



# Broward County

## Legislation Text

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File #: 21-1630, Version: 1

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### **Broward County Commission Regular Meeting**

**Director's Name:** Leonard Vialpando

**Department:** Environmental Protection

**Division:** Housing Finance & Comm. Redevelopment

### **Information**

#### **Requested Action**

A. MOTION TO AUTHORIZE County Administrator to amend the Broward County Five Year Strategic Consolidated Plans for Fiscal Years 2015-2019 and Fiscal Years 2020-2024 and the accompanying Annual Action Plans for the U.S. Department of Housing and Urban Development ("HUD") Community Planning and Development Grants; make necessary regulatory, project eligibility and programmatic changes; reprogramming funds and revising Coronavirus Aid, Relief, and Economic Security (CARES) Act Community Development Block Grant Coronavirus (CDBG-CV) 1 and 3 funds, Community Development Block Grant ("CDBG"), Home Investment Partnerships Program Grant (HOME) funds and Emergency Solutions Grant (ESG) based on the recommendations in Exhibit 1; authorizing the County Administrator to take all necessary administrative and budgetary actions for implementation of the changes, to submit a copy of the amendment to HUD, and to execute agreements, amendments, reinstatements and interlocal agreements with subrecipients and/or Contractors of funding for the respective CDBG-CV, CDBG, HOME and ESG Programs, subject to approval as to form by the Office of the County Attorney.

***(Transferred to the Consent Agenda.)***

***ACTION: (T-10:56 AM) Approved.***

***VOTE: 9-0.***

B. MOTION TO AUTHORIZE County Administrator to take all necessary administrative and budgetary actions to appropriate and implement unanticipated Community Development Block Grant (CDBG) revenue funds in the amount of \$158,913, Home Investment Partnerships Program Grant (HOME) revenue funds in the amount of \$71,154, and Neighborhood Stabilization Program (NSP) 1 in the amount of \$224,626 and NSP3 in the amount of \$36,004 revenue funds, based on the recommendations in Exhibit 1, and authorize County Administrator to execute amendments to existing subrecipient agreements to allocate the funds, subject to approval as to form by the Office of the County Attorney.

***(Transferred to the Consent Agenda.)***

***ACTION: (T-10:56 AM) Approved.***

***VOTE: 9-0.***

C. MOTION TO AUTHORIZE County Administrator to take all necessary administrative and budgetary actions to appropriate and implement Fiscal Year 2020/2021 municipal Annual Action Plan (AAP) projected anticipated Community Development Block Grant (CDBG) revenue funds in an amount up to \$40,000 for the City of Coconut Creek, \$40,000 for the City of Margate, and \$80,000 for the City of Weston, based on the Cities' HUD Approved AAP, and recommendations in Exhibit 1, and authorize County Administrator to execute amendments to existing interlocal agreements to allocate the funds, subject to approval as to form by the Office of the County Attorney.

***(Transferred to the Consent Agenda.)***

**ACTION: (T-10:56 AM) Approved.**

**VOTE: 9-0.**

D. MOTION TO AUTHORIZE County Administrator to amend Broward County's Fiscal Year 2005-2010 Strategic Consolidated Plan and the accompanying Annual Action Plans for Fiscal Years 2008/2009 through 2010/2011 for U.S. Department of Housing and Urban Development (HUD) NSP1 and NSP3 funded projects, make the necessary regulatory, project eligibility and programmatic changes based on the revised federal regulations and guidance; providing for the allocation of \$1,340,232 in NSP1 and NSP3 Entitlement and Program Income (PI) funds to the affordable housing projects/activities detailed in Exhibit 1; authorizing the County Administrator to take the necessary administrative and budgetary actions to implement the changes.

***(Transferred to the Consent Agenda.)***

**ACTION: (T-10:56 AM) Approved.**

**VOTE: 9-0.**

**Why Action is Necessary**

Motion A:

Board action is required to amend Five Year Strategic Consolidated Plans and Annual Action Plans for HUD to add additional HUD funding allocations and implement substantial changes to program funding allocations and priorities, and to execute amendments to agreements with subrecipients and contractors to implement these changes.

Motions B and C:

Board approval is required to appropriate anticipated and unanticipated funds and amend the County's HUD Five Year Strategic Consolidated Plans and Annual Action Plans to implement substantial changes to program funding allocations and priorities; and subsequently appropriate unanticipated funds to interlocal agreements with other municipalities.

