

2020-2024 Consolidated Plan

DRAFT

Broward County

Housing Finance and Community Redevelopment Division

110 NE 3rd Street, Suite 300

Fort Lauderdale, FL 33301

Office: 954.357.4900

Table of Contents

Executive Summary	4
ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)	4
The Process	8
PR-05 Lead & Responsible Agencies - 91.200(b)	8
Needs Assessment	10
NA-05 Overview	10
NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)	11
NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205 (b)(2)	26
NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)	30
NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)	34
NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)	35
NA-35 Public Housing - 91.405, 91.205 (b)	36
NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)	40
NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)	44
NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)	47
Housing Market Analysis	49
MA-05 Overview	49
MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)	50
MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)	56
MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)	61
MA-25 Public And Assisted Housing - 91.410, 91.210(b)	68
MA-30 Homeless Facilities and Services - 91.410, 91.210(c)	71
MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)	75
MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)	77
MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)	78
MA-50 Needs and Market Analysis Discussion	87
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)	99
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)	103

Strategic Plan 104

SP-05 Overview 104

SP-10 Geographic Priorities - 91.415, 91.215(a)(1) 105

SP-25 Priority Needs - 91.415, 91.215(a)(2) 120

SP-30 Influence of Market Conditions - 91.415, 91.215(b) 124

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2) 125

SP-40 Institutional Delivery Structure - 91.415, 91.215(k) 129

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c) 137

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h) 138

SP-60 Homelessness Strategy - 91.415, 91.215(d) 140

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i) 142

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j) 143

SP-80 Monitoring - 91.230 144

FINAL DRAFT

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Broward County Housing Finance & Community Redevelopment Division 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 Consolidated Plan for Broward County outlines the uses of entitlement 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 & Community Redevelopment 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 Consolidated 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. Summary of the objectives and outcomes identified in the Plan Needs Assessment

Overview

Broward County has developed its strategic plan based on an analysis of the data presented in this 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: Expand & Improve Public Infrastructure/Facilities

Expand & Improve Public Infrastructure
Improve Access to Public Facilities

Priority Need: Preserve & Develop Affordable Housing

Provide for Owner-Occupied Housing Rehab
Increase Homeownership Opportunities
Increase Affordable Rental Housing Opportunity

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

Priority Need: Economic Development Opportunities

Provide for Small Business Assistance

3. Evaluation of past performance

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 2018 Consolidated Annual Performance and Evaluation Report (CAPER).

The CAPER provides an assessment of progress towards the five-year goals and the one-year goals of HUD entitlement grants CDBG, HOME and ESG. According to the most recent CAPER, the County met or exceeded its goals for providing affordable housing to households in the County with owner-occupied housing rehab and homebuyer programs. The County also exceeded in providing for public services for LMI individuals and households. The County will continue to address public service programs including the funding of educational enhancement programs, youth services, victim advocacy, health care support, senior services and housing counseling. Broward County also assisted and partnered with internal and external agencies that addressed the emergency shelter and transitional housing and permanent re-housing needs of the homeless. There were over 1,000 assisted with Homeless Person Overnight Shelter. As well, 103 were assisted with Rapid Rehousing by Family Success; 59 for Women in Distress and 1,535 by Broward Partnership for the homeless with Emergency Shelter.

The County did not reach its goal for persons assisted with improvements to public facilities and infrastructure, however over 14,000 LMI persons benefitted from these activities. The County will continue to work towards achieving these goals for the benefit of County residents. Also, due to the significant need for affordable housing options, the County will continue to work towards assisting LMI households in need of affordable housing and meeting the goals set in the Plan.

4. Summary of citizen participation process and consultation process

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 Consolidated Planning process. These community stakeholders help provide input that shapes the priority needs identified in the Strategic Plan. Notice of the availability of a community survey was published in the Sun-Sentinel on July 19,2020 allowing input

from Monday, July 20, 2020 until Monday, July 27, 2020. Additionally, notice was distributed, via email, on July 20, 2020, to approximately 140 stakeholders announcing the availability of a survey for their completion.

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 Consolidated 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 6, 2020 at 10:00 AM. An advertisement for the event was published in the Sun-Sentinel on December 1, 2020. In April 2020, in response to the COVID-19 crisis, HUD waived the 30-day public comment period allowing a minimum of five (5) days for participating jurisdictions. The County provided notice to HUD, on May 20, 2020, of the intent to use the waiver. The County published a notification of a final draft of the Consolidated Plan on July 29, 2020, allowing 14 days for review, after which a public hearing will be held on August 12, 2020 to receive further comment on the plan. A draft of the Consolidated Plan was posted on the County's website at www.broward.org/housing.

Full details of the County's citizen participation outreach efforts will be available in the PR-15 Citizen Participation upon completion of the citizen participation process.

5. Summary of public comments

Full details of the County's citizen participation outreach efforts will be available in the PR-15 Citizen Participation upon completion of the citizen participation process.

As well, citizen participation outreach efforts are also recorded and attached as a PDF in the appendices in AD-25 of this Plan.

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

All comments received during the planning process were accepted.

7. Summary

Primary data sources for the Consolidated Plan include: 2006-2010 & 2014-2018 American Community Survey 5-Year Estimates, 2012-2016 CHAS, Longitudinal Employer-Household Dynamics (LEHD), Homeless Management Information System (HMIS), Inventory Management System/PIH Information Center (IMS/PIC), HUD Housing Inventory Counts (HIC), 2020 Point-in-Time data, and local data sources. A disparity exists between data tables throughout the plan in that tables which utilize ACS contain 2018 data and tables that utilize CHAS contain 2016 data. At the time of writing only 2016 CHAS data was available from HUD. However, 2018 ACS data was available and thus the County thought it best to utilize the most current data source where possible.

FINAL DRAFT

The Process

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

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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
CDBG Administrator	BROWARD COUNTY	Housing Finance & Community Redevelopment Division
HOME Administrator	BROWARD COUNTY	Housing Finance & Community Redevelopment Division
ESG Administrator	BROWARD COUNTY	Housing Finance & Community Redevelopment Division

Table 1– Responsible Agencies

Narrative

Broward County's Housing Finance and Community Redevelopment Division (HFCRD) which is part of the Environmental Protection and Growth Management Department (EPGMD), serves as the lead agency for administering the programs and activities outlined in the 2020-2024 Consolidated Plan and the FY 2020 AAP.

Consolidated Plan Public Contact Information

Yvette Lopez, Manager
Housing Finance and Community Redevelopment Division
110 NE 3rd Street, Suite 300
Fort Lauderdale, FL 33301
Office: 954.357.4900
Fax: 954.357.8221
Email: YLOPEZ@broward.org

The PR-10 Consultations and PR-15 Citizen Participation Process will be completed at the end of the citizen participation process.

FINAL DRAFT

Needs Assessment

NA-05 Overview

Needs Assessment Overview

In order to ensure the most efficient and effective use of resources the County must first assess the needs of the community. In this section, the County's various demographic and economic indicators will be described and analyzed to provide the foundation needed for grant management.

Using data gathered by state, local, and federal sources the County can start to identify needs based on the broad trends in population, income, and household demographics. Primary data sources include the US Census Bureau, HUD, and Bureau of Labor Statistics. Once that data has been gathered, they can be examined with a more nuanced analysis of variables, such as how family and household dynamics relate to race and housing problems.

A key goal of the Needs Assessment section is to identify the nature and prevalence of housing problems experienced by the County's residents. Per HUD's definition, there are four housing problems that are assessed:

- Cost-Burden, which is defined as households who spend 30% or more of their income on housing costs
- Lack of Complete Plumbing
- Lack of Complete Kitchen Facilities
- Overcrowding

In addition to the demographics analyzed, this section also looks at factors that impact or are impacted by the housing market. The County's public housing, the needs of those facing homelessness, and non-homeless special needs are also discussed. Finally, non-housing development needs like public services and infrastructure are also analyzed to assist in determining where resources should be allocated.

