

BROWARD COUNTY, FLORIDA

ANNUAL ACTION PLAN FY 2024- 2025



PREPARED BY:

THE BROWARD COUNTY HOUSING DIVISION

BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS

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Executive Summary

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

1. Introduction

The Fiscal Year 2024/2025 Annual Action Plan (Action Plan) represents the fourth (4th) year of the County's Consolidated Plan (Con Plan) for the Fiscal Years 2020 -2024 (Con Plan) and any subsequent amendments. The Broward County Housing Finance Division (HFD) is committed to improving the quality of life for all residents in the County and its neighborhoods. The County strives to provide safe, decent and affordable housing and a suitable living environment for low to moderate income individuals and the special needs population living in the community. The Annual Action Plan for Broward County outlines the uses of grants released by the U.S. Department of Housing and Urban Development (HUD) for three programs: Community Development Block Grants (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grants (ESG).

The Housing Finance Division works closely with partner municipalities, the local housing authority, the Continuum of Care and its members, stakeholder organizations as well as citizens through the Citizen Participation Process to identify the priority needs and form the goals of the Annual Action Plan. Through the fulfillment of the goals outlined in this Plan, the County will improve the quality of life for low to moderate income and special needs citizens in the County.

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.

Broward County has developed its strategic plan based on an analysis of the data presented in the Consolidated Plan and an extensive community participation and consultation process. Through these efforts, the County has identified five priority needs with associated goals to address those needs. The priority needs with associated goals include:

Priority Need: Preserve & Develop Affordable Housing

Provide for Owner-Occupied Housing Rehab Increase Homeownership Opportunities

Increase Affordable Rental Housing Opportunity

Priority Need: Expand & Improve Public Infrastructure/Facilities

Expand & Improve Public Infrastructure
Improve Access to Public Facilities

Priority Need: Public Services & Quality of Life Improvements

Provide Supportive Services for Special Needs
Provide Vital Services for LMI Households

Priority Need: Homelessness Housing and Support Services

Provide Homeless Rapid Re-Housing Assistance
Provide for Homeless Supportive Services

3. Evaluation of past performance

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

Broward County, with member Consortium municipalities, nonprofit community service agencies and other housing service providers have made significant contributions to provide safe, decent and affordable housing and a suitable living environment for low to moderate income individuals in the community. However, affordable housing remains one of the most prolific needs facing the County, as documented by the current Consolidated Plan, the County's previous Consolidated Plan, and the 2022 Consolidated Annual Performance and Evaluation Report (CAPER).

As identified in the FY2020-2024 Consolidated Plan, CDBG funds particularly address affordable housing (housing rehabilitation and purchase/down payment assistance), public service and public facilities/infrastructure. Broward County allocates funds and reassesses the utilization of federal funding during the Consolidated Plan and Annual Action Plan timeframes to maximize the use of federal funding as other funding opportunities become available. This has allowed the County to not only meet goals, priorities and objectives, particularly for CDBG, but to exceed them.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The County held a NOFA Workshop/Section 3 Workshop/Fair Housing Workshop Public Hearing, notice of which was published in the South Florida Sun-Sentinel and posted on the County's Housing website. The County published Notice of the availability of its 2024-2025 Annual Action Plan for Review and

Comments on July 14, 2024. The County held a Pre-adoption Public Hearing on August 15, 2024 at 10:00AM, there were no comments received during the Public Comment Period.

As part of the County's outreach efforts a 4 Factor Analysis was completed to assist those with Limited English Proficiency (LEP). The associated LEP Plan is publicized on the Broward County Housing Finance Division website. Additionally, all advertisements include language indicating that assistance will be provided to those with limited English proficiency.

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.

Full details of the County's citizen participation outreach efforts are available in AP-12 Participation of this plan. No comments were received, however, all comments and suggestions received are accepted and taken into consideration when formulating the Action Plan.

As well, citizen participation outreach efforts are also recorded and attached as a PDF in the appendices in AD-26 of this Plan.

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

No comments were received, however, all comments and suggestions received are accepted and taken into consideration when formulating the Action Plan.

7. Summary

Broward County is committed to soliciting public comment for its Annual Action Plans. In formulating its Goals and Projects, the County held several workshops, public hearings, a public comment period and posted a draft of the Annual Action Plan on the BCHFD website to gather input. The primary Goal of this plan is for the increase of homeownership opportunities and to provide for owner-occupied housing rehabilitation both of which further the County's efforts to promote and retain decent, safe and sanitary affordable housing primarily for its low-to moderate-income residents.

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	BROWARD COUNTY	
CDBG Administrator	BROWARD COUNTY	Housing Finance Division
HOPWA Administrator		
HOME Administrator	BROWARD COUNTY	Housing Finance Division
ESG Administrator	BROWARD COUNTY	Housing Finance Division
HOPWA-C Administrator	BROWARD COUNTY	

Table 1 – Responsible Agencies

Narrative

Broward County's Housing Finance Division (HFD) which is part of the Resilient Environment Department (RED), serves as the lead agency for administration and oversight of the programs and activities outlined in the 2020-2024 Consolidated Plan and the FY 2024 AAP. As the lead agency of Broward County HOME Consortium, Broward County is the Responsible Entity for completing associated Environmental Reviews. As such, to expedite and submit reviews in a timely manner, the Broward County Administrator has designated the Director of Housing Finance Division, or their designee, to certify all required Environmental Review Records and Request for Release of Funds documentation.

Consolidated Plan Public Contact Information

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

1. Introduction

Broward County consulted with various public and private entities in developing the 2024 Annual Action Plan. To ensure success of its community revitalization efforts and quality of services being provided in the community, the County routinely solicits input from neighborhood and community organizations by attending various community meetings. Furthermore, staff from the County's Housing Finance Division (HFD) works closely with other County Departments and Divisions to make sure that services for low-income and homeless individuals are provided in a consistent and efficient manner. As the lead of the Broward HOME Consortium, the County works closely with Consortium members to provide for affordable housing in the area.

As part of the County's outreach efforts a 4 Factor Analysis was completed to assist those with Limited English Proficiency (LEP). The associated LEP Plan is publicized on the Broward County Housing Finance Division website. Additionally, all advertisements include language indicating that assistance will be provided to those with limited English proficiency.

As the lead agency of Broward County HOME Consortium, Broward County is the Responsible Entity for completing associated Environmental Reviews. As such, to expedite and submit reviews in a timely manner, the Broward County Administrator has designated the Director of Housing Finance Division, or their designee, to certify all required Environmental Review Records and Request for Release of Funds documentation.

Broward County Housing Finance Division consulted with local agencies during the planning process for the Consolidated Plan on general housing related topics; however, Lead Based Paint (LBP) consultation at the Annual Action Plan level occurs as a broad review. Once a property is identified, all homes built before 1978 follow the procedures listed below:

Housing assisted with HOME funds is subject to the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4846), the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4851-4856), and implementing regulations at part 35, subparts A, B, J, K, M and R of this title

Sellers of any pre-1978 properties will be required to provide proper disclosures to the buyer.

Inspections will be conducted on pre-1978 properties, depending on the level of review and work required. As necessary, inspections will be conducted by a licensed lead-based paint inspector.

If lead-based paint is found, then a licensed firm must perform the lead-based paint abatement.

All properties that receive lead-based paint abatement must pass clearance testing by a licensed firm. The firm that performs the abatement cannot perform the clearance testing.

During the planning process for the Consolidated Plan and Annual Action Plan, no agencies were excluded from providing input. The following section provides a summary of the consultation process, including identification of the agencies that participated in the process. Broward County's efforts to enhance coordination between public and private agencies are also specified below.

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)).

The 2024 Annual Action Plan was developed with the input of representatives from Consortium municipalities, members of the Continuum of Care (CoC), the Broward County Homeless Initiatives Partnership/Housing Options, Solutions and Supports (HIP/HOSS), the Broward County Housing Authority (BCHA), affordable housing stakeholders, and residents that participated in the citizen participation process. These groups also provided input in the development of the Homeless strategy and resources to address the needs of the Homeless as called for in Section 24 CFR Part 91.100 (a)(2) of the HUD Consolidated Plan Regulations. Other local governments collaborated on metropolitan wide planning responsibilities that transcended municipal boundaries.

The Broward County Homeless Initiative Partnership (HIP) section of the Community Partnership Division (CPD) has scheduled meetings to create a process for quarterly meetings with all 6 Housing authorities in Broward County. The goal is to create a formal "moving up" program to move individuals from CoC funded Permanent Supportive Housing to Vouchers. The CoC board engages as many of the 31 municipalities in Broward to help end homelessness in our community. During the prior Point in Time (PIT) count, two sites were located in the West areas of the County. The CoC has continued to concentrate efforts in the west. Additionally, the surveys throughout the County were plotted so that each municipality has an idea of the number of surveys that were completed in their area. This begins to provide a clearer picture as to where individuals experiencing homelessness are either going to receive services or sleeping.

The monthly Local Stakeholder and Provider's Counsel is now hosting a variety of presentations for providers to introduce them to providers who may have not worked with individuals experiencing homelessness but who have valuable services to offer. This has brought awareness to the layers of needs for those we serve. New organizations are added and participate in our coordinated entry process in the Homeless Management Information System (HMIS).

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.

Broward County is a member of the Broward County Homeless Initiative Partnership, which is the lead agency for the regional Continuum of Care (CoC). The County supports the Initiative and its efforts to

end homelessness. Through regular meetings and reports provided by the CoC, the County is kept up to date with Broward's homeless population.

Broward's Continuum of Care addresses all aspects of homelessness including prevention, outreach, emergency shelter, transitional and permanent affordable housing, and supportive services.

