Homestead Hospital). There are currently three buildings on the property. One of the buildings is undergoing renovations to serve as a licensed day care facility and should be operational by October of 2010. The remaining two buildings will be demolished.

The major thrust of the property acquisition is to construct a new 7,000 square foot Head Start Green Child Care Center. The new facility will serve 140 children and will create 20 new jobs. Le Jardin estimates that the total cost of development will be \$1,250,000. The organization has received the following resources to date:

Miami-Dade County CDBG:	\$350,000
First National Bank of South Florida:	\$340,000
Head Start	\$361,721
TOTAL	\$1,051,721

Le Jardin is working to secure the remaining funding. Plans and specifications are complete and are being submitted to the City of Homestead for review.

The City of Homestead believes this is a necessary and worthwhile project that will serve the community well. In addition, Le Jardin is based locally and has leveraged significant resources to accomplish this expansion.

enFAMILIA

Location: 141 North Krome Avenue, Homestead
Amount: \$11,000
National Objective: LMI Benefit
Eligible Activity: 03 Public Facilities and Improvements
Activity: Continuing Renovations
Regulatory Citation: 570.201 (c)
Readiness to Proceed: Immediate

enFamilia currently has a CDBG from the City in the amount of \$10,970 for renovations to their building at continue to receive CDGB funding to continue the renovation of their facility at 141 North Krome Avenue. The additional request will continue the renovations of their building, which is over 50 years old and in need of repair.

enFamilia was incorporated in September of 2000 to provide educational programs to improve and preserve family life for migrant farm workers and other low income residents of Homestead. Many families in South Dade are characterized by poverty, low education, teen pregnancy and other social ills. To help with these issues, enFamilia works to build healthy relationships through the arts and education. All of their clientele is low and moderate income.

Currently, the enFamilia office is essentially one very large room for client intake with several private offices on the side. The proposed activity will create a private office within the large room for confidential client intake. The proposal also includes new HVAC, electrical upgrades, and related improvements. The City will work with enFamilia to purchase Energy Star HVAC equipment.

Wittkop Park

Location: 505 NW 9th Street, Homestead
Amount: \$507,925
National Objective: LMI Benefit
Eligible Activity: 03F Parks, Recreational Facilities
Activity: Renovation and construction of neighborhood park
Regulatory Citation: 570.201 (c)
Readiness to Proceed: Fall of 2010

\$612,781 CDBG Funding from FY 2009-2010
\$600,000 CDBG Funding from Amended FY 2008-2009
\$507,925 CDBG Funding from FY 2010-2011
\$1,720,706 TOTAL

Wittkop Park is a neighborhood park surrounding a municipal water tower. In its current state, the park is essentially open space and has few facilities. The overall condition of the park is average with few amenities. The park is located within an older, existing neighborhood within the City of Homestead. The surrounding area is characterized by

single family homes and duplexes. Wittkop Park is located in Census Tract 011202, Block Group 2. This area is entirely within the City of Homestead and is 75 percent LMI.

The proposed improvements will redevelop the park to create amenities for the surrounding neighborhood. This park is not envisioned as an intensive-use facility because of its relatively small size, location within an existing, dense neighborhood, and its primary use as a water utility site. On June 24, 2009, a neighborhood meeting was held to discuss park uses. The overall response was enthusiastic and area residents are pleased with the prospect of an improved local park.

This is the third year of funding for the park. While it was originally felt that the park could be built for about \$1,000,000, the landscape architect has advised the City that this budget is not adequate. Plans and specifications are mostly complete and will be ready to bid by the fall of 2010.

GALATA, Inc.

Location: 916 North Flagler Avenue, Homestead

Amount: \$10,000

National Objective: LMI Benefit

Eligible Activity: 03A Senior Centers

Activity: Ongoing renovations

Regulatory Citation: 24 CFR 570.201 (c)

Readiness to Proceed: Immediate

Galata is a previous recipient of CDBG funds in the amount of \$25,125. The city intends to award Galata an additional \$10,000 to continue the renovations to their building at 916 North Flagler Avenue. Galate has also received funding from Miami-Dade County and is working to leverage additional funds.

GALATA's mission is to provide socially and culturally competent programs and health services to the disadvantaged population of the City of Homestead by promoting economic self-sufficiency. GALATA operates a Multi-Generational Center in the City of Homestead that targets LMI elderly. The agency emphasizes worth with the Haitian community, although all people are welcome at its community center. Galata is also playing an increasingly visible role in the efforts to rebuild Haiti after the earthquake.

The organization is requesting funds to renovate the community center, including new ceiling tiles, drywall, paint, and new floor tiles. Currently, there is a large room in the center of their facility, a former warehouse. The room is not finished and requires extensive renovation work before it can be used for programs. Some of the offices are also substandard. The new grant allocation is a continuation of these renovations.

William F. "Bill" Dickenson Community Center

Amount: \$100,000

National Objective: LMI Benefit
Eligible Activity: 03 F Parks, Recreational Facilities
Activity: Construction of fencing around center
Regulatory Citation: 24 CFR 570.201 (c)
Readiness to Proceed: Winter of 2010

In 2008, the Dickenson Community Center was the first CDBG project identified by the City for entitlement funding. However, due to timing issues, the City reallocated the funding to other projects and the Community Center was constructed using other resources. Since that time, the Community Center has been constructed and is serving the residents of Homestead.

One component of the Community Center that was not built is a perimeter fence. The fence is necessary to provide security to the community center. At this time, the community center grounds cannot be secured after hours.

The proposed fence is an extension of an existing fence that extends along the back of the building. The fence and wall are custom built and are not “stock.” The project will construct 62 linear feet of fence and wall, and then the fence will transition to fencing only and will run for an additional 505 linear feet. The estimate cost includes design and permitting.

CDBG R

In addition to the CDBG activities begin undertaken as part of the 2009 Action Plan, the CDBG R application was recently approved by HUD. The application funds improvements to the Washington Avenue Corridor and is also a community development activity. When completed, the project will enhance the streetscape, improve drainage, and provide more efficient access to the South Dade Busway facility. The project will be completed by September of 2010.

Anti-Poverty Strategy

The proposed projects contained in this Action Plan will play a role in the City’s anti-poverty strategy. First, Wittkop Park is designed to be a neighborhood-based park in a census tract that is 75 percent LMI. In addition, the Community Center serves the entire City, which is predominately LMI. While the park projects will not affect poverty directly, they will enhance the neighborhood and create a safe and accessible environment for local residents.

Le Jardin, enFamilia, and GALATA projects will help reduce poverty by providing services to the low income residents of the City. These services include affordable childcare, senior citizen care, and educational opportunities for LMI residents.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-Homeless Special Needs

The City continues to support the efforts of Miami-Dade County and the activities funded through the SHIP, HOME, ESG, and HOPWA programs. However, at this time, these activities are not directly funded through the City's CDBG allocation. The City of Homestead does not receive HOME, SHIP, ESG or HOPWA funds.

Housing Opportunities for People with AIDS and Specific HOPWA Objectives

The City of Homestead does not administer HOPWA funds directly. All HOPWA funds in the County are administered by Miami-Dade County. The City fully supports the efforts of Miami-Dade County.