Whenever possible, each of these issues is juxtaposed with economic and demographic indicators to determine if certain groups carry a disproportionate burden. Understanding the magnitude and prevalence of these issues in the Broward County is crucial in aiding in setting evidence-based priorities for entitlement programs.

NA-10 Housing Needs Assessment - 24 CFR 91.405, 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The costs associated with housing are a complex mixture of market, regulatory, and social forces. The supply of housing changes relatively slowly and even when enough units are available the details of those units, such as size and tenure, may not meet the community's needs. The demand for housing is also in flux and combines the desires of different households along with their economic situation.

The following section will look at housing needs in the Broward County, the most dominant of which is housing affordability. According to the 2014-2018 American Community Survey 5-Year Estimates, there are approximately 295,000 households paying over 30% of their income to housing costs, which is the HUD based definition of *cost burden*. The distribution of cost burden is not equal across households. Renters are much more likely to be cost burdened than homeowners. Overall, 61.3% of renters, 41.2% of homeowners with a mortgage, and 23.5% homeowners without a mortgage are cost burdened.

Demographics	Base Year: 2010	Most Recent Year: 2018	% Change
Population	1,734,139	1,909,151	10%
Households	668,898	682,088	2%
Median Income	\$51,694.00	\$57,333.00	11%

Table 2- Housing Needs Assessment Demographics

Alternate Data Source Name:
2006-2010 ACS, 2014-2018 ACS

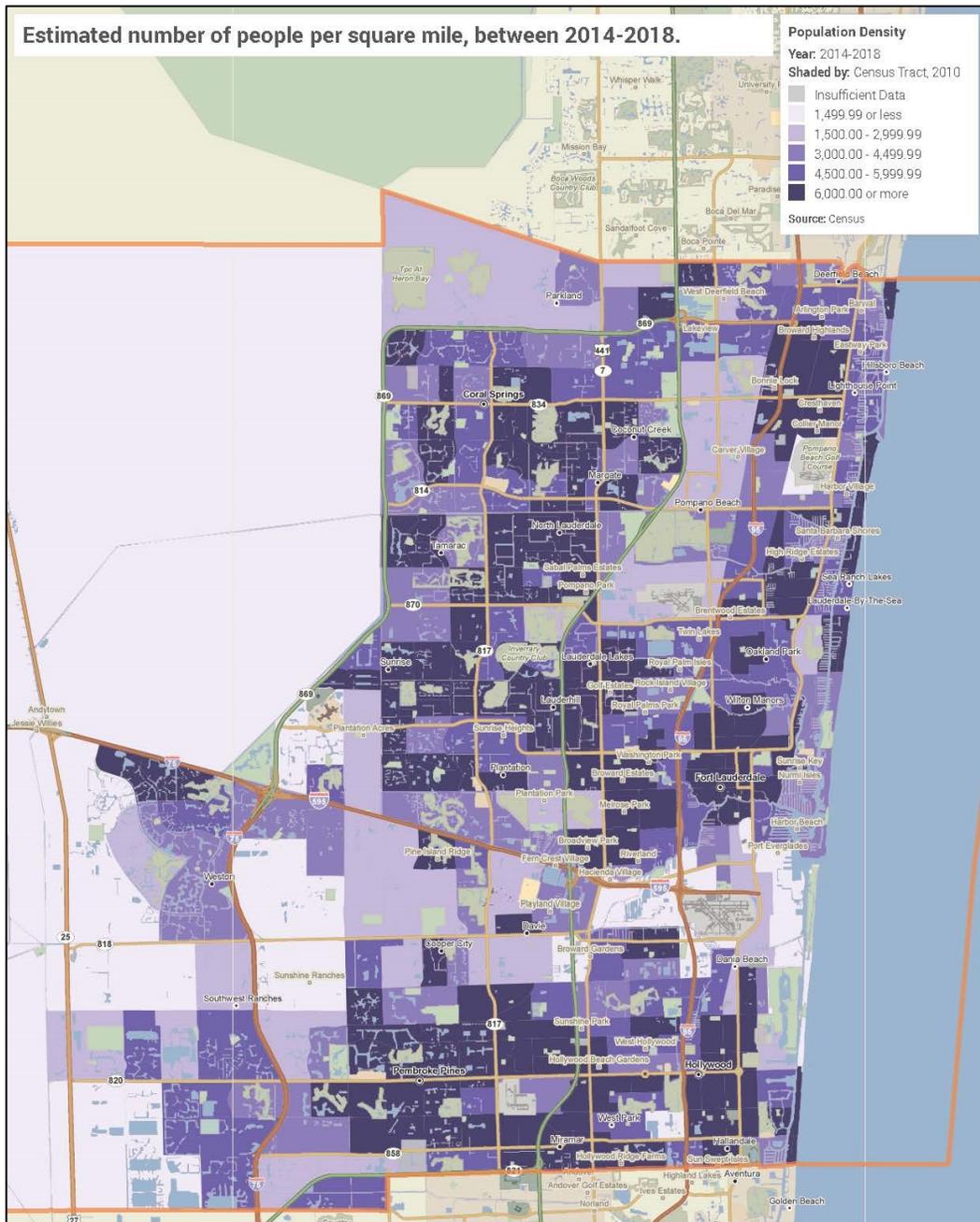
Since 2010, the population of Broward County has increased by 10% and the number of households has increased by 2%. This discrepancy points to a situation where the average household size is increasing, which may result in overcrowding if the size of occupied housing units has not increased proportionately.

The Median Household Income in Broward County has increased by 10.9%. However, this growth has not kept up with inflation. According to the Bureau of Labor Statistics inflation calculation, a household earning the median income in 2010 had the same purchasing power as one making \$59,132 in 2018. That means the median purchasing power in the County decreased by 3%.

It is important to remember that median income is just a single data point does not provide a complete economic picture of the Count. The actual distribution of wealth and prosperity is not represented in this figure and a more depth analysis is required to determine policies moving forward.