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

Broward County is a member of the Broward County Homeless Initiative Partnership, which is the lead agency for the regional Continuum of Care (CoC). The County supports the Initiative and its efforts to end homelessness. Through regular meetings and reports provided by the CoC, the County is kept up to date with Broward's homeless population. The Housing Finance Division, however, allocates ESG, develops performance standards for and evaluation of outcomes of projects and activities and develops funding, policies and procedures and the operation and administration of HMIS. The HFCD and the County's Human Services Division coordinate the administration of HMIS.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Broward County Housing Finance and Community Redevelopment Division
	Agency/Group/Organization Type	PHA Services - Housing Other government - County Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Broward County is the lead agency responsible for the Consolidated Plan.
2	Agency/Group/Organization	Broward County Homeless Initiative Partnership
	Agency/Group/Organization Type	Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Broward County Homeless Initiative Partnership is the local Continuum of Care
3	Agency/Group/Organization	COCONUT CREEK
	Agency/Group/Organization Type	Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted as a member of the HOME Consortium.
4	Agency/Group/Organization	CORAL SPRINGS
	Agency/Group/Organization Type	Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted as a member of the HOME Consortium.
5	Agency/Group/Organization	DAVIE
	Agency/Group/Organization Type	Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted as a member of the HOME Consortium.
6	Agency/Group/Organization	DEERFIELD BEACH
	Agency/Group/Organization Type	Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted as a member of the HOME Consortium.
7	Agency/Group/Organization	LAUDERHILL
	Agency/Group/Organization Type	Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted as a member of the HOME Consortium.
8	Agency/Group/Organization	MARGATE
	Agency/Group/Organization Type	Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted as a member of the HOME Consortium.
9	Agency/Group/Organization	MIRAMAR
	Agency/Group/Organization Type	Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted as a member of the HOME Consortium.
10	Agency/Group/Organization	PEMBROKE PINES
	Agency/Group/Organization Type	Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted as a member of the HOME Consortium.
11	Agency/Group/Organization	PLANTATION
	Agency/Group/Organization Type	Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted as a member of the HOME Consortium.
12	Agency/Group/Organization	SUNRISE
	Agency/Group/Organization Type	Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted as a member of the HOME Consortium.
13	Agency/Group/Organization	TAMARAC
	Agency/Group/Organization Type	Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted as a member of the HOME Consortium.

14	Agency/Group/Organization	Broward County Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
15	Agency/Group/Organization	Broward County Emergency Management
	Agency/Group/Organization Type	Agency - Emergency Management Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through the MA-65 Hazard Mitigation section of the Consolidated Plan
16	Agency/Group/Organization	Florida Division of Emergency Management
	Agency/Group/Organization Type	Agency - Emergency Management Other government - State
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through the MA-65 Hazard Mitigation section of the Consolidated Plan

17	Agency/Group/Organization	Florida Voluntary Organizations Active in Disasters
	Agency/Group/Organization Type	Agency - Emergency Management
	What section of the Plan was addressed by Consultation?	Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through the MA-65 Hazard Mitigation section of the Consolidated Plan

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

The Broward County Housing Authority is the local PHA in the area and consults with the housing needs assessment and public housing needs in the plan.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Broward County Housing Options, Solutions and Supports Division (HOSS)	Broward County selects annual goals based upon ongoing consultation with the Broward County Continuum of Care and the Broward County Housing Authority. Both agencies provide annual input on homeless needs and public housing needs in Broward County. Annual Action Plan projects are selected in accordance with these ongoing consultations and common-goal partnerships.

Table 3 – Other local / regional / federal planning efforts

Narrative

N/A

AP-12 Participation - 91.401, 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

Broward County is engaged in ongoing efforts to increase coordination among its network of member Consortium municipalities, for-profit and nonprofit organizations that deliver housing and social services to the community. Open lines of communication are also maintained between the County and stakeholder nonprofit organizations, the housing authorities and the members of the Continuum of Care and are given opportunities to participate in the Action Planning process. These community stakeholders help provide input that shapes the priority needs identified in the Strategic Plan.

County staff attempt on an ongoing basis to encourage participation by all citizens with special emphasis on persons of low- to moderate-incomes and those with special needs to participate in the Action Planning process. The County held a public hearing and public review period for the Plan to obtain insight from the public into community development needs and priorities. A Universal Request for Proposals, Public Hearing and Fair Housing Workshop to communicate information and receive input was held on January 26, 2024 at 10:00 AM. An advertisement for the event was published in the Sun-Sentinel on January 6, 2024. The County published a notification of a draft of the Action Plan on July 14, 2024 allowing for further access and opportunity to comment on the Annual Action Plan draft, the public comment period began on July 15, 2024, allowing 30 days for review, after which a public hearing was held August 15, 2024 to receive further comment on the plan. A draft of the Action Plan was posted on the County's website at www.broward.org/housing.

Below is a summary of details of the citizen participation outreach efforts made by the County. Additional comments are attached in the citizen participation attachments in AD-26.

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 Hearing	Non-targeted/broad community	<p>A Universal Request for Proposals, Public Hearing and Fair Housing Workshop to communicate information and receive input was held on January 26, 2024. An advertisement for the event was published in the Sun-Sentinel on January 7, 2024.</p>	<p>The County communicated information about the program and input was received.</p>	<p>There were no comments rejected or not accepted</p>	<p>http://www.broward.org/Housing/Pages/default.aspx</p>

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)
2	Public Comment Period	Non-targeted/ broad community	The County held a public comment review period from July 15, 2024 to August 15, 2024 to allow for the public to review and make comments on the draft Annual Action Plan.	There were no comments received.	There were no comments rejected or not accepted.	

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)
3	Public Hearing	Non-targeted/ broad community	A public hearing was held on August 15, 2025 at 10:00 AM to receive further comment on the plan. The County provided an opportunity to respond via email and by having an in person meeting.	There were no comments received	There were no comments rejected or not accepted.	

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)
4	Stakeholder Meeting	Small Cities	An application workshop and fair housing workshop was held for representatives of the Urban County small cities. The workshop was held on March 14, 2024 at 10:00 AM and emphasized eligible activities. Cities choose activities based on their needs.	The County communicated information about the program and input was received	There were questions about the programs eligibility, jurisdictional needs, TA, etc. No comments were rejected.	

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)
5	Newspaper Ad	Non-targeted/ broad community	An advertisement soliciting public comment for a public hearing was published in the Sun-Sentinel on January 7, 2024	There were no comments received.	There were no comments rejected or not accepted.	
6	Newspaper Ad	Non-targeted/ broad community	A classified display advertisement was published on July 14, 2024 soliciting public comment on the County's Draft Annual Action Plan.			

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Federal resources are critical to addressing local housing and community development needs. All strategies and activities planned under the Consolidated Plan contribute to promoting Housing (by adding affordable housing to the existing housing stock and/or preserving the existing housing stock), infrastructure Improvements, Public Services and economic opportunities in Broward County by providing many low- to moderate-income persons and households with access to services and opportunities, financial stabilization, and affordable housing. These funds also result in collective efforts that include partnerships with many local nonprofit organizations, other municipalities, and businesses. Many of these strategies and activities cannot be implemented without the anticipated resources listed in this section.

Through a combination of statistical analysis and public input, the County has developed a 5-year Plan and subsequent Annual Action Plans that builds on local assets and coordinates a response to the needs of the community. The County has determined that in order to maximize the production of affordable housing, economic development, and the provision of services to its residents, it must commit to a variety of public/private initiatives and work towards integrative goals that focus on housing in general, purchase assistance and rehabilitation, but specifically the creation of permanent affordable housing (affordable rental housing due to change in market needs) and as well as public facility/public improvements to include barrier free (ADA) and public services. The projects found in AP-35 of the Action Plan were included as a

direct response to address the assessed needs previously mentioned.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,929,190	428,460 433,855	0	4,357,650 4,363,045	0	As this is the last year of the County's FY 2020-2024 Consolidated Plan, there are no additional funds expected.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,880,746	798,718 992,336	0	4,679,465 4,873,082	0	As this is the last year of the County's FY 2020-2024 Consolidated Plan, there are no additional funds expected.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	245,888	0	0	245,888	0	As this is the last year of the County's FY 2020-2024 Consolidated Plan, there are no additional funds expected.

Table 2 - 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

HOME funds are matched by housing finance bonds and State Housing Initiatives Partnership (SHIP) funds. Thousands in multi-family apartment complex development resources are leveraged by SHIP and/or HOME funds when used as local match to 9% Low Income Housing Tax Credit funds.

The millions generated as leverage amount to many times over the match required for HOME funds. The County contributes an additional \$125,000 annually.

The ability to leverage state and local funds will facilitate the County's efforts in addressing the highest priority needs; affordable housing, infrastructure and public services. CDBG, HOME and ESG funds are used as a part of local government strategies to attract funds from State agencies, the U.S. Department of Transportation, revenues from bonds and Community Redevelopment Agencies, local funds and grants,

partnerships with non-profits, and public/private collaborations. These funds are leveraged with millions of dollars in local, local in-kind contributions, state and federal funds and private donations to non-profits. This alliance allows the County to undertake a variety of projects making significant long-term impact.

During this timeframe, Broward County's commitment to affordable housing was solidified by providing other non-federal funding sources such as an affordable housing trust fund in the amount of \$20,000,000.

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

Whenever possible, Broward County uses publicly owned land in the Broward Municipal Services District (BMSD) to leverage with bond financing, SHIP, Disaster Recovery Initiative CDBG funds, HOME, public/private partnerships, non-profits and general revenue to develop affordable housing units.

On occasion the County donates land to small cities for the development of affordable housing.

Discussion

The 2024-2025 program year grants include \$3,929,190 in CDBG funding, \$3,880,746 in HOME funding, and \$245,888 in ESG funding. Including Program Income CDBG totals ~~\$433,855.31~~428,460.48 and HOME totals ~~\$992,335.71~~798,718.42.