Motion D:

Board action is required to amend Five Year Strategic Consolidated Plans and Annual Action Plans for HUD to add additional HUD funding allocations and implement substantial changes to program funding allocations and priorities.

### **What Action Accomplishes**

#### **Motion A:**

Approves changes to the Five Year Strategic Consolidated Plans and associated Annual Action Plans, and subsequent budgetary and administrative actions.

#### **Motions B and C:**

These actions allow the County Administrator to recognize unanticipated grant funds, allocate, and administer/implement the CDBG-CV (CARES Act), CDBG, HOME, NSP1 and NSP3 projects/activities in accordance with the corresponding grant.

#### **Motion D:**

Approves changes to the NSP1 and NSP3 Five Year Strategic Consolidated Plans and associated Annual Action Plans, and subsequent budgetary and administrative actions.

### **Is this Action Goal Related**

Yes

### **Previous Action Taken**

No previous action taken.

### **Summary Explanation/Background**

THE ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT AND THE HOUSING FINANCE AND COMMUNITY REDEVELOPMENT DIVISION RECOMMEND APPROVAL OF THE ABOVE MOTIONS.

This item supports the Board's value: Offering sustainable, compatible, innovative housing options for all income-levels, including integrated, permanent supportive housing, and the corresponding goal of increasing the availability of affordable housing of all types, countywide in every community using effective, uniform criteria, policies, and strategies.

#### **Motion A.**

This motion allows the County to make the necessary changes to the Five Year Strategic Consolidated Plans and associated Annual Action Plans, make necessary regulatory, project eligibility and programmatic changes, and subsequent budgetary and administrative actions detailed in Exhibit 1.

### **CDBG**

#### **Town of Pembroke Park**

Due to the High costs of construction and materials, the Town needs to reallocate Fiscal Year 2020/2021 funds previously allocated to a Park Preserve Lighting Project to the Fiscal Year 2019/2020 Park ADA Restroom/s Project. The combined funds will allow the Town to complete the Fiscal Year 2019/2020 Park ADA Restroom Project already underway. The Fiscal Year 2020/2021 Project will be undertaken with Fiscal Year 2021/2022 CDBG allocation.

#### **Habitat for Humanity**

Pursuant to a Request for Proposals issued by HFCRD, Habitat for Humanity (Habitat) was awarded a contract for the administration of \$650,00 (\$500,000 in BC service areas, \$40,000 in the City of

Margate, \$60,000 in the City of Weston, and \$50,000 for water/sewer connections) in CDBG funds, providing services to assist in the implementation of County's Housing Rehabilitation Program and Water/Sewer Connections. The item was approved by the Broward County Board of County Commissioners (BOCC) on January 28, 2020 (Agenda Item No. 41). Since then, the cost of construction and materials has increased by up to thirty (30) percent. HFCRD desires to make the necessary programmatic changes to the Housing Rehabilitation Program and the Water/Sewer Connection Program:

1. The current agreement provides for maximum assistance to homeowners of \$40,000 for Housing Rehabilitation; however, it is inclusive of the direct activity program delivery costs, including title, property inspection, and the flat fee payable to Habitat per household. HFCRD proposes that \$40,000 per household in housing rehabilitation assistance be allowable per household, exclusive of direct program/delivery costs due to third parties and Habitat.
2. This motion will also allow the increase of up to \$19,000 in funding per household for the Water/Sewer Connection program, if there are special/extraordinary field conditions. The current bids for construction for water/sewer connection are coming in between \$15,000 to \$19,000 and the current agreement estimated the costs at approximately \$5,500.

These necessary changes, due to the high cost of construction labor and materials, will ultimately reduce the number of beneficiaries that can be assisted. The changes will not increase the direct activity delivery cost payable to Habitat, nor will it increase the \$650,000 BOCC-approved total CDBG amount to be implemented by Habitat.