Population

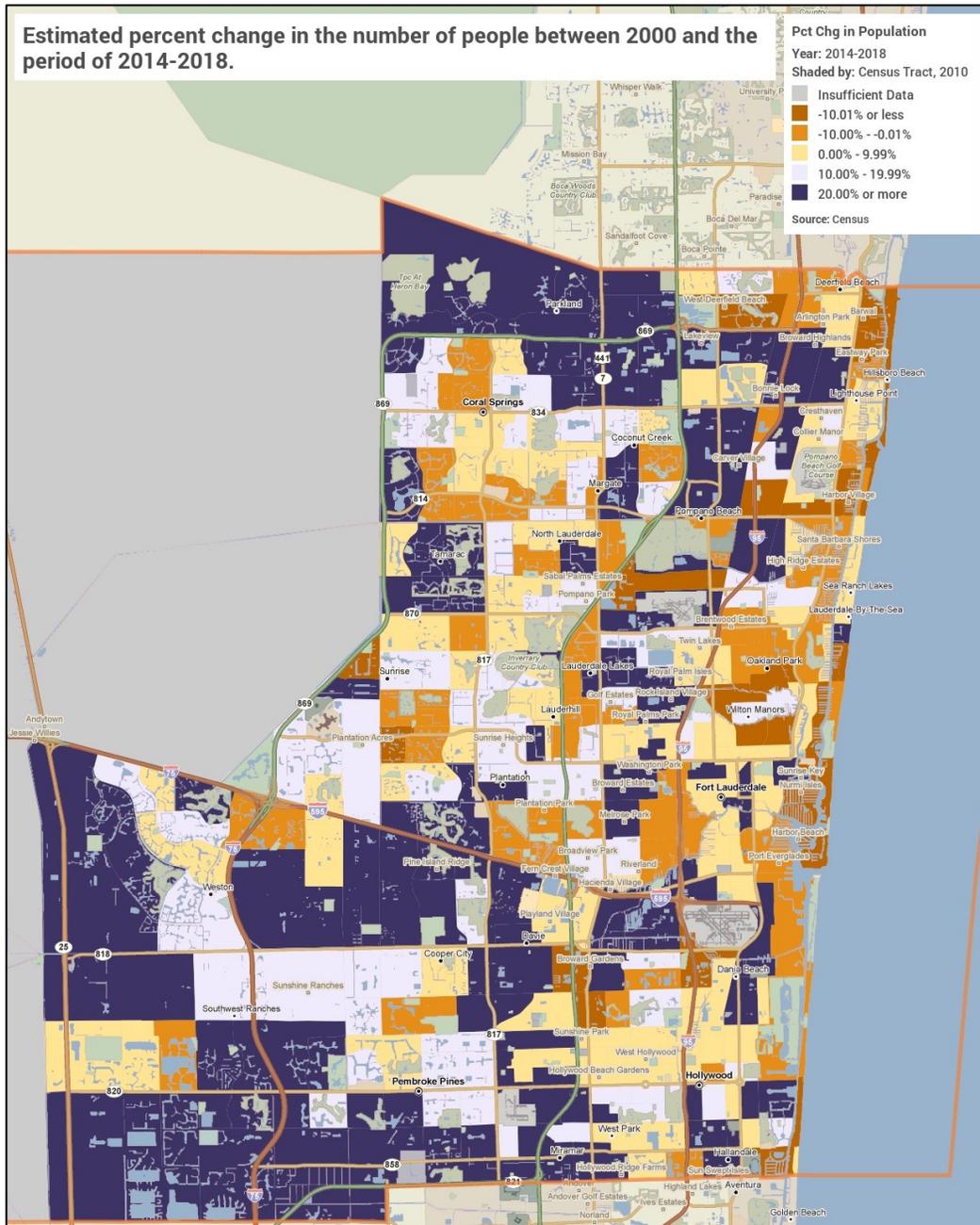
The following map displays the population density throughout the County. In Broward County the population density is higher in cities that have been established for a longer time period. The western part of the County and the tracts near the Fort Lauderdale/Hollywood Airport have a noticeably less dense population than elsewhere in the County.



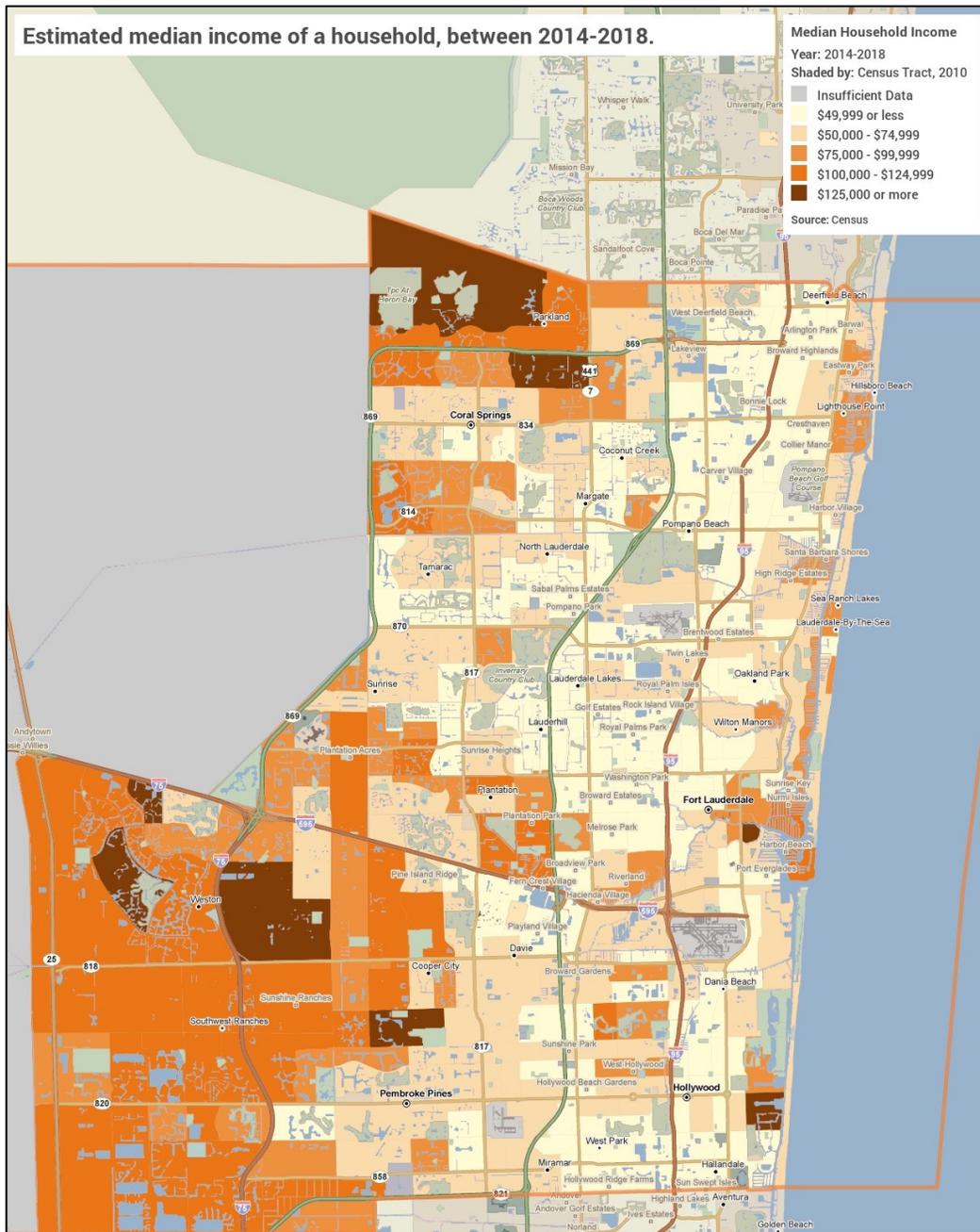
Change in Population

The map below displays the population change throughout the jurisdiction since 2000. The average population growth in the jurisdiction was 10%, but that growth is not evenly distributed throughout the area. There are tracts throughout the county that saw a decrease in the total population over this time period, as well as tracts with a population growth of over 20%. There is not a strong geographic pattern for population growth, but the coastal areas are more likely to have lost population than tracts further inland. It is worth noting that the population decrease may be a result of an increased vacancy rate due