Through CDBG, HOME and ESG funds, additional funds from State agencies, the U.S. Department of Transportation, revenues from bonds and Community Redevelopment Agencies, local funds and grants, partnerships with non-profits, and public/private collaborations are leveraged with millions of dollars in local, local in-kind contributions, state and federal funds and private donations to non-profits. Together, these funds facilitate the County's efforts in addressing the highest priority needs; affordable housing, infrastructure and public services, allowing the County to undertake a variety of projects making significant long-term impact.

In addition, whenever possible, Broward County uses publicly owned land in the Broward Municipal Services District (BMSD) to leverage with bond financing, SHIP, Disaster Recovery Initiative CDBG funds, HOME, public/private partnerships, non-profits and general revenue to develop affordable housing units.

On occasion the County donates land to small cities for the development of affordable housing.

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	Increase Homeownership Opportunities	2020	2024	Affordable Housing	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Low-Mod Block Group Tracts Countywide	Preserve & Develop Affordable Housing	CDBG: \$1,202,588 HOME: \$3,123,801	Direct Financial Assistance to Homebuyers: 53 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Provide for Owner-Occupied Housing Rehab	2020	2024	Affordable Housing	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Low-Mod Block Group Tracts Countywide	Preserve & Develop Affordable Housing	CDBG: \$701,725 HOME: \$255,928	Homeowner Housing Rehabilitated: 15 Household Housing Unit
3	Expand & Improve Public Infrastructure	2020	2024	Non-Housing Community Development	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Low-Mod Block Group Tracts Countywide	Expand & Improve Public Infrastructure/Facilities	CDBG: \$434,892	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7630 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Improve Access to Public Facilities	2020	2024	Non-Housing Community Development	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Low-Mod Block Group Tracts Countywide	Expand & Improve Public Infrastructure/Facilities	CDBG: \$815,593	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4075 Persons Assisted
5	Provide Vital Services for LMI Households	2020	2024	Non-Housing Community Development	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Low-Mod Block Group Tracts Countywide	Public Services & Quality of Life Improvements	CDBG: \$233,000	Public service activities other than Low/Moderate Income Housing Benefit: 466 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 200 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Increase Affordable Rental Housing Opportunity	2020	2024	Affordable Housing	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Low-Mod Block Group Tracts Countywide	Preserve & Develop Affordable Housing	HOME: \$582,112	Rental units rehabilitated: 10 Household Housing Unit
7	Provide Supportive Services for Special Needs	2020	2024	Non-Homeless Special Needs	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Low-Mod Block Group Tracts Countywide	Public Services & Quality of Life Improvements	CDBG: \$98,317	Public service activities other than Low/Moderate Income Housing Benefit: 260 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Provide Homeless Rapid Re-Housing Assistance	2020	2024	Homeless	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Low-Mod Block Group Tracts Countywide	Homelessness Housing and Support Services	HOME: \$247,881 ESG: \$79,915	Tenant-based rental assistance / Rapid Rehousing: 20 Households Assisted
9	Provide for Homeless Supportive Services	2020	2024	Homeless	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Low-Mod Block Group Tracts Countywide	Homelessness Housing and Support Services	ESG: \$147,532	Homeless Person Overnight Shelter: 830 Persons Assisted

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Homeownership Opportunities
	Goal Description	<p>Increase homeownership opportunities for LMI households through homeowner housing added and direct financial assistance to homebuyers to include principal write-downs, subsidize interest rates, provide reasonable closing costs and up to 50% of the down payment assistance.</p> <p>CDBG The CDBG total is \$1,206,903.441,202,587.58 is for program and delivery costs and also includes \$347,084.24342,768.38 in program income and is not inclusive of <u>administrative</u> costs. (14 Purchase Assistance)</p> <p>HOME The HOME total of \$3,303,056.423,123,800.86 is for program costs and delivery and also includes \$885,475.42706,219.86 in program Income (PI), which is not inclusive of administrative costs. (39 Purchase Assistance)</p> <p>For a total of 53 housing units acquired.</p> <p>Countywide (based on individual income qualification)</p>
2	Goal Name	Provide for Owner-Occupied Housing Rehab
	Goal Description	<p>Provide for owner occupied housing rehabilitation in target areas of the jurisdiction. These activities will benefit LMI households. The CDBG total \$701,725 includes grant funds for program and delivery costs and is not inclusive of administrative costs. (13 Rehabilitation)</p> <p>The County's HOME total \$255,927.61 which includes \$11,967.61 of Program Income, program and delivery costs and is not inclusive of administrative costs. (based on individual income qualification) (2 Rehabilitation)</p> <p>For a total of 15 housing units rehabilitated.</p> <p>Countywide (based on individual income qualification)</p>

3	Goal Name	Expand & Improve Public Infrastructure
	Goal Description	Expand and improve access to public infrastructure through development activities for LMI persons and households. Public infrastructure activities include improvements to infrastructure in the jurisdiction such as roadway resurfacing and improvements to curbs and ramps on sidewalks for ADA compliance. The total includes \$434,892 in grant funds and is not inclusive of administrative costs
4	Goal Name	Improve Access to Public Facilities
	Goal Description	Expand and improve access to public facilities through development activities for LMI persons and households and for special needs population (elderly, persons with a disability, victims of domestic abuse, etc.). Public facilities may include neighborhood facilities, community centers and parks and recreation facilities. The total includes \$815,593 in grant funds and is not inclusive of administrative costs. Countywide (ADA based on individuals)
5	Goal Name	Provide Vital Services for LMI Households
	Goal Description	Provide supportive services for low- to moderate-income households in the jurisdiction. Public services will include: fair housing awareness, housing counseling, meal and transportation services for the elderly, case management for emergency assistance, employment programs, youth services and health programs. The total includes \$233,000 in grant funds and is not inclusive of administrative costs
6	Goal Name	Increase Affordable Rental Housing Opportunity
	Goal Description	Increase affordable rental housing opportunities for LMI households through rental units constructed and rental units rehabilitated. The total includes \$582,112 in grant funds and is not inclusive of administrative costs. Countywide (based on individual income qualification)
7	Goal Name	Provide Supportive Services for Special Needs
	Goal Description	Provide supportive services for special needs populations in the jurisdiction. Public services will target special needs groups and may include services to address persons with physical and mental health disabilities, the elderly, and the youth. The total includes \$98,317 in grant funds and is not inclusive of administrative costs.

8	Goal Name	Provide Homeless Rapid Re-Housing Assistance
	Goal Description	Provide for rapid re-housing (RRH) assistance and Tenant Based Rental Assistance (TBRA) for the homeless population in the jurisdiction. The total includes \$327,796 in grant funds and includes \$20,000 in program income and is not inclusive of administrative costs. Countywide (based on individual income qualification)
9	Goal Name	Provide for Homeless Supportive Services
	Goal Description	Provide for homeless supportive services such as shelter operations, street outreach services and homeless prevention programs. The total includes \$147,532 in grant funds and is not inclusive of administrative costs. Countywide (based on individual income qualification)

AP-35 Projects - 91.420, 91.220(d)

Introduction

The following section outlines the proposed projects and activities to be accomplished in FY 2024. Each project includes Consolidated Plan goals to be supported and priority needs to be addressed by the proposed project and associated activities, as well as its funding source, target completion date, and estimated number of persons or households to benefit from the proposed activities. All proposed projects and associated activities will be implemented on a county-wide geographic distribution basis. Broward County and its Consortium Cities cap is \$80,000 (with the exception of Miramar and Tamarac), each City depending on its own needs, at its own discretion, may increase or decrease this amount, as long as it doesn't exceed the \$80,000 cap.

#	Project Name
1	BROWARD COUNTY HOUSING CDBG ELIGIBLE HOUSING ACTIVITIES
2	CAPITAL IMPROVEMENTS
3	BROWARD COUNTY - CDBG - PUBLIC SERVICES 15%
4	BROWARD COUNTY - HFD CDBG PLANNING AND ADMINISTRATION
5	HESG23-BROWARD COUNTY
6	CHDO
7	CITY OF COCONUT CREEK - HOMEBUYER/PURCHASE ASSISTANCE
8	CITY OF CORAL SPRINGS - HOMEBUYER/PURCHASE ASSISTANCE
9	TOWN OF DAVIE - HOMEBUYER/PURCHASE ASSISTANCE
10	CITY OF DEERFIELD BEACH - HOMEBUYER/PURCHASE ASSISTANCE
11	CITY OF DEERFIELD BEACH - HOUSING REHABILITATION
12	CITY OF LAUDERHILL - TBRA
13	CITY OF MARGATE - HOMEBUYER/PURCHASE ASSISTANCE
14	CITY OF MIRAMAR - HOMEBUYER/PURCHASE ASSISTANCE
15	CITY OF PEMBROKE PINES - HOMEBUYER/PURCHASE ASSISTANCE
16	CITY OF PLANTATION - HOMEBUYER/PURCHASE ASSISTANCE
17	CITY OF SUNRISE - HOMEBUYER/PURCHASE ASSISTANCE
18	CITY OF TAMARAC - HOUSING REHABILITATION
19	BROWARD COUNTY HOUSING HOME ELIGIBLE HOUSING ACTIVITIES
20	BC - HFD HOME PLANNING AND ADMINISTRATION

Table 4 – Project Information

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

Through a combination of statistical analysis and public input, Broward County has developed a Plan that builds on local assets and coordinates a response to the needs of the community. The County has determined that in order to maximize the production of affordable housing, economic development,

and the provision of services to its residents, it must commit to a variety of public/private initiatives and work towards integrative goals that focus on housing in general, specifically purchase assistance and rehabilitation, as well as public facility improvements and public services.