Lastly, the HFCRD will also make some budget/allocation distribution line-item changes, to make accommodations for the constant increase/decrease of demand in certain jurisdictional areas. This motion will authorize the County Administrator to amend the current agreement with Habitat and make any necessary budget/allocation distribution line item and programmatic changes while the agreement is effective, to continue to carry out the much-needed program in an expeditious manner.

| Current Line-item distribution             | Proposed Line-Item Distribution |
|--|---------------------------------|
| \$500,000 - BC Service Areas               | \$240,262                       |
| \$40,000 - City of Margate                 | \$103,738                       |
| \$60,000 - City of Weston                  | \$256,000                       |
| \$50,000 - Water Sewer Connection/BC Areas | \$50,000                        |
| \$650,000 - Total                          | \$650,000 - Total               |

### **CDBG Remaining Balances Reallocated to BC HFCRD Countywide Housing Projects**

The following Cities have remaining balances form Fiscal Years 2018/2019 through 2019/2020: City of West Park, City of Lauderdale Lakes. These projects have been completed and the funds will be reallocated to Broward County Countywide Housing Projects/Activities and/or other City Projects as detailed on Exhibit 1.

### **CARES Act - CDBG-CV1 and CDBG-CV3 Requested Changes/Administered and Implemented by Broward County**

The following Cities have requested the changes detailed in Exhibit 1: City of Coconut Creek, City of

Margate. The HFCRD implements these projects/activities for the Cities, therefore, these changes will be made in form of agreements/amendments to their existing agreements.

**HOME Requested Changes/for municipalities administered by Broward County's HFCRD.**

The following Cities have requested the changes detailed on Exhibit 1 and have requested that Broward County's Housing Finance and Community Redevelopment Division (HFCRD) Implement these Projects/Activities: City of Coral Springs, City of Sunrise. The HFCRD will receive direct project service delivery for the Implementation of the proposed Projects/Activities on Exhibit 1.

**ESG Unspent Remaining Balances Reallocated to BC HFCRD/FSS Countywide Emergency Solutions Grant/Rapid-Rehousing/Homeless Prevention**

The following Non-profit has remaining balances form Fiscal Years 2019/2020 through 2020/2021: Broward Partnership for the Homeless. These projects have been completed and the funds will be reallocated to Broward County for Countywide Projects/Activities as detailed on Exhibit 1.

**Motions B and C.**

These motions allow the County to recognize unanticipated grant funds, and County Administrator to take all necessary Administrative and Budgetary Actions. The grant funds being recognized are detailed in Exhibit 1.

**Unanticipated Revenue/Program Income (PI)**

Unanticipated Revenue/Program Income (PI) is being recognized for the following grant programs: CDBG, HOME, NSP1, NSP3

**Anticipated Revenue/Program Income (PI) for municipalities administered by Broward County's HFCRD's.**

The following Cities have requested that the Fiscal Year 2020/2021 Annual Action Plan (AAP) projected anticipated revenue be available as Program Income (PI): City of Coconut Creek, City of Margate, City of Weston - CDBG Grant. These changes are detailed on Exhibit 1. The HFCRD implements these projects/activities for the Cities, therefore, these changes will be made in form of agreements/amendments to their existing agreements.

**Motion D.**

**NSP1 and NSP3 Changes and Reallocations**

This motion allows the County to make the necessary NSP, NSP1, and NSP 3 changes to the corresponding Five Year Strategic Consolidated Plans and associated Annual Action Plans, make necessary regulatory, project eligibility and programmatic changes, and subsequent budgetary and administrative actions detailed in Exhibit 1.

Between Fiscal Year's 2008/2009 through 2011/2012, through the Economic Recovery Act of 2008, (HERA) the U.S. Department of Housing and Urban Development (HUD) approved a Grant Agreement awarding \$17,767,589 in NSP1 funds and subsequently \$5,457,533 in NSP3 funds. All funds were expended, except for \$253,161 in NSP1 funds and \$103,641 in NSP3 funds, which were subrecipient remaining balances. HUD is requesting that grantees expend the remaining entitlement balances, so that the NSP Grant can be closed-out. HUD has also provided new regulatory and programmatic guidance, given that the housing market has drastically changed from the 2008 economic housing crisis. There are no longer foreclosure/distressed census tracts/block groups, therefore HUD has provided guidance as to how those balances and any NSP PI funds can be

allocated and expended. The HFCRD is requesting that these funds, along with the previously BOCC recognized NSP1 and NSP3 unanticipated revenue (December 4, 2018, AI #27697), and the NSP1 and NSP3 PI being recognized in Motion B of this Agenda, for a total of \$1,340,232, be reallocated to the proposed Projects/Activities detailed in Exhibit 1.

**Source of Additional Information**

Ralph Stone, Director, Housing Finance and Community Redevelopment Division, 954-357-5320

**Fiscal Impact**

**Fiscal Impact/Cost Summary**

No Fiscal Impact