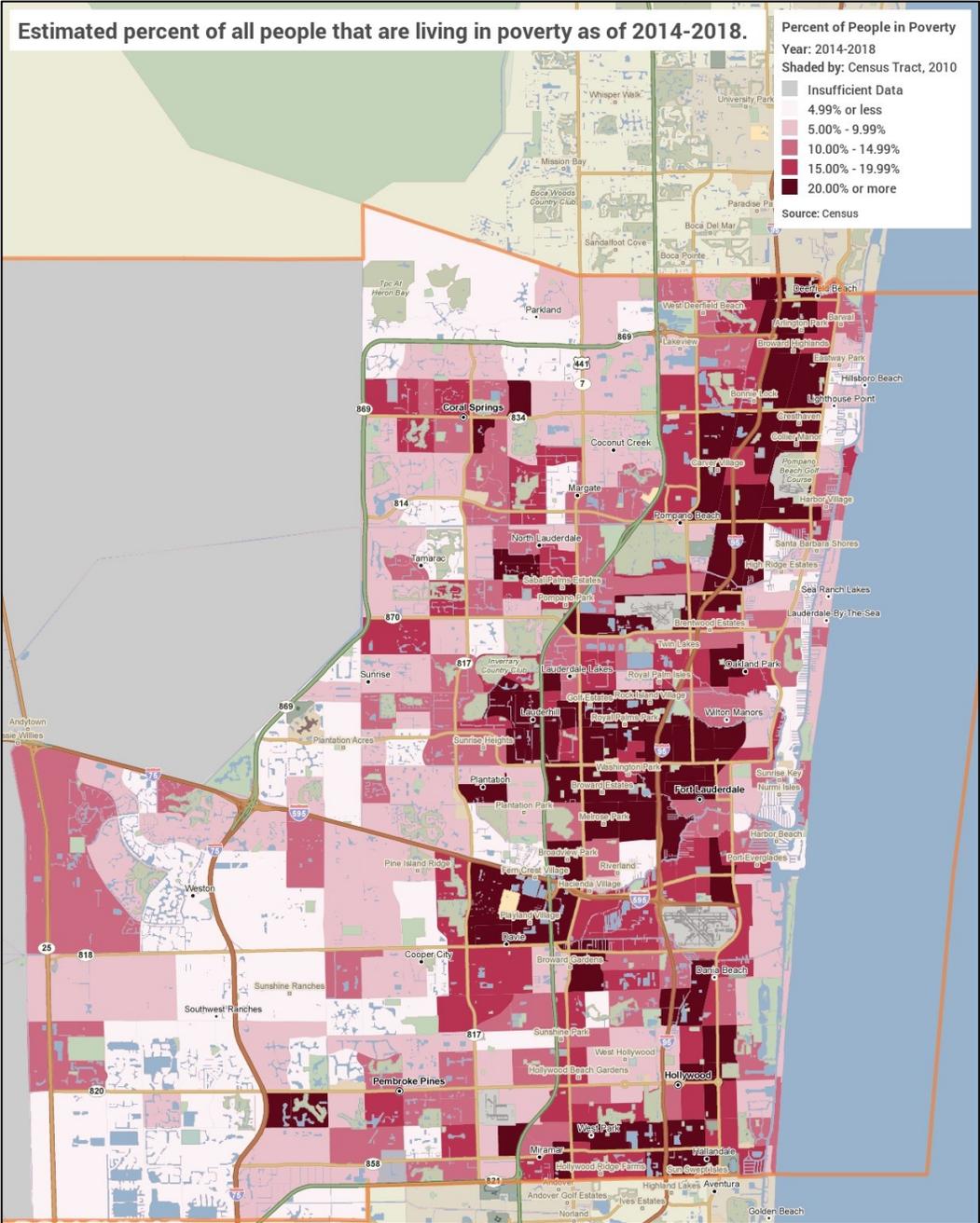
to more homes being classified as “seasonal, vacation”, which is considered vacant in the data. An analysis of the vacancy rate is conducted later in this report.



The map below displays the median household income (MHI) by census tract throughout the jurisdiction. In 2018, the median household income was \$57,333 but the income varied considerably throughout the County. Throughout most of the county the MHI is less than \$50,000. However, there are several areas where the MHI is considerably higher, particularly in the southwestern and northwestern part of the County. Most tracts in these areas have an MHI of over \$100,000.



The map below displays the percentage of the population who live below the poverty level by census tract. Unsurprisingly, areas that have higher median income tend to have lower levels of poverty. Tracts along the center part of the County, particularly near I-95 and Florida's Turnpike where the poverty rate is regularly over 15% and often over 20%.



Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	103,170	92,585	127,450	70,030	279,755
Small Family Households	29,680	32,755	52,730	30,630	144,240
Large Family Households	5,930	7,325	11,495	5,475	21,880
Household contains at least one person 62-74 years of age	24,650	20,430	27,725	15,115	61,805
Household contains at least one person age 75 or older	21,885	19,390	16,530	8,245	21,960
Households with one or more children 6 years old or younger	14,895	14,525	19,110	10,145	36,975

Table 3 - Total Households Table

Alternate Data Source Name:
2012-2016 CHAS

Number Households

The above table breaks down family dynamics and income in the jurisdiction using 2016 CHAS data. Small families are much more prevalent, which follows the trend of smaller average household size in the region and the nation as a whole. When looking at households in the County by income level, there are a significant number of households in the County which are extremely low-income (0-30% HAMFI), with over 100,000 households. Over 30,000 of these extremely low-income households are elderly and over 19,000 have one or more children 6 years old or younger.

There is a correlation between household demographics and income levels. Over half of all households who earn 100% HAMFI or more are small while less than 30% of extremely low-income households are. Higher income household's area also less likely to have a person 75 or older in it. Over 20% of extremely low-income households have a member over 74 years old but only 8% of households earning 100% or more HAMFI do. The likelihood that a household is large or has a child 6 years old or younger does not appear to be correlated with income in Broward County.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	1,150	580	675	380	2,785	475	250	410	200	1,335
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,005	1,050	1,420	430	3,905	235	290	485	185	1,195
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	2,915	3,150	3,175	1,250	10,490	570	990	1,780	1,070	4,410
Housing cost burden greater than 50% of income (and none of the above problems)	37,320	22,445	6,565	965	67,295	28,775	16,380	13,545	4,465	63,165
Housing cost burden greater than 30% of income (and none of the above problems)	2,705	14,385	28,945	7,370	53,405	6,565	13,785	21,100	11,600	53,050
Zero/negative Income (and none of the above problems)	6,310	0	0	0	6,310	6,085	0	0	0	6,085

Table 4 – Housing Problems Table

Alternate Data Source Name:
2012-2016 CHAS

Housing Needs Summary

The table above gives an overview of housing problems in the County. Using 2016 CHAS data, it provides the numbers of households experiencing each category of housing problem broken down by income ranges (up to 100% AMI) and owner/renter status. For example, looking at the first data cell (top left) we

see that 1000 renter households in the jurisdiction made 30% or below the area median income (AMI) and lacked complete plumbing or kitchen facilities.

Cost burden is clearly the biggest housing problem in the County in terms of sheer numbers – a common trend in many communities across the state and nation today. According to the 2016 CHAS data there were 120,700 renters and 116,215 homeowners in the 0% to 100% AMI range spending more than 30% of their income on housing costs (100% AMI is the area median income).

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	45,095	41,610	40,775	10,400	137,880	36,620	31,700	37,315	17,520	123,155
Having none of four housing problems	4,370	3,120	16,405	15,735	39,630	4,690	16,160	32,955	26,370	80,175
Household has negative income, but none of the other housing problems	6,310	0	0	0	6,310	6,085	0	0	0	6,085

Table 5 – Housing Problems 2

Alternate Data Source Name:
2012-2016 CHAS

Severe Housing Problems

The above table shows households with at least one severe housing problem broken out by income and occupancy. The trend in the data is simply the lower the income in a household, the greater presence of severe housing problems. Over 91% of renters and nearly 88% of homeowners in the 0-30% AMI group have at least one housing problem. For residents earning between 80% and 100% AMI, only 39.8% of renters and 39.9% of homeowners have a housing problem.

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	19,625	19,625	18,115	57,365	8,505	8,665	15,995	33,165
Large Related	3,890	3,865	2,850	10,605	1,560	2,440	3,430	7,430
Elderly	9,035	3,915	2,690	15,640	18,460	10,120	5,180	33,760
Other	15,685	11,415	12,260	39,360	7,450	4,070	6,230	17,750
Total need by income	48,235	38,820	35,915	122,970	35,975	25,295	30,835	92,105