As indicated throughout this plan, Broward County intends to undertake multiple projects, which facilitate the development and sustainability of affordable housing. Obstacles to these projects may include limited availability of units (housing stock) to be acquired or rehabilitated, increase and availability of materials and labor, and limited resources available to complete projects. Broward County will ensure that identified units are suitable for affordable housing development through underwriting, and coordination with community partners and other county departments, as required.

AP-38 Project Summary
Project Summary Information

1	Project Name	BROWARD COUNTY HOUSING CDBG ELIGIBLE HOUSING ACTIVITIES
	Target Area	Countywide
	Goals Supported	Increase Homeownership Opportunities Provide for Owner-Occupied Housing Rehab
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	CDBG: \$1,9084,63418
	Description	Eligible activities including but not limited to Homebuyer/Purchase Assistance, Housing Rehabilitation and/or Acquisition. The total, \$1,9084,63418.24 includes Program Income of \$342,7,6084.2438 , which will be used to assist 27 households of which 14 will be for purchase assistance, and 13 will be for Rehabilitation.* Broward County and its Small Cities cap is \$80,000 for purchase assistance and \$60,000 for rehabilitation, each City depending on its own market needs, at its own discretion, may increase or decrease this amount, as long as it doesn't exceed the \$80,000 and \$60,000 respective caps.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	27 low to moderate income households
	Location Description	Countywide

<p>Planned Activities</p>	<ul style="list-style-type: none"> • Broward County//Purchase Assistance <u>Program Income</u> // \$291,480.64 287,164.78//The County's Program Income will assist a minimum of three (3) households with funding including direct program delivery costs. The County's Housing Finance Division's terms and maximum assistance amounts are detailed within the Division's Housing Purchase/Downpayment Assistance Policies and Procedures • Broward County//Purchase Assistance Program Income // \$395,282.60//The County's Program Income will assist a minimum of three (3) households with funding including direct program delivery costs. The County's Housing Finance Division's terms and maximum assistance amounts are detailed within the Division's Housing Purchase/Downpayment Assistance Policies and Procedures • Coconut Creek//Housing Rehabilitation// \$134,824//The housing rehabilitation program will benefit low to moderate income households in the City of Coconut Creek. A minimum of two (2) income eligible applicants will be awarded approximately \$50,000 in grant funds for housing rehabilitation • Coconut Creek//Purchase Assistance// \$158,427//The City will assist a minimum of two (2) households with funding, not to exceed \$50,000 per homebuyer. The total includes \$23,603.60 of program income. • Cooper City//Housing Rehabilitation// \$31,498//The housing rehabilitation program will benefit low to moderate income households in the City of Cooper City. A minimum <u>maximum</u> of one (1) income eligible applicant will be awarded approximately \$50,000 in grant funds for housing rehabilitation. • Cooper City//Purchase Assistance// \$31,498//The City will assist a minimum <u>maximum</u> of 1 household with funding, not to exceed \$50,000 per homebuyer. • Lauderdale Lakes//Housing Rehabilitation// \$237,182//The housing rehabilitation program will benefit low to moderate income households in the City of Lauderdale Lakes. A minimum of five (5) applicants will be awarded approximately \$42,000 in grant funds for rehabilitation and service delivery costs.
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		<ul style="list-style-type: none"> • Margate//Rehabilitation//\$170,038//The City will assist a minimum of 3 homeowners, with housing rehabilitation, not to exceed \$40,000 per homeowner. • Margate//Purchase Assistance//\$202,038//The City will assist a minimum of 3 households with funding, not to exceed \$50,000 per homebuyer. The total includes \$32,000 of Program Income. • Weston//Purchase Assistance//\$128,183//The City will assist a minimum of 1 household with funding, not to exceed \$8120,000 per homebuyer • Weston//Rehabilitation//\$128,183//The City will assist a minimum of 2 homeowners with housing rehabilitation not to exceed \$580,000 per homeowner. <p>* Broward County and its Small Cities cap is \$80,000 for purchase assistance and \$60,000 for rehabilitation, each City depending on its own market needs, at its own discretion, may increase or decrease this amount, as long as it doesn't exceed the \$80,000 and \$60,000 respective caps.</p>
2	Project Name	CAPITAL IMPROVEMENTS
	Target Area	Countywide
	Goals Supported	Expand & Improve Public Infrastructure Improve Access to Public Facilities
	Needs Addressed	Expand & Improve Public Infrastructure/Facilities
	Funding	CDBG: \$1,250,485
	Description	Various infrastructure and public facilities projects in six Urban County cities, totaling \$1,250,485.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	11,705 people
	Location Description	Countywide

<p>Planned Activities</p>	<p>CITY OF DANIA BEACH//Northwest Oasis Neighborhood Improvement Project Phase XVII//\$180,472 - The project will include but is not limited to <u>approximately 63 paver block driveway aprons, 6,300 square feet of pavers, approximately five traffic signs, and new signage approximately six street signs</u> for this income eligible neighborhood. The improvements are located in Census Tract 804.05, Block Group 2.</p> <ul style="list-style-type: none"> • CITY OF HALLANDALE BEACH//NW 5th Terrace Drainage Improvements//\$150,805 - The project includes but is not limited to <u>approximately 132 SY concrete construction/Reconstruction</u> (including sidewalks), <u>approximately 1,595 SY Asphalt Pavement Construction/Reconstruction, approximately 200 SY Regrading and Sodding Swales.</u> The improvements are located in Census Tract 1004.00, Block Group 2 and Census Tract 1004.00, Block Group 4. • CITY OF NORTH LAUDERDALE//ADA Compliant Restrooms Broward Sheriff's Office North Lauderdale District Office//\$273,555 - The project includes but is not limited to updating two current male and female restrooms beyond public access as well as the creation of a new single person use ADA compliant publicly accessible restroom. • CITY OF NORTH LAUDERDALE//Community Affairs Center Barrier Removal (ADA) , Solar Lighting for Silver Lake Neighborhood//\$269,163 - Barrier free removal (ADA) at Community Affairs Center and Solar Lighting improvements within the City of North Lauderdale. • CITY OF OAKLAND PARK//City Park ADA Parking Improvements//\$194,879 - The project includes but is not limited to the addition of a shade structure over the seating area and the addition of ADA compliant parking. The improvements are located in Census Tract 507.02, Block Group 1 • CITY OF WILTON MANORS//Powerline Road Crosswalk Safety Lighting//\$77,996 - The project consists of but is not limited to installation of in-ground lighting within an existing crosswalk on Powerline Road, just North of NW 24th Street. The in-ground lighting has proven to be a more effective way of slowing/stopping traffic and providing a higher degree of pedestrian safety. The improvements are located in Census Tract 509.00, Block Groups 1&3 • CITY OF WEST PARK//Sidewalk Restoration and ADA Compliance Phase III//\$103,615 - The project will restore damaged and deteriorated concrete side walk to comply with barrier free requirements and ADA ramps (with tree root barriers and associated swale restoration where applicable) for various segments. These ADA ramp upgrades will be along SW 58 Avenue, SW 58 Terrace, SW 59 Terrace, SW 36th Street, Sutton Road, Barry Road; all contained within area bounded by Hallandale Beach Boulevard to the North, Countyline Road to the South, SW 56th Avenue to the East and South
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		State Road 7 to the West. The sidewalks are located in Census Tract 1008.02, Block Group 1
3	Project Name	BROWARD COUNTY - CDBG - PUBLIC SERVICES 15%
	Target Area	Countywide
	Goals Supported	Provide Vital Services for LMI Households Provide Supportive Services for Special Needs
	Needs Addressed	Public Services & Quality of Life Improvements
	Funding	CDBG: \$331,317
	Description	Program Year 2024 - 2025 Public Service Activities including but not limited to Senior Transportation, After School Tutorial, Senior Center, Indigent Medical Care, Victims of Domestic Violence, Outreach and Counseling Programs, totaling \$331,317
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	726 low to moderate income persons 200 low to moderate income households
	Location Description	Countywide

	Planned Activities	<p><u>SUPPORTIVE SERVICES</u></p> <ul style="list-style-type: none"> • CITY OF COOPER CITY // Senior Transportation Services // \$15,000 // 40 unduplicated Senior Citizens • CITY OF LAUDERDALE LAKES // Quality of Life Program // \$15,000 // 40 unduplicated Senior Citizens • CITY OF LAUDERDALE LAKES // Senior Transportation Program // \$45,000 // 60 unduplicated Senior Citizens • CITY OF LIGHTHOUSE POINT // Lighthouse Point Senior Center – Senior Services and Outreach Program // \$29,035 // 65 unduplicated Senior Citizens • CITY OF OAKLAND PARK // Women in Distress of Broward County, Inc.// \$15,000// Emergency supportive services for 40 victims of domestic violence • CITY OF OAKLAND PARK// CLINICA LUZ DEL MUNDO // Indigent Health Care and Prevention Outreach Program // \$15,000 // 200 unduplicated patients • CITY OF PARKLAND // City of Parkland Senior Recreation Program // \$39,282 // 115 unduplicated Senior Citizens <p><u>VITAL SERVICES</u></p> <ul style="list-style-type: none"> • BROWARD COUNTY HOUSING AUTHORITY // Comprehensive Housing Counseling Program // \$64,000 // 100 unduplicated First Time Homebuyers and 100 unduplicated Homeowners with Foreclosure Counseling • CITY OF HALLANDALE BEACH: FRIENDS OF THE HEPBURN CENTER // After School Tutorial Enrichment Program // \$94,000 // 166 unduplicated eligible students
4	Project Name	BROWARD COUNTY - HFD CDBG PLANNING AND ADMINISTRATION
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$8721,609
	Description	The total of \$8721,53609.407 includes \$85,692771.407 of program income. The total also includes \$10,000 of administrative funds above will be used to fund HOPE to undertake Fair Housing activities.
	Target Date	9/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Administration and Fair Housing
5	Project Name	HESG243-BROWARD COUNTY
	Target Area	
	Goals Supported	Provide Homeless Rapid Re-Housing Assistance Provide for Homeless Supportive Services
	Needs Addressed	Homelessness Housing and Support Services
	Funding	ESG: \$245,888
	Description	\$245,888 is the FY 2024/2025 Annual Allocation. These funds will be used for Homeless Prevention/Rapid Re-housing and Essential Services. \$79,915 is going to Rapid Rehousing to Broward County Family Success and \$47,532 to Broward Partnership and \$100,000 is going to Women in Distress for Emergency Shelter
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	WOMEN IN DISTRESS//Emergency Shelter//\$100,000 BROWARD PARTNERSHIP//Emergency Shelter//\$47,532 for emergency shelter at the Central Homeless Assistance Center BROWARD COUNTY FAMILY SERVICES//Rapid Rehousing//\$79,915 for Rapid Rehousing ADMINISTRATION//\$18,441
	Project Name	CHDO