Table 6 – Cost Burden > 30%

Alternate Data Source Name:
2012-2016 CHAS

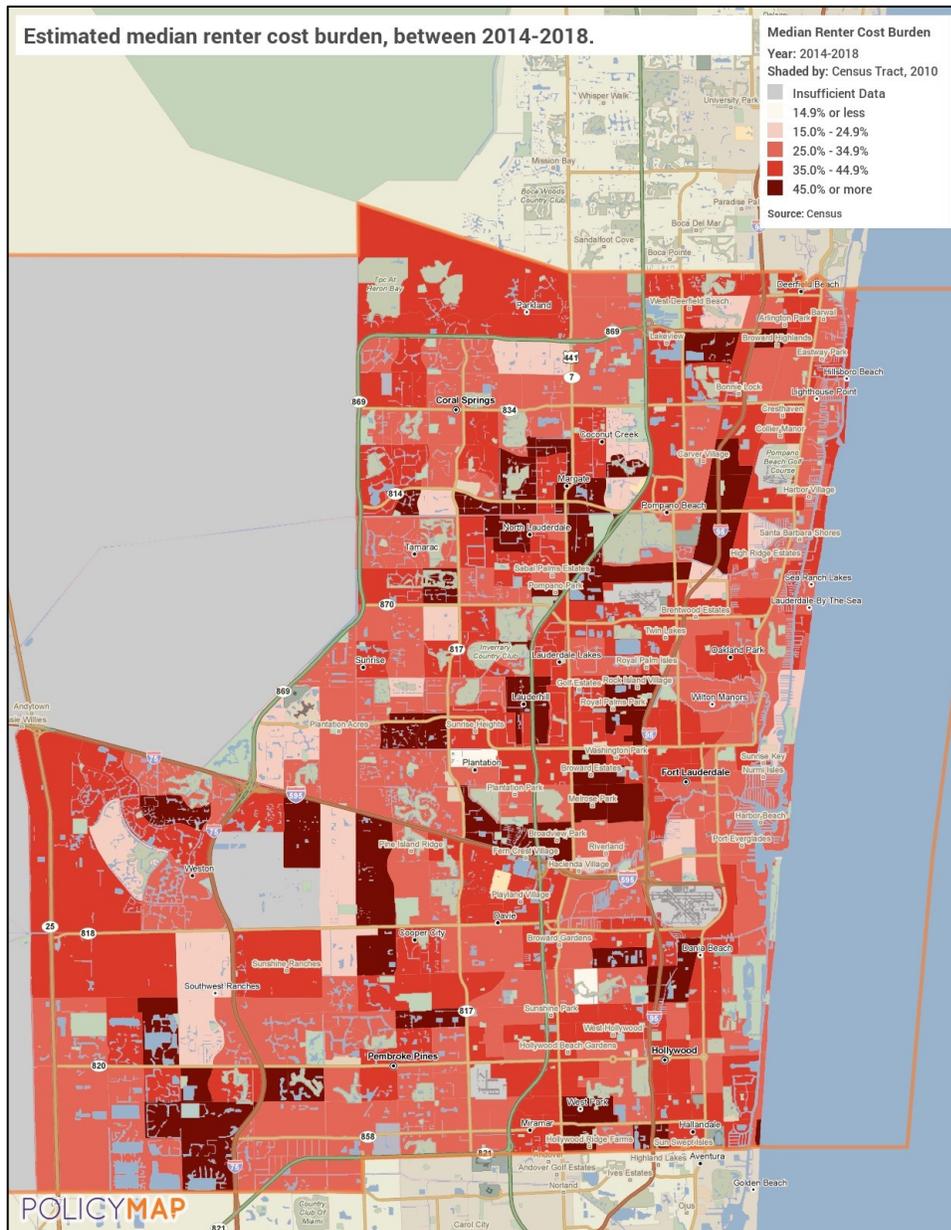
Housing Cost-Burdened

The following maps below display the percentage of the population who are cost-burdened by census tract using data from the 2014-2018 American Community Survey 5-Year Estimates. As mentioned above, cost burden is a significant problem in the County and with income growing more slowly than inflation it is likely to be increasingly common.

There are some tracts throughout the County where homeowners are disproportionately impacted by cost burden. In these high cost burden tracts over 45% of the population faces this housing problem. There are also tracts on the other end of the spectrum where the cost burden rate is relatively low, less than 25%.

Cost Burdened Homeowners

Cost burden is an even larger problem for renters. The number of tracts where 45% or more of the households are cost burdened is higher for renters than home owners and there are fewer tracts with a relatively low cost burden rate.



4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	16,935	10,925	2,965	30,825	6,585	5,655	6,605	18,845
Large Related	3,445	1,965	395	5,805	1,350	1,445	720	3,515
Elderly	6,835	2,500	840	10,175	12,555	4,480	1,760	18,795
Other	11,930	7,360	2,115	21,405	4,935	2,335	2,560	9,830
Total need by income	39,145	22,750	6,315	68,210	25,425	13,915	11,645	50,985

Table 7 – Cost Burden > 50%

Alternate Data Source Name:
2012-2016 CHAS

Severe Cost Burden

The data presented above show the severe cost burden in the County, which is defined as paying more than 50% of household income on housing cost.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	3,405	3,555	3,465	1,270	11,695	570	1,070	1,460	800	3,900
Multiple, unrelated family households	520	495	755	255	2,025	255	205	780	420	1,660
Other, non-family households	125	210	395	155	885	20	0	45	40	105
Total need by income	4,050	4,260	4,615	1,680	14,605	845	1,275	2,285	1,260	5,665

Table 8 – Crowding Information – 1/2

Alternate Data Source Name:
2012-2016 CHAS

Overcrowding

HUD defines an overcrowded household as one having from 1.01 to 1.50 occupants per room and a severely overcrowded household as one with more than 1.50 occupants per room. This type of condition can be seen in both renter and homeowner households. Overcrowding was more prevalent in renter-occupied housing units than in owner-occupied units.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	11,640	10,675	10,895	33,210	3,255	3,850	8,215	15,320

Table 9 – Crowding Information – 2/2

Alternate Data Source Name:
2012-2016 CHAS

Describe the number and type of single person households in need of housing assistance.

According to the 2014-2018 ACS 5-Year Estimates Table S2501, 29.1% of occupied housing units in the County are single person households. This amounts to nearly 200,000 households. A single-person household is more common among renters than homeowners. Approximately 27.2% of owners and 32.1% of renters are a single-person household.

Elderly residents who live alone may be in particular need of housing assistance. They are often on a fixed income and need assistance to maintain autonomy. In Broward, there are approximately 80,972 residents 65 years old or older living alone. In the event of a medical or financial emergency these residents may lack the support necessary to maintain safe, secure and affordable housing.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disability

In Broward County there are approximately 208,108 individuals who have a disability. They represent 11% of the population. The disability rate is highest for older residents, which is not surprising as disabilities become more prevalent as people age. Nearly half of all residents over the age of 75 have a disability, approximately 65,164 people.

Survivors of Rape and Domestic Violence

Determining the need for housing support for this group of residents is incredibly difficult. Domestic violence and sexual crimes are grossly underreported due to fear of retaliation or a lack of trust in the justice system. According to a 2016 analysis conducted by the US Justice Department, nearly 80 percent of all rapes and sexual assaults go unreported¹. According to the 2017 FBI Uniform Crime Report there were 571 rapes reported to the FBI in Broward County, or 29.4 per 100,000 people. This is significantly lower than the national rate (41.1) or the statewide rate (37.8).

According to the 2019 report “When Men Murder Women” by the Violence Policy Center, Florida is one of only two states that does not report supplementary homicide data to the FBI. Therefore, it is not known how common women are murdered by men in the state. The Justice Department estimates that 1.3% of women experience domestic violence annually. Which would translate to approximately 12,679 women in Broward. Given the serious nature of these crimes and how common underreporting is, it is estimated that at least 15,000 residents in the County may need housing assistance to escape violent circumstances.

What are the most common housing problems?

Housing affordability is the most prominent housing problem in Broward County. A significant number of residents are cost burdened because they pay 30% or more of their income to housing costs. These households are at an increased risk of homelessness and substandard living conditions. These households may be in a position where they must choose between paying for housing and transportation, health care, childcare, and education.

As noted above, according to the most recent estimates available, there are approximately 295,000 households paying over 30% of their income to housing costs. The distribution of cost burden is not equal across households. Renters are much more likely to be cost burdened than homeowners. Overall, 61.3% of renters, 41.2% of homeowners with a mortgage, and 23.5% homeowners without a mortgage are cost burdened.

Are any populations/household types more affected than others by these problems?

Housing problems are more prevalent among renters and low-income households. The link between housing problems, race, ethnicity, and income is explored in depth in MA-50.

¹ <https://www.bjs.gov/content/pub/pdf/cv16.pdf>

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

HUD defines extremely low-income households as households that earn 0-30% AMI (area median income), and severe housing cost burden as housing expenses that are greater than 50% of income.

As indicated in 2016 CHAS data in Housing Needs Summary Tables, the lack of affordable housing is by far the greatest housing problem for extremely low-income households and families with children in the region. For extremely low-income households, there are approximately 64,000 households with severe housing cost burden, paying over 50% of their income to housing costs. These households are at imminent risk of becoming homeless, particularly the renter households. Furthermore, there nearly 15,000 extremely low-income households with children in the County, the majority of which are renters.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Broward County does not provide specific estimates of at-risk populations

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The factors that contribute to an increased risk of homelessness are as varied as the populations served by the programs available to address them. Lack of sufficient income or the employment stability needed to generate adequate income is a key element. Health issues (both mental and physical) and the lack of education or having job skills that are not valued or needed by employers can heavily influence the amount of income available to pay for a family's housing. Household breakup/lack of familial relationships, substance abuse, criminal background, prior evictions, high levels of debt and the loss of benefits (such as housing vouchers or Temporary Assistance for Needy Families (TANF)) can adversely impact the stability of a family's housing situation. Incidences of domestic violence or human trafficking can also greatly diminish one's ability to afford housing, especially when children are involved.

**NA-15 Disproportionately Greater Need: Housing Problems - 91.405, 91.205
(b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A review of Housing Assessment data provided by HUD provides information that can be analyzed and used to determine any racial or ethnic groups that may have a proportionally higher housing need than other ethnic groups in the community. HUD has determined that a proportionally higher need exists when the percentage of persons in a given category is at least 10 percentage points higher than the percentage of persons in the category as a whole.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	81,715	9,060	12,395
White	32,825	4,255	6,120
Black / African American	26,280	2,350	3,115
Asian	1,705	235	465
American Indian, Alaska Native	215	14	50
Pacific Islander	50	0	10
Hispanic	19,370	2,070	2,395

Table 10 - Disproportionately Greater Need 0 - 30% AMI

Alternate Data Source Name:
2012-2016 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	73,310	19,280	0
White	27,820	11,595	0
Black / African American	23,785	2,720	0
Asian	1,535	550	0
American Indian, Alaska Native	140	85	0
Pacific Islander	30	25	0
Hispanic	18,480	4,060	0

Table 11 - Disproportionally Greater Need 30 - 50% AMI

Alternate Data Source Name:
2012-2016 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	78,090	49,360	0
White	28,005	23,585	0
Black / African American	23,475	11,995	0
Asian	2,250	1,260	0
American Indian, Alaska Native	150	160	0
Pacific Islander	45	34	0
Hispanic	22,460	11,425	0

Table 12 - Disproportionally Greater Need 50 - 80% AMI

Alternate Data Source Name:
2012-2016 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	27,920	42,105	0
White	12,330	20,600	0
Black / African American	6,755	10,135	0
Asian	960	940	0
American Indian, Alaska Native	145	54	0
Pacific Islander	0	20	0
Hispanic	7,425	9,665	0

Table 13 - Disproportionally Greater Need 80 - 100% AMI

Alternate Data Source Name:
2012-2016 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Extremely Low-Income Households (<30% AMI)

In Broward County, approximately 90% of extremely low-income households have at least one housing problem. According to the data provided by CHAS, there is one racial group disproportionately impacted by housing problems for this income group. One hundred percent of Pacific Islander households reported a housing problem. However, there are only an estimated 50 households in this group.

Very Low-Income Households (30%-50% AMI)

Compared to extremely low-income households, very low-income households have a lower overall rate of housing problems with 79.2%. There is one group disproportionately impacted. Approximately 89.7% of Black or African American households have a housing problem.

Low Income Households (50%-80% AMI)

In this income group 61.3% of all households have at least one housing problem. There are no racial or ethnic groups disproportionately impacted in this group.

Moderate Income Households (80%-100% AMI)

Moderate income households have noticeably lower rates of housing problems. Only 39.9% of the County's households in this group have a housing problem. There are two groups with a significantly higher housing problem rate. Approximately 50.5% of Asian households and 72.9% of American Indian households have at least one housing problem.

FINAL DRAFT

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A review of Housing Assessment data provided by HUD provides information that can be analyzed and used to determine any racial or ethnic groups that may have proportionally higher housing needs than other ethnic groups in the community. HUD has determined that a proportionally higher need exists when the percentage of persons in a given category is at least 10 percentage points higher than the percentage of persons in the category as a whole.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	72,445	18,330	12,395
White	27,900	9,180	6,120
Black / African American	24,140	4,490	3,115
Asian	1,455	480	465
American Indian, Alaska Native	195	24	50
Pacific Islander	30	20	10
Hispanic	17,515	3,915	2,395

Table 14 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:
2012-2016 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	45,135	47,450	0
White	16,365	23,050	0
Black / African American	15,180	11,320	0
Asian	995	1,090	0
American Indian, Alaska Native	34	190	0
Pacific Islander	0	55	0
Hispanic	11,485	11,065	0

Table 15 – Severe Housing Problems 30 - 50% AMI

Alternate Data Source Name:
2012-2016 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	28,045	99,405	0
White	10,480	41,115	0
Black / African American	7,990	27,480	0
Asian	925	2,580	0
American Indian, Alaska Native	30	275	0
Pacific Islander	25	54	0
Hispanic	7,975	25,910	0

Table 16 – Severe Housing Problems 50 - 80% AMI

Alternate Data Source Name:
2012-2016 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,950	61,080	0
White	3,595	29,335	0
Black / African American	2,445	14,440	0
Asian	335	1,570	0
American Indian, Alaska Native	74	125	0
Pacific Islander	0	20	0
Hispanic	2,370	14,720	0

Table 17 – Severe Housing Problems 80 - 100% AMI

Alternate Data Source Name:
2012-2016 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Extremely Low-Income Households

In Broward County, approximately 79.8% of extremely low-income households have at least one severe housing problem. There are no racial or ethnic groups disproportionately impacted by severe housing problems in this income group.

Very Low-Income Households

When compared to extremely low-income households, very low-income households have a significantly lower rate of severe housing problems. Approximately 48.7% of all households in this income group have a severe housing problem and no groups are disproportionately impacted.

Low Income Households

Jurisdiction-wide only 22% of low-income households have at least one severe housing problem. There are no racial or ethnic groups disproportionately impacted by severe housing problems in this group.

Moderate Income Households

Moderate income households have the lowest rate of severe housing problems at 12.8%. There is one group, American Indian and Alaska Native households, disproportionately impacted. Approximately 37.2% of these households have severe housing problem.

FINAL DRAFT

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.405, 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater need - housing cost burden when the members of a racial or ethnic group at a given income level experience a housing cost burdens at a greater rate (10% or more) than the income level as a whole. Households who pay more than 30% of their income for housing are considered cost burdened. Households paying more than 50% of their income are considered severely cost burdened.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	373,565	143,740	142,810	12,860
White	203,365	61,165	58,285	6,420
Black / African American	68,750	37,625	43,580	3,215
Asian	11,780	3,935	3,210	465
American Indian, Alaska Native	545	375	305	50
Pacific Islander	195	70	55	10
Hispanic	82,675	38,230	34,555	2,460

Table 18 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name:
2012-2016 CHAS

Discussion

According to 2016 CHAS data, approximately 43.4% of all households in Broward County spend 30% or more of their income on housing costs. There is one racial or ethnic group with a disproportionate cost burden rate, over 55% of American Indian and Alaska Native households are cost burdened.

Households that spend 50% or more of their income are considered severely cost burdened and have higher levels of housing instability and likely need additional support. In Broward County 21.6% of all households are severely cost burdened. There are no groups disproportionately impacted by severe cost burden.