6	Target Area	
	Goals Supported	Increase Affordable Rental Housing Opportunity
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$582,112
	Description	Acquisition, rehabilitation and upgrades including energy-efficient and hurricane-resistant features to ensure the overall housing safety, quality, and habitability of ten (10) units for rental. All ten (10) will be permanently affordable rentals to households earning under 50% of the area median income.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	10 low to moderate income households
	Location Description	Dania Beach
	Planned Activities	BHP Community Land Trust acquisition/rehabilitation of ten (10) rental apartment units.
7	Project Name	CITY OF COCONUT CREEK - HOMEBUYER/PURCHASE ASSISTANCE
	Target Area	
	Goals Supported	Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$98,826
	Description	Homebuyer/down payment and closing cost assistance of \$98,826 and direct program service delivery costs.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	1 LMI households

	Location Description	City of Coconut Creek
	Planned Activities	Down Payment/Purchase Assistance
8	Project Name	CITY OF CORAL SPRINGS - HOMEBUYER/PURCHASE ASSISTANCE
	Target Area	
	Goals Supported	Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$289,850
	Description	Homebuyer/down payment and closing cost assistance of \$289,849.90 and direct program service delivery costs. The total includes \$52,658.90 of program income
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	5 LMI households
	Location Description	City of Coral Springs
	Planned Activities	Homebuyer/purchase assistance
9	Project Name	TOWN OF DAVIE - HOMEBUYER/PURCHASE ASSISTANCE
	Target Area	
	Goals Supported	Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$2052,019
	Description	Homebuyer/down payment and closing cost assistance of \$2052,019 and direct program service delivery costs.
	Target Date	9/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	3 LMI households
	Location Description	Town of Davie
	Planned Activities	Homebuyer/purchase assistance
10	Project Name	CITY OF DEERFIELD BEACH - HOMEBUYER/PURCHASE ASSISTANCE
	Target Area	
	Goals Supported	Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$103,713
	Description	Homebuyer/down payment and closing cost assistance of \$103,713 and direct program service delivery costs.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	1 LMI household
	Location Description	City of Deerfield Beach
	Planned Activities	Down payment/purchase assistance
11	Project Name	CITY OF DEERFIELD BEACH - HOUSING REHABILITATION
	Target Area	
	Goals Supported	Provide for Owner-Occupied Housing Rehab
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$103,713
	Description	Single family housing rehabilitation assistance of \$103,713 and direct program service delivery costs.
	Target Date	9/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	1 LMI household
	Location Description	City of Deerfield Beach
	Planned Activities	Housing rehabilitation
12	Project Name	CITY OF LAUDERHILL - TBRA
	Target Area	
	Goals Supported	Increase Affordable Rental Housing Opportunity
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$247,881
	Description	Tenant based rental assistance of \$247,881 for direct program service and delivery service costs. The total includes \$20,000 of program income.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	12 LMI families
	Location Description	City of Lauderhill
Planned Activities	Tenant Based Rental Assistance	
13	Project Name	CITY OF MARGATE - HOMEBUYER/PURCHASE ASSISTANCE
	Target Area	
	Goals Supported	Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$116,323
	Description	Homebuyer/ down payment and closing cost assistance of \$116,323 and direct program service delivery costs. The total includes \$2,750 of program income.

	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	2 LMI households
	Location Description	City of Margate
	Planned Activities	Down payment/purchase assistance
14	Project Name	CITY OF MIRAMAR - HOMEBUYER/PURCHASE ASSISTANCE
	Target Area	
	Goals Supported	Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$207,475
	Description	Homebuyer/down payment and closing cost assistance of \$207,475 and direct program service delivery costs.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	2 LMI households
	Location Description	
Planned Activities	Homebuyer/down payment and closing cost assistance	
15	Project Name	CITY OF PEMBROKE PINES - HOMEBUYER/PURCHASE ASSISTANCE
	Target Area	
	Goals Supported	Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$339,478

	Description	Homebuyer/down payment and closing cost assistance of \$339,478.25 and direct program service delivery costs. The total includes \$44,012.25 of program income.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	3 LMI households
	Location Description	City of Pembroke Pines
	Planned Activities	Homebuyer/purchase assistance
16	Project Name	CITY OF PLANTATION - HOMEBUYER/PURCHASE ASSISTANCE
	Target Area	
	Goals Supported	Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$186,188
	Description	Homebuyer/down payment and closing cost assistance of \$186,188 and direct program service delivery costs.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	3 LMI households
	Location Description	City of Plantation
	Planned Activities	Down payment/purchase assistance
17	Project Name	CITY OF SUNRISE - HOMEBUYER/PURCHASE ASSISTANCE
	Target Area	
	Goals Supported	Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing

	Funding	HOME: \$196,877
	Description	Homebuyer/down payment and closing cost assistance of \$196,876.52 and direct program service delivery costs. The total includes \$21,137.52 of program income.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	4 LMI households
	Location Description	City of Sunrise
	Planned Activities	
18	Project Name	CITY OF TAMARAC - HOUSING REHABILITATION
	Target Area	
	Goals Supported	Provide for Owner-Occupied Housing Rehab
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$152,215
	Description	Single Family housing rehabilitation assistance of \$152,214.61 and direct program service delivery costs. The total includes \$11,967.61 of program income.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	1 LMI household
	Location Description	City of Tamarac
	Planned Activities	Housing Rehabilitation
19	Project Name	BROWARD COUNTY HOUSING HOME ELIGIBLE HOUSING ACTIVITIES
	Target Area	Countywide

	Goals Supported	Increase Homeownership Opportunities Provide for Owner-Occupied Housing Rehab
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$1,533,4045
	Description	Eligible activities including but not limited to Homebuyer/Purchase Assistance, Housing Rehabilitation or Acquisition including direct service delivery costs. The total, \$1,533,4404,190.757, includes Program Income of approximately \$585,661.19714,916.75.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	14 LMI households
	Location Description	Countywide
	Planned Activities	Homebuyer/purchase assistance, housing rehabilitation or acquisition including direct service delivery costs
20	Project Name	BC - HFD HOME PLANNING AND ADMINISTRATION
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$448,62,96705
	Description	The total is \$448,62,966.6895, of which \$74,892.68 60,530.95 is program income. This is for the overall program administration of the HOME Program
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	Planning and Administration

AP-50 Geographic Distribution - 91.420, 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 HOME Program operates under a consortium which includes eleven entitlement jurisdictions; Coconut Creek, Coral Springs, Deerfield Beach, Margate, Tamarac, Sunrise, Plantation, Lauderhill, Davie, Pembroke Pines and Miramar. Under certain circumstances, Broward County may fund projects within its jurisdiction that are not part of the Consortium but are eligible Countywide projects.

The geographic areas served under CDBG are the Urban County Participating cities of Cooper City, North Lauderdale, Lauderdale Lakes, Lauderdale by-the-Sea, Oakland Park, Wilton Manors, Parkland, Lighthouse Point, Dania Beach, Hallandale Beach, Hillsboro, Pembroke Park and West Park. The unincorporated areas of central Broward County are also served. They include neighborhoods such as Boulevard Gardens, Washington Park, Franklin Park, and Roosevelt Gardens.

The geographic areas served under ESG are the Urban County Participating cities of Cooper City, North Lauderdale, Lauderdale Lakes, Lauderdale by-the-Sea, Oakland Park, Wilton Manors, Parkland, Lighthouse Point, Dania Beach, Hallandale Beach, Hillsboro, Pembroke Park and West Park. The unincorporated areas of central Broward County are also served. They include neighborhoods such as Boulevard Gardens, Washington Park, Franklin Park, and Roosevelt Gardens. Additionally, the City of Pompano Beach is also included in the areas served with ESG funds.

Geographic Distribution

Target Area	Percentage of Funds
Oakland Park CRA	
Dania Beach CRA	
Hallandale Beach CRA	
Central County CRA	
Low-Mod Block Group Tracts	
Countywide	100

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Broward County targets resources in low-to moderate-income census block groups to meet regulatory requirements for CDBG grant funds and to target areas with the highest level of needs. These areas are considered “target areas” for use of HUD grant funds for area improvements, such as public infrastructure or facility improvements. Broward County, however, does not use LMI target areas for housing activities to promote fair housing, alleviate concentration of poverty and increase economic opportunity. HUD funds may also be spent outside of these targeted areas, as long as they provide

services, improvements, affordable housing, or other benefits for low- and moderate-income households or special needs populations.