NA-30 Disproportionately Greater Need: Discussion - 91.205 (b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The following racial and ethnic groups have a disproportionately greater need in their income group. One group stands out as being regularly disproportionately impacted by housing problems. American Indian or Alaska Native residents are impacted more than other groups in housing problems in one income group, severe housing problems in one income group, and cost burden.

Housing Problems

ELI – Pacific Islander

VLI – Black or African American

LI – None

MI – Asian, American Indian or Alaska Native

Severe Housing Problems

ELI – None

VLI – None

LI – None

MI – American Indian or Alaska Native

Cost Burden

Cost Burden – American Indian or Alaska Native

Severe Cost Burden – None

If they have needs not identified above, what are those needs?

There are no additional needs identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The relationship between geographic location and race, ethnicity, and income is discussed in detail in MA-50.

NA-35 Public Housing - 91.405, 91.205 (b)

Introduction

Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly and persons with disabilities. Public housing comes in all types and sizes from scattered single-family homes to high-rise apartment developments for elderly families. The Broward County Housing Authority (BCHA) oversees the county’s public housing options. They operate a number of programs including housing choice vouchers and publicly supported housing units.

The Housing Choice Voucher Program (HCV) provides "tenant-based" rental assistance for assisting low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. A housing subsidy is paid to the landlord/management directly by the housing authority on behalf of the participating voucher holder family, then the family pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. HCV also authorizes a variety of "project-based" rental assistance programs, under which the owner reserves some or all of the units in a building for low-income tenants. A tenant who leaves a subsidized project will lose access to the project-based subsidy.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	272	1,117	9,483	1	9,095	101	274	0

Table 19 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	2	0	1	0	1	0	0
# of Elderly Program Participants (>62)	0	39	520	1,390	0	1,360	21	8
# of Disabled Families	0	56	178	1,951	0	1,853	58	39
# of Families requesting accessibility features	0	272	1,117	9,483	1	9,095	101	274
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 20 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	129	239	1,686	0	1,580	42	61	0
Black/African American	0	143	874	7,765	1	7,483	59	213	0
Asian	0	0	1	13	0	13	0	0	0
American Indian/Alaska Native	0	0	0	11	0	11	0	0	0
Pacific Islander	0	0	3	8	0	8	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 21 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	122	143	1,168	0	1,133	7	27	0
Not Hispanic	0	150	974	8,315	1	7,962	94	247	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 22 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The BCHA has conducted an assessment of all of its public housing and is in compliance with Section 504. New units continue to be constructed but there is still great need. Rising housing prices across the area price out many residents who don't have access to publicly supported housing, particularly residents with a disability or on a fixed income. The BCHA does not discriminate based on disability status and makes every reasonable effort to ensure applicants have a home that fits their needs. Unfortunately, there is not enough accessible units to meet the demand.

What are the number and type of families on the waiting lists for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

The most immediate needs for residents of Public Housing and Housing Choice voucher holders is a larger supply of units, particularly accessible units. Transportation options are limited for many residents and without a larger supply of units in a variety of neighborhoods there will continue to be great need in the community.

How do these needs compare to the housing needs of the population at large

Broward County is experiencing significant growth over the last ten years, and the future holds more promise. But the development of any affordable housing is becoming more challenging. Like the population at large, there is need for affordable and accessible housing near transportation options to meet the needs of the residents.

NA-40 Homeless Needs Assessment - 91.405, 91.205 (c)

Introduction:

Homelessness is a particularly troublesome and complex issue that most communities across the United States must address. A major reason that homelessness is difficult to address is that it has many causes with overlapping and interrelated variables. The cause of any single person's homelessness often lies, not in a single factor, but at the convergence of many events and conditions. From one perspective, homelessness is an economic problem caused by unemployment, lack of affordable housing options, or poverty. From another perspective, homelessness is a health issue because many homeless persons struggle with mental illness, physical disabilities, HIV/AIDS, substance abuse, or a combination of those health factors. A third perspective is to view homelessness as a social problem with factors such as domestic violence, educational attainment, and race lying at the root. In reality, homelessness can be caused by all of these issues and they are often interrelated. Due to this complexity, addressing homelessness requires a collaborative and community-based approach.

The Stewart B. McKinney Homeless Assistance Act defines the "homeless" or "homeless individual" or "homeless person" as an individual who lacks a fixed, regular, and adequate night-time residence; and who has a primary night-time residence that is:

- A supervised publicly or privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings

Homeless Needs Assessment

	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	136	8	0	0	0	0
Persons in Households with Only Children	6	1	0	0	0	0
Persons in Households with Only Adults	999	1,256	0	0	0	0
Chronically Homeless Individuals	201	654	0	0	0	0
Chronically Homeless Families	35	23	0	0	0	0
Veterans	93	126	0	0	0	0
Unaccompanied Child	6	1	0	0	0	0
Persons with HIV	125	29	0	0	0	0

Table 23 - Homeless Needs Assessment

Data Source Comments: 2019 PIT Count. Data was provided by the HUD 2019 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations Report. This Data is based on point-in-time information provided to HUD by the FL-601 Ft. Lauderdale/Broward County CoC. Point-in Time Date: 1/23/2019

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Chronically Homeless Individuals and Families:

The chronically homeless are more likely to be those experiencing a disability (physical and cognitive), have a history of substance abuse, and be unsheltered. According to the 2019 PIT Count, there were 855 total persons that were reported as chronically homeless. Approximately 76.5% of the chronically homeless were unsheltered – much higher than any other subcategory of persons experiencing homelessness.

Households with Adults and Children:

There were 144 individuals in households with adults and children. Working to get children out of homelessness will greatly improve the future success of the children in Broward County. Increased exposure to homelessness will cause harm to the development of children due to the lack of housing stability and the increased risk of living in poverty which include hunger and the lack of access to healthcare.

Veterans and Their Families:

Veterans are more likely to have a disability than non-veterans and this is also true for homeless veterans. In Broward County there were 219 veterans experiencing homelessness, the majority of whom are unsheltered.

Unaccompanied Youth:

Youth that are alone and experiencing homelessness may be caused from any issue such as a death in the family or fleeing from a crisis. Similar to households with adults and children, increased exposure to homelessness will cause harm to the development of children due to the lack of housing stability and the increased risk of living in poverty which include hunger and the lack of access to healthcare. According to the 2019 PIT Count, there were seven persons in households with only children.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	506	623
Black or African American	916	701
Asian	6	4
American Indian or Alaska Native	9	14
Pacific Islander	3	5
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	164	142
Not Hispanic	1,289	1,208

Data Source: 2019 PIT Count. Data was provided by the HUD 2019 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations Report. This Data is based on point-in-time information provided to HUD by the FL-601 Ft. Lauderdale/Broward County CoC . Point-in Time Date: 1/23/2019
Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

See above

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

White: Nearly 1,130 residents experiencing homelessness are White, the second largest racial or ethnic group experiencing homelessness. Approximately 45% of this group are sheltered.

Black or African American: The largest racial group among residents experiencing homelessness is Black or African American. This group includes 1,617 residents and approximately 700 are unsheltered.

Hispanic: Residents who are ethnically Hispanic are the third largest racial or ethnic group among residents experiencing homelessness. There are approximately 306 Hispanic residents experiencing homelessness and 142 of them are unsheltered.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Sheltered homeless are persons who are residing in emergency shelter units or transitional housing. The majority of the participants in the 2019 PIT count were unsheltered.

Unsheltered homeless are much more difficult to count, and it is likely this group has been under reported. Unsheltered homeless reside in places not meant for human habitat. These places include cars, abandoned buildings and on the streets.

NA-45 Non-Homeless Special Needs Assessment - 91.405, 91.205 (b,d)

Introduction

There are four primary groups with non-homeless special needs in the jurisdiction. They are the elderly and frail elderly, those with HIV/AIDS and their families, those with alcohol and/or drug addiction, and the mentally or physically disabled. This section will explain who they are, what their needs are, and how the City is accommodating or should accommodate these needs.