Discussion

Broward County provides funding county wide through CDBG to Urban County Participating cities and unincorporated areas of central Broward County and HOME funding to entitlement cities participating in the HOME Consortium. Actual funding amounts are allocated to Urban County participating cities are generated by their population, socio-economic and demographic data qualifiers.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

Broward County proposes to address affordable housing needs by prioritizing and leveraging limited resources. The FY 2020-2024 Consolidated Plan identifies affordable housing as one of the priority needs for the County; and provision of affordable housing for low to moderate income households is one of the Consolidated Plan goals for the five-year period. Objectives listed under this goal are related to preservation of the existing supply of affordable housing units, and continued housing rehabilitation efforts. The need for affordable rental and homeownership housing was a common theme heard during the Consolidated Plan development process. The greatest need is among renters with very low incomes, large families, elderly population, and residents with disabilities. Housing for people who are homeless and homelessness prevention was also identified as a priority need. To address these needs, the County will use HOME, CDBG, and ESG funds to support the development of new affordable units, provide rental assistance, and support existing homeless shelters through facility improvements and operations assistance. The County will also continue to offer its rapid re-housing and homelessness prevention for homeless families or those at risk of homelessness. Due to the increase in costs for materials, supplies, labor and the rental market, the number of households assisted will be significantly less as a result.

One Year Goals for the Number of Households to be Supported	
Homeless	8
Non-Homeless	90
Special-Needs	0
Total	98

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	30
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	53
Total	98

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

Based on the goals provided in the AP-20, Broward County estimates the number and type of

households assisted with affordable housing in PY2024 will be:

CDBG & HOME

Direct Financial Assistance to Homebuyers: 53 Households Assisted

Homeowner Housing Rehabilitated: 15 Households

CHDO Acquisition/Rehabilitation: 10 Housing Units

Tenant-based rental assistance: 12 Housing Units

ESG

Rapid Rehousing: 8 Households Assisted

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

Public housing residents are invited to attend Public Hearings for the Plan in order to provide their input and comment on needs and priorities. The Broward County Housing Authority (BCHA) is a partner in the implementation of Broward County's Consolidated Plan. CDBG funds are set aside annually for BCHA to operate their Housing Counseling/Foreclosure Prevention Program under CDBG.

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

During the FY 2024 Program year, Broward County will continue to work in partnership with BCHA in order to implement common community goals. In addition, Broward County will continue to provide funding to BCHA's Housing Counseling/Foreclosure Prevention Program through its FY 2024 CDBG funding allocation. BCHA will also continue to be a part of the County's consultation process. The County will try to provide assistance to BCHA for the creation of additional housing units.

Whenever possible, the County partners with Housing Authorities to create additional or maintain existing affordable housing units.

Broward County partnered with the Broward County Housing Authority (BCHA) to create additional affordable housing units.

This year, the Tequesta Reserve Project was financed and closed with assistance from the County's Housing Finance Division (HFD). HFD provided BCHA with the resources and funding necessary to get this project financed and off the ground.

The County had allocated \$5,000,000 of HOME funds and \$2,275,000 of Broward County GAP (general revenue) funding. The County's Housing Finance Division is also provided Housing Finance Authority Bonds for the successful

The total project development is \$12,497,900.00.

Tequesta Reserve – Multi-family Housing, is a proposed Senior (62+) Multifamily (LIHTC Tax Credit Housing) property totaling 76 units in a mid-rise style development and located on a site totaling 2.12 acres.

The Development will offer unit amenities such as full appliance package with microwave, all of which are noted with energy star rating. Units will also be equipped with washer/dryer hook-ups, granite countertops, modern cabinets, ceiling fans, and walk-in closets. Development amenities include Secure Building, Interior Corridor + Elevators, Lobby, Club Room, Business Center, Courtyard, Generator Back-up, and Open Parking.

Major transportation arterials within proximity to the Development include Florida Turnpike, I-95, I-595, I-75, U.S. Highway 441, University Drive and Fort Lauderdale-Hollywood International Airport, providing linkage to the surround area. All of these characteristics provide supporting uses for the Development site making it desirable for multifamily development.

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

~~The County encourages the BCHA to participate in the annual Notice of Funding Available (NOFA) process. The Housing Counseling Program funded by Broward County also assists public housing tenants in knowing and understanding their rights as tenants. Further, public housing residents are encouraged to attend both the Pre-Development and Pre-Adoption Hearings of the Annual Action Plan.~~

Broward County Housing Authority's homeownership counselling is provided through an in-house counselor. The position is financially sponsored largely by CDBG funds. Within the counseling role they do regular first-time home buyer classes. They also have a Family Self Sufficiency Team to assist housing authority clients work on 5-year goals. Those goals shift depending on the economy and individual aspirations and needs.

Homeownership is often not a stated FSS goal among our clients in today's housing climate. In the past it ranked much higher. And while we had some success not too long ago in that area, the most recent FSS graduates that achieved homeownership found their opportunity outside Broward County. Homeownership as a goal which can be achieved and then replicated is unattainable within the client group served. Our FSS program only allows 175 participants. We are oversubscribed in that program.

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

The Broward County Housing Authority is not designated as troubled.

Discussion

Public housing residents are invited to attend both the Pre-Development and Pre-Adoption Hearings for the Annual Action Plan in order to provide their input and comment on needs and priorities. The Broward County Housing Authority (BCHA) is a partner in the implementation of Broward County's Consolidated Plan. CDBG funds are set aside annually for BCHA to operate their Housing Counseling/Foreclosure Prevention Program under CDBG.

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

The Homeless Continuum of Care Board (CoC) was established by the Broward County Commission in 1993. The Board is made up of providers, community leaders, government administration, business members, advocates and local stakeholder. The purpose of the Board is to coordinate all efforts throughout the community to assist in ending homelessness in Broward County. The CoC Board together with the Homeless Initiative Partnership staff supports and coordinates providers throughout the continuum. These include street outreach, shelter and housing providers as well as, supportive services of all types assisting with mental health, behavioral health and other legal services.

Broward County's HOSS/HIP Division established The Homeless Provider and Stakeholders' Council (HPSC), a community-based organization, in part to provide input and guidance to the CoC Board, through its large membership and representatives, concerning all homeless issues and priorities in Broward County.

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

Addressing the emergency shelter and transitional housing needs of homeless persons

Coordinated Entry into Shelter for Individuals

Since October of 2018, Broward County CoC streamlined access points for access into emergency shelters, to the street outreach provider TaskForce Fore Ending Homelessness, Inc. In October 2021, HOPE South Florida, Inc. initiated a family outreach service for Broward County. There are multicentral access points that "feed" into Street Outreach, the single point of access into the emergency shelter system is through the Street Outreach providers. Referrals to shelter are entered into HMIS exclusively by TaskForce Fore Ending Homelessness, Inc. for individuals and HOPE South Florida, Inc. for families. The four shelters, include The Salvation Army and the South, Central and North Homeless Assistance Centers. CE system administrators monitor the status of referrals, the reason for declining a referral and other system barriers that may need to be addressed. Other sources that feed into Street Outreach include but are not limited to: the Homeless Helpline (helpline); a domestic violence help line (Women in Distress of Broward County); the Broward Behavioral Health Coalition; municipal police departments; three (3) Homeless Assistance Centers (HACs); a Safe Haven; and an interfaith community-based shelter

network (Salvation Army and HOPE South Florida).

Referral Process: Referrals for individuals to the four shelter providers are made by our Street Outreach provider TaskForce Fore Ending Homelessness, Inc. for individuals and HOPE South Florida, Inc. for families.

- Individuals experiencing homelessness can contact the homeless helpline (954.563.4357), to receive TaskForce Fore Ending Homelessness Street Outreach and HOPE South Florida locations or meet at their designated daily locations within the community.
- The three Homeless Assistance Centers (HACs) are strategically placed in North, Central, and South Broward County to provide services to families, single men & women and families who are experiencing homelessness.
- The Salvation Army provides low barrier shelter beds for individuals and families.
- Hope South Florida provides shelter to families only.

Admission into shelters is not guaranteed, as there is a waitlist and admission are based on prioritization as outlined in the Shelter Written Standards of Care.

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 Broward County HCoC provides a coordinated entry process through the HOSS/HIP staff that offers multiple access points that are well marketed. All access points are accessible by individuals experiencing homelessness through designated providers. The coordinated entry process may, but is not required, to include separate access points for HUD determined sub populations to the extent necessary to meet the needs of specific subpopulations.

Broward's Coordinated Entry and Assessment (CEA) has multiple designated access points to help direct both individuals and families experiencing homelessness to all access points to assist with the appropriate level of housing, a standardized decision-making process, and does not deny services to victims of domestic violence, date violence, sexual assault or stalking services. The CEA system is modeled after a Housing First approach and has migrated from a housing readiness system of care. Additionally, the system is person centered and strengths based.

The Coordinated Entry Assessment for Housing (CEA) system is intended to increase and streamline access to housing and services for individuals and families experiencing homelessness. The Coordinated Entry Assessment for Broward County is designed utilizing the four main tenets as recommended by the Housing and Urban Development (HUD): Access, Assessment, Prioritization, and Referral.

Coordinated Entry utilizes a standardized assessment tool, Housing Barrier Assessment, the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT, VI-F-SPDAT, TAY-VI-SPDAT) or other approved assessment. These tools assist the provider in consistently evaluating the level of need of individuals and families accessing services. The assessments should only be updated every 6 months if the client is not housed, or situation changes.

These separate assessment tools will be used to prioritize homeless households for entry into Permanent Supportive Housing or Rapid Re-Housing programs. The assessment tools target youth, families, and single adults. All tools focus on length of literal homelessness and residential instability, number of children, trauma history, substance abuse history, and employment history.

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 Housing Options Solutions and Supports ("HOSS") Homeless Initiative Partnership ("HIP") refers all HUD categories 2 and 3 categories (those at risk of homelessness) to the Family Success Administration Division. The HCoC funds are restricted to those HUD categories of literally homeless 1 and 4.

The diversion has a strategy that prevents homelessness for people seeking shelter by helping them identify immediate alternate housing arrangements and, if necessary, connecting them with services and financial assistance to help them return to permanent housing. According to the National Alliance to End Homelessness (NAEH), diversion targets people as they are applying for entry into shelter, while prevention targets people at imminent risk of homelessness and rapid-rehousing targets people who are already in shelter. Broward County Diversion Services are provided by community resource agencies within FL-601-CoC

Discussion

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

Broward County updated its Analysis of Impediments in 2020. The County found these impediments to fair housing and affordable housing.

Fair Housing Related Impediments

Impediment 1: Displacement of Minorities Due to Gentrification

Impediment 2: Income Inequality Between Race or Ethnicity

Affordable Housing Related Impediments

Impediment 3: Decline in Household Purchasing Power

Impediment 4: High Percentage of Renters are Cost Burdened

Impediment 5: Increased Rate of Poverty

Impediment 6: Funding Shortage for New and Existing Affordable Housing

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

In 2022, the State Housing Initiative Partnership's Affordable Housing Advisory Committee (AHAC) made several recommendations to the Broward County Board of County Commissioners to help eliminate some of the barriers to affordable housing. The recommendations are as follows:

- Establish a dedicated revenue source for affordable housing. Broward County now has an Affordable Housing Trust Fund approved by a County Charter Referendum. Subsequent to that the Board of County Commissioners approved a policy that dedicates one half of all expiring Community Redevelopment Agencies Tax Increment Financing (TIF). In FY 2022 the amount totaled \$14,002,000. In FY 2023 it's estimated the County will set aside \$20,000,000.
- Preserve Tax Exemption for Affordable Housing.
- Review State's formula for distribution of documentary stamps.
- Mandate legislative action to prohibit the raiding of the Sadowski Housing Trust Fund.
- Support changes to the Florida Housing Finance Corporation rules governing the Low-Income

- Housing Tax Credit Program to increase Broward County's potential tax credit allocations
- Improve the Bonus Density Program in Broward County Land Use Plan to increase its effectiveness and generate additional affordable units. The Broward County Commission adopted revised density bonus formulas for very-low, low, and moderate affordable dwelling units that are restricted for a period of no less than 30 years. The updated bonus formulas were effective in April 2021. There is no updated data.
 - Encourage Broward County municipalities to expedite affordable housing projects through their land development regulations (for example through zoning, bonus densities, more flexible units, further parking reductions, impact fee waivers, and expediting permit review) to further affordable housing. The Broward County Board of County Commission adopted a new policy to encourage housing opportunities by right on lands designated Commerce on the County Land Use Plan, so long as there is an affordable housing component for a period of no less than 30 years. The Policy was effective in April 2021. This policy has not been used and is under review by the Broward County Planning Council.
 - Supported the Legislative revisions to Sec.420.9075(5)(d), F.S. to increase the current mandated twenty percent (20%) set-aside of SHIP Program funds for persons with special needs to a minimum set-aside of thirty percent (30%). Based on the current Countywide FY2021 SHIP budget of \$12,768,885 the 20% mandate equals \$2,553,777. An additional 10% would total \$3,830,665. Broward County current strategies funded by the SHIP Program are purchase assistance, minor home repair, special needs/barrier free and multifamily rental new construction. The projected 2023-2024 distribution estimate for Broward County is \$3,988,613.
 - Support Broward County Affordable Housing Trust Fund Account funding of Multifamily Rental New Construction programs to ensure there are additional units set-aside for households with disabled persons in addition to adhering to existing ADA requirements. Staff is evaluating this incentive using the FHFC requirements in conjunction with the County's gap financing program which is funded by the Affordable Housing Trust Fund.
 - Support changes to the Florida Housing Finance Corporation rules governing the Low-Income Housing Tax Credit Program (LIHTC) and State Apartment Incentive Loan Program (SAIL) to increase set-asides in the Multifamily Rental New Construction Program for disabled individuals. This set-aside would be in addition to the ADA requirements of five percent (5%), and to adopt a Universal Design for accessibility units which fosters "age-in-place" concept. Broward County Board of County Commissioners Legislative Policy Program would correspond with FHFC for the implementation of this re commendation.

Discussion

None of the Broward County housing programs give preference to a particular segment of the low-income population. All Broward County housing programs are open to all low to moderate income residents, the County does not plan to limit the beneficiaries or give preferences to a segment of the low-income population. Specific activities are provided on a first come, first-qualified, first-served basis, there is no preference given. Broward County, however, does not use LMI target areas for housing

activities to promote fair housing, alleviate concentration of poverty and increase economic opportunity.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

As the Lead Agency in the Broward County HOME Consortium, the HFD will continue collaboration with community partners to provide affordable housing, reduce the number of families at poverty-level, and enhance coordination with public housing, other local jurisdictions, and social service agencies.

Actions planned to address obstacles to meeting underserved needs

Broward County has identified the following factors as obstacles to meeting the needs of its underserved population: insufficient funding resources, lack of jobs, lack of suitable land, lack of affordable housing stock, inability of low-income families to afford home ownership; and a need for a more cohesive service delivery system which promotes partnership between service providers.

With limited funding and available land, the County must rely on community partners to leverage resources to address priority needs. The County will continue to identify additional funding resources and community partners to assist with prioritized needs. In addition, the County will continue the collaborative efforts with other jurisdictions to improve services to residents.

As an entitlement recipient of CDBG and HOME funds, Broward County is required to provide business opportunities to County Business Enterprise, Small Business Enterprise, and Disadvantage Business Enterprises (CBE/SBE/DBE) in connection with the activities funded through the CDBG and HOME grants. These requirements are applicable to contractors and subcontractors who are funded in whole or in part with CDBG and HOME funding. To comply with these requirements, the County proactively encourages Section 3 businesses to participate in county capital improvement projects. The County encourages minority owned businesses. Section 3 requires companies, who are receiving federal funding to work on projects, to make every attempt to hire low-to-moderate income residents from the community where the federally funded project is being implemented. The purpose of this is to give low-to-moderate income residents an opportunity to make a living wage and increase their work experience, with the intent that this will help those residents leave the cycle of poverty.

Actions planned to foster and maintain affordable housing

Broward County will continue its Home Repair program to maintain the housing stock. It will also continue the Purchase Assistance program to increase the availability of affordable housing to low to moderate income residents. CDBG and HOME funds are used for housing projects included in the AAP. Program Income generated by these programs is used to assist additional homeowners and home buyers. Broward County will continue to strive to partner with non-profits and for profits, municipalities to create new affordable housing units.

The County's and Consortium Cities' Purchase Assistance and Minor Home Repair programs operate on

a first come, first-qualified, first-served basis. Application packages are available at the County's HFCRD office and the offices of participating cities. Applications and information regarding the programs are also available on the County Housing web page www.broward.org/housing and the web pages of participating cities.

Actions planned to reduce lead-based paint hazards

Broward County implements and evaluates Lead-Based Paint regulation through its application process. Each applicant is screened through the application process by determining whether the house was built prior to 1978. All homes built prior to 1978 are inspected either by the County's Department of Natural Resources Protection or by a consultant. Homes were evaluated through Visual Assessment, Paint Testing, or Risk Assessment (or Lead Hazard Screen). If incidents are reported, the County will fund lead testing through the County's CDBG Housing Rehabilitation programs.

The Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as Title X of the Housing and Community Development Act of 1992, amended the Lead-Based Paint Poisoning Prevention Act of 1971 (Lead Act), which established the current Federal Lead-based paint requirements. This lead-based paint regulation requirement implements sections 1012 and 1013 of the Act. This regulation is found under title 24 of the Code of Federal Regulations as part 35 (24 CFR 35.105). HUD issued this regulation to protect young children from the poisoning hazards of lead-based paint in housing that is either financially assisted or sold utilizing federal government resources. The regulation, which took effect September 15, 2000, increased the requirements in current lead-based paint regulations. It does not apply to housing built after January 1, 1978, when lead-based paint was banned from residential use. A pamphlet, "Protect Your Family from Lead in Your Home" is provided to each applicant, explaining to them, the effects of lead poisoning on children and adults. All homes receiving CDBG funds that meet the criteria for Lead-Based Paint are being tested.

More attention is placed on eliminating lead dust and the regulation outlines clean-up and final clearance procedures. Occupants must receive notification of lead-based paint hazards. In general, for homes built prior to January 1, 1978, all lead-based paint must be either stabilized or removed; and dust testing must be performed after the paint has been disturbed to ensure that a house is lead-safe.

Broward County Housing Finance and Redevelopment Division consulted with local agencies during the planning process for the Consolidated Plan on general housing related topics; however, Lead Based Paint (LBP) consultation at the Annual Action Plan level occurs once an eligible property is identified. Eligible properties will be reviewed for proper LBP procedures. All homes built prior to 1978 are inspected by a licensed and lead-certified Environmental Housing Inspector. Lead Based Paint testing is conducted and abated as identified. During the planning process for the Consolidated Plan and Annual Action Plan, no agencies were excluded from providing input. The following section provides a summary of the consultation process, including identification of the agencies that participated in the process. Broward County's efforts to enhance coordination between public and private agencies are also

specified below.

Actions planned to reduce the number of poverty-level families

Broward County HFD will continue inter-departmental coordination with Broward County Health and Human Services Division and inter-agency coordination with area non-profit agencies to foster and encourage services to prevent homelessness, as well as promote job growth and economic development in an effort to reduce the number of poverty level families within its jurisdiction.

Actions planned to develop institutional structure

Broward County plans to continue to stay abreast of local socio-economic and market trends so that actions can be coordinated with established partners to ensure that there is always a pathway present to meet the changing needs and priorities.

The County also coordinates with the CoC and Broward County Housing Authority (the local PHA). As the lead agency in the HOME Consortium and the entity that allocates pivotal resources, the County works diligently within this local network of institutions to ensure that resources are coordinated for delivery in the most equitable and leveraged manner possible.

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

The County will continue to stay abreast of local socio-economic and market trends so that actions can be coordinated with established partners to ensure that there is always a pathway present to meet changing needs and priorities.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

In AP-90, Broward County provides information required by regulations governing the Community Development Block Grant (CDBG) program, the HOME Investment Partnership (HOME) program, and the Emergency Solutions Grant (ESG) program.

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	1,227,179
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	1,227,179

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%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

as follows:

Broward County uses State Housing Initiatives Partnership (SHIP) program funds (when available from the State of Florida's Housing Trust Fund) for similar purposes as it uses HOME. The County also utilizes Bond Financing revenues for affordable multi-family developments. Guidelines for resale and recapture are stated as required in 92.254. Broward County will not be engaging in forms of investment other than those described in 92.205. Additionally, Broward County invests general revenue, whenever possible, for multi-family housing. In the last two years, the County has allocated \$10,000,000 for multi-family affordable housing. Whenever possible, the County utilizes in-fill lots for construction and or donates land to other municipalities within the County for affordable housing.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The Broward County Housing Finance and Community Redevelopment Division requires recapture provisions that conform to HOME Regulations found in the CFR 92.254 for affordable housing, homeownership activities. The method is to recapture the entire amount of HOME investment through a second mortgage and note instrument, except that CDBG and HOME rehabilitation investment amount may be reduced based on the time the homeowner has owned and occupied the unit for a portion of the required affordability period. These provisions are imposed for the duration of the period of affordability on all HOME-assisted homebuyer projects and enforced via lien. The resale or recapture provisions are triggered by any transfer of title, either voluntary or involuntary, during the established HOME period of affordability. Proration will be determined by the individual Broward County HOME Consortium participating jurisdiction. Please see Grantee Specific Appendices for a summary of all HOME Participating Jurisdictions. Broward County will not be using the prorated method in its Purchase Assistance activity. Broward County recapture provisions will limit the amount to be recaptured to the net proceeds available from the sale. The amount subject to recapture is the direct subsidy received by the homebuyer, including all directly related soft costs.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The Broward County Housing Finance and Community Redevelopment Division requires recapture provisions that conform to HOME Regulations found in the CFR 92.254 for affordable housing, homeownership activities. The method is to recapture the entire amount of HOME rehabilitation investment through a second mortgage and note instrument, except that the HOME rehabilitation investment amount may be reduced based on the time the homeowner has owned and occupied the unit for a portion of the required affordability period. Proration will be determined by the

individual Broward County HOME Consortium participating jurisdiction. Please see Grantee Specific Appendices for a summary of all HOME Participating Jurisdictions. Broward County will not be using the prorated method in its Purchase Assistance activity. Broward County recapture provisions will limit the amount to be recaptured to the net proceeds available from the sale. The amount subject to recapture is the direct subsidy received by the homebuyer, including all directly related soft costs.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable. Broward County has no plans to use HOME funds to refinance existing debt secured by multifamily housing rehabilitated with HOME funds.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

No preference will be used.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

No preference will be used.

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

No preference will be used.

Emergency Solutions Grant (ESG)

1. Include written standards for providing ESG assistance (may include as attachment)

ESG funds are awarded to non-profit agencies engaged in the provision of services to the homeless. These agencies are required to be members of the Broward County Continuum of Care (CoC). Upon entry into the CoC system, case management activities are conducted, and the

required information is entered into the Homeless Management Information System (HMIS). Once the client has been certified as having met the necessary requirements, that client is referred to the eligible type of service necessary to address that person's needs. HUD has copies of the County's Policies, Procedures and CoC/ESG Written Standards.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Broward County coordinates homeless services with both entitlement and non-entitlement cities through its Human Services Department/Community Partnerships Division/Homeless Initiative Partnership Section. This office is the designated administrative authority, or Lead Agency, over the County's Continuum of Care (CoC) System. The referrals process is as follows: referrals for families to the four shelter providers are made by our Homeless Helpline (954.563.4357). The Homeless Helpline only submits Shelter Referrals for Families, for entry into our emergency shelters.

1. Families experiencing homelessness can contact the Homeless Helpline (954.563.4357).
2. The Homeless Helpline will conduct a brief assessment over the phone and make a referral to one of the three HACs for a formal initial assessment for shelter.
3. The Homeless Helpline can also make referrals for immediate services directly linking homeless individuals and families to Preventative/ Diversion Services, if appropriate.
4. The HACs will monitor their referral lists regularly and will contact all families within 5 calendar days of the referral.
5. The HACs will conduct the (F-SPDAT) assessment for the head of household, and to the extent practicable will refer the family to an appropriate intervention, including to the Family Crisis Shelter Wait List.
6. Upon availability of family bed vacancies at one of the HACs, a HAC staff will contact clients on the wait list for placement into emergency shelter. Priority will be assigned according to Policy 16.

The Broward County Housing Finance Division oversees ESG grant distribution for its Service Area, which encompasses all unincorporated areas along with 15 non-entitlement cities and four (4) Entitlement Cities (Coconut Creek, Margate, Plantation and Weston) within the county. Whenever possible, the City of Pompano Beach who does not receive ESG funds may also be assisted. County ESG grant sub-recipients are required to coordinate with and report their homeless services data to the Homeless Management Information System (HMIS) for use by the County and its CoC. The HMIS maintains exceptions for victim service providers as set forth under 24 CFR 576.400(d).

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The HOSS/HIP Section completed an RFP process this year for DCF. One funding stream was the ESG funds administered through the state. A formal procurement process was completed, applications were rated by subject matter experts and then panel interviews held for the applicants prior to the

decision of inclusion into the County's collaborative application to the state.

ESG grants are awarded according to the same citizen participation and consultation process as HOME and CDBG as previously identified. The availability of funds is advertised. Prospective providers submit applications for funding. Broward County staff and knowledgeable Urban County and Entitlement city staff reviews and evaluates the applications and the agencies that score the highest are awarded funds subject to availability of resources and relevant allocation requirements.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The Continuum of Care Board (Primary Advisory Body to the County Commission) refers consumers to the designated Commission for appointment to the CoC Advisory Board. Additionally, the Consumer Advisory Committee meets monthly, and members attend an ad hoc group at the Main Library made up primarily of individuals experiencing homelessness to hear issues and concerns and then bring them back to the Consumer Advocacy Committee for discussion and possible resolution. Broward County Housing Finance Division's Manager, Yvette Lopez, is a board member of the CoC and is part of the year-round local planning effort and network to alleviate homelessness in Broward County. The County participates in monthly meetings which include participants from the CoC, subrecipients, homeless shelters, community representatives and homeless representatives.

5. Describe performance standards for evaluating ESG.

Performance Standards for the ESG grant are included in the County's "ESG Rapid Re-housing Performance Standards". As previous performance accounting was based upon the Homeless Prevention and Rapid-Re-Housing (HPRP) program, which operated under a different set of regulations, these performance standards will be refined as the program progresses.

FOR BROWARD COUNTY HOME FUNDED PURCHASE ASSISTANCE PROJECTS:

- Applicant eligibility will be determined by income category based upon the most current available HOME income guidelines. For Home Repair and Purchase Assistance activities, households may not exceed 80% of the area median income to qualify for assistance.
- Applicants will be assisted on a first come, first-qualified, first-served basis.
- Solicitation will be completed in an equal opportunity method such as a public notice in a paper of general circulation. Additional solicitation methods may be used to enhance awareness of the County's programs.

- Information on all Broward County programs can be obtained by calling (954) 357-4900 or by visiting <http://www.broward.org/housing>.
- Application Packages can be obtained Monday through Friday at 110 NE 3rd St, Fort Lauderdale, FL 33301, Suite 300 between the hours of 8:30 AM - 5:00 PM EST.
- **Methodology used for maximum purchase price and after rehabilitation values.** The County will not be using the HOME affordable homeownership limits for the area provided by HUD using HOME funds for homebuyer assistance or for rehabilitation of owner-occupied single-family housing. The maximum sales price or just/market value for Broward County's ongoing Homebuyer Purchase Assistance (HPA) and Home Rehabilitation programs is \$568,577. On July 18, 2023, Florida Housing Finance Corporation (FHFC) published this maximum amount, based on 90% of the U.S. Treasury limit and are adjusted for each MSA. This computation is per the IRS Rev. Proc. 2023-22, according to Florida Statutes 420.9075 (5)(f), in the amount of \$568,577. Local established units can also be used when necessary. There are certain municipalities, for example, the City of Weston, traditionally is a community of higher priced and valued residences. Therefore, when utilizing federal HOME or CDBG funds for these higher valued and priced areas, the maximum sales price or just/market value is calculated as detailed in 24 CFR 92.254 (a) (2) (iii) cited below. The Weston maximum value for single family, townhome, or villas is \$817,000; for a Weston condominium, the maximum value is \$314,050. These Weston maximum values represent 95% of the median sales price of Weston residences that closed in the prior 3 month reporting period, March 2023 through May 2023. The Weston sales data was provided from the Broward County Property Appraiser's office. "Sales must cover the requisite number of months based on volume: For 500 or more sales per month, a one-month reporting period; for 250 through 499 sales per month, a two-month reporting period; for less than 250 sales per month, at least a three-month reporting period. The data must be listed in ascending order of sales price. The address of the listed properties must include the location within the participating jurisdiction. Lot, square and subdivision data may be substituted for the street address. The housing sales data must reflect all, or nearly all, of the one-family house sales in the entire participating jurisdiction. To determine the median, take the middle sale on the list if an odd number of sales and if an even number, take the higher of the middle numbers and consider it the median. After identifying the median sales price, the amount should be multiplied by .95 to determine the 95 percent of the median area purchase price. This information must be submitted to the HUD Field Office for review." The County will guide itself by 92.254(a)(2)(iii)