Describe the characteristics of special needs populations in your community:

Elderly: The elderly population faces increased challenges and providing decent, affordable housing is incredibly important. It is medically beneficial and emotionally comforting for this population to remain in a familiar setting and, as a result, strong emphasis is placed on the elderly maintaining a lifestyle that is as independent as possible. Unfortunately, the elderly population is often on a limited income and/or has a disability, which puts financial pressure on them that reduces independence. As prices throughout the community inflate, the elderly population generally lacks the ability to increase their income to match.

According to the most recent data available, there are approximately 324,525 residents over the age of 65 in Broward County, making up approximately 16.6% of the population. Approximately 32.9% of the residents over the age of 65 have a disability and 13.7% are below the poverty level. Elderly residents are less likely to live in renter-occupied residences than owner-occupied residences, 20.1% and 79.9%, respectively. However, many elderly residents are still cost burdened. Approximately 65.5% of elderly renters and 37.4% of owners are cost burdened.

HIV/AIDS: See discussion below.

Alcohol and Drug Addiction: Gathering accurate data about alcohol and drug addiction within a community is difficult. Addiction often goes unrecognized because people don't seek help due to fear of criminal charges and/or the social stigma associated with addiction and other medical issues. Often only when someone overdoses, gets arrested, or seeks treatment do we gain data and insight into the complete picture.

The US Department of Health and Human Services collects demographic information on drug use on a substate level. Broward County is known as substate level Circuit 17 in the US DHHS report.

Marijuana: One of the most commonly used recreational substances in the United States is marijuana. Many states are moving towards decriminalization and legalization to address abuse and underage use of this drug. In Florida, marijuana is illegal for recreational use and possession of 20 grams or less is a misdemeanor. However, in Broward County the penalty for possession of up to 20 grams is a civil citation ranging between \$100 and \$500. According to the DHHS 2016 report, the most recent available, an estimated 13.5% of residents over the age of 12 used marijuana in the past year. This is a significant

increase from the 2008-2010 report when 10.2% of individuals aged 12 or older used marijuana in the past year.

According to research published in Journal of Studies on Alcohol and Drugs there are a few socioeconomic indicators that are linked to reduced marijuana use. In particular, there are lower odds for marijuana use when a person is non-White, female, a high school graduate, and currently married. The report found that marijuana use became more common as income increased and parental education levels increased.

Alcohol: The most commonly used and abused drug in the United States is alcohol. According to the Center for Disease Control, excessive alcohol consumption costs the state of Florida over \$15 billion annually. Each drink purchased causes, on average, an additional \$1.82 in lost productivity and extra costs, the majority of which is paid by local and state governments. In Broward County, 54.4% of the population ages 12 and older reported consuming alcohol in the past month and 19.6% of residents aged 12 to 20 (underage) consumed alcohol in the last month.

Heavy episodic drinking or binge drinking was linked most heavily to wealth. Additional indicators include race, age, and sex. White young adults and men had higher rates of binge drinking. Heavy drinking was lower for young adults who are in a cohabiting relationship or live with their parents.

Disability: In Broward County there are approximately 208,108 individuals who have a disability. They represent 11% of the population. The disability rate is highest for older residents, which is not surprising as disabilities become more prevalent as people age. Nearly half of all residents over the age of 75 have a disability, approximately 65,164 people.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly: Providing secure, safe, affordable, and stable housing for the elderly population is vitally important for this population. There are many factors that contribute to a healthy environment for the elderly including, but not limited to, access to health care, shopping, and social networks. A robust public transportation network is incredibly beneficial to assisting the elderly remain active and independent. Additionally, elderly resident's homes may need modifications to assist with any disabilities that may develop as a result of aging.

HIV/AIDS: See discussion below.

Alcohol and Drug Addiction: Individuals with substance abuse problems need a strong network in order to stay healthy and sober. Their housing needs include sober living environments, support for employment, access to health facilities, and easy access to family and friend networks. Additionally, detoxification facilities are necessary when addiction is first recognized.

Disability: Individuals with disabilities encompass a wide range of skill levels and abilities. Therefore, they have many of the same issues as the general population with the added needs that are unique to their capabilities. Individuals with disabilities usually have a fixed income and have limited housing options. The individuals who have more independent skills tend to utilize subsidized housing options. Individuals requiring more support find residences in the public welfare funded community homes either sharing settings or privately-owned personal care settings. Many individuals continue to reside with parents and families throughout adulthood. Regardless of the housing situation, a common thread is the need for continuous support services dependent of the level of capabilities.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

In 2018, Broward County reported over 21,000 residents living with an HIV diagnosis in the county. During that year there were 661 new HIV diagnosis and 261 AIDS diagnosis in the county. The most common age group to report a new HIV diagnosis was the 20 to 29 years old group with over 30% of the new diagnosis. Black or African American residents represent the highest proportion of person who received an HIV diagnosis, approximately 45%. Overall, the HIV diagnosis rate has been decreasing in Broward County from 49.8 in 2009 to a low of 34.7 in 2018 (the most recent year data is available).

The Broward County Care Continuum reflects the series of steps a person living with an HIV diagnosis takes from initial diagnosis to viral suppression. Out of the 21,048 persons living with HIV in the County, 66% are virally suppressed, which is higher than the statewide percentage of 64%.

NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Broward County has identified the need for improved access to public facilities and has included a goal in the Strategic Plan:

Improve Access to Public Facilities

The County will 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.

How were these needs determined?

Broward County worked with key stakeholders, coordinated with other jurisdictions, consulted the public, conducted an analysis of past successes, and forecast future needs to determine the Public Facility needs of the jurisdiction.

Describe the jurisdiction's need for Public Improvements:

Broward County has identified the need for the expansion and improvements of public infrastructure and has included two goals in the Strategic Plan:

Expand & Improve Public Infrastructure

The County will expand and improve public infrastructure through development activities for LMI persons and households. Activities can include adding ADA compliance for curb ramps and sidewalks and roadway expansion projects.

How were these needs determined?

Broward County worked with key stakeholders, coordinated with other jurisdictions, consulted the public, conducted an analysis of past successes, and forecast future needs to determine the Public Improvement needs of the jurisdiction.

Describe the jurisdiction's need for Public Services:

Broward County has identified the need for public services for the special needs population and has included two goals in the Strategic Plan:

Provide Vital Services for LMI Households

Provide Supportive Services for Special Needs

The County will provide supportive services for low income and special needs populations. Public services will target LMI citizens and may include services to address homelessness, persons with physical and mental health disabilities, the elderly, and the youth. Services may also include recreational programs for special needs populations, and education and health programs for special needs households.

How were these needs determined?

Broward County worked with key stakeholders, coordinated with other jurisdictions, consulted the public, conducted an analysis of past successes, and forecast future needs to determine the Public Service needs of the jurisdiction.

FINAL DRAFT

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section looks at the housing market and supply in Broward County, Florida by analyzing housing indicators. Developing a picture of the current housing stock in the community begins by looking at trends in structure, age, price, and tenure. Furthermore, the supply of homeless shelter facilities, special needs services and housing, and non-housing community development resources are considered. The analysis is supplemented with mapping to provide geographical visualization of the data.

FINAL DRAFT

MA-10 Housing Market Analysis: Number of Housing Units - 91.410, 91.210(a)&(b)(2)

Introduction

This section looks at the composition of Broward County’s housing stock in terms of housing type and tenure. Details are provided based on the number of units in the structure, multifamily housing distribution within the jurisdiction, unit size and tenure, as well as an analysis of owner-occupied and renter occupied housing.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	338,096	41%
1-unit, attached structure	68,522	8%
2-4 units	57,160	7%
5-19 units	108,389	13%
20 or more units	225,222	27%
Mobile Home, boat, RV, van, etc	23,699	3%
Total	821,088	100%

Table 24 – Residential Properties by Unit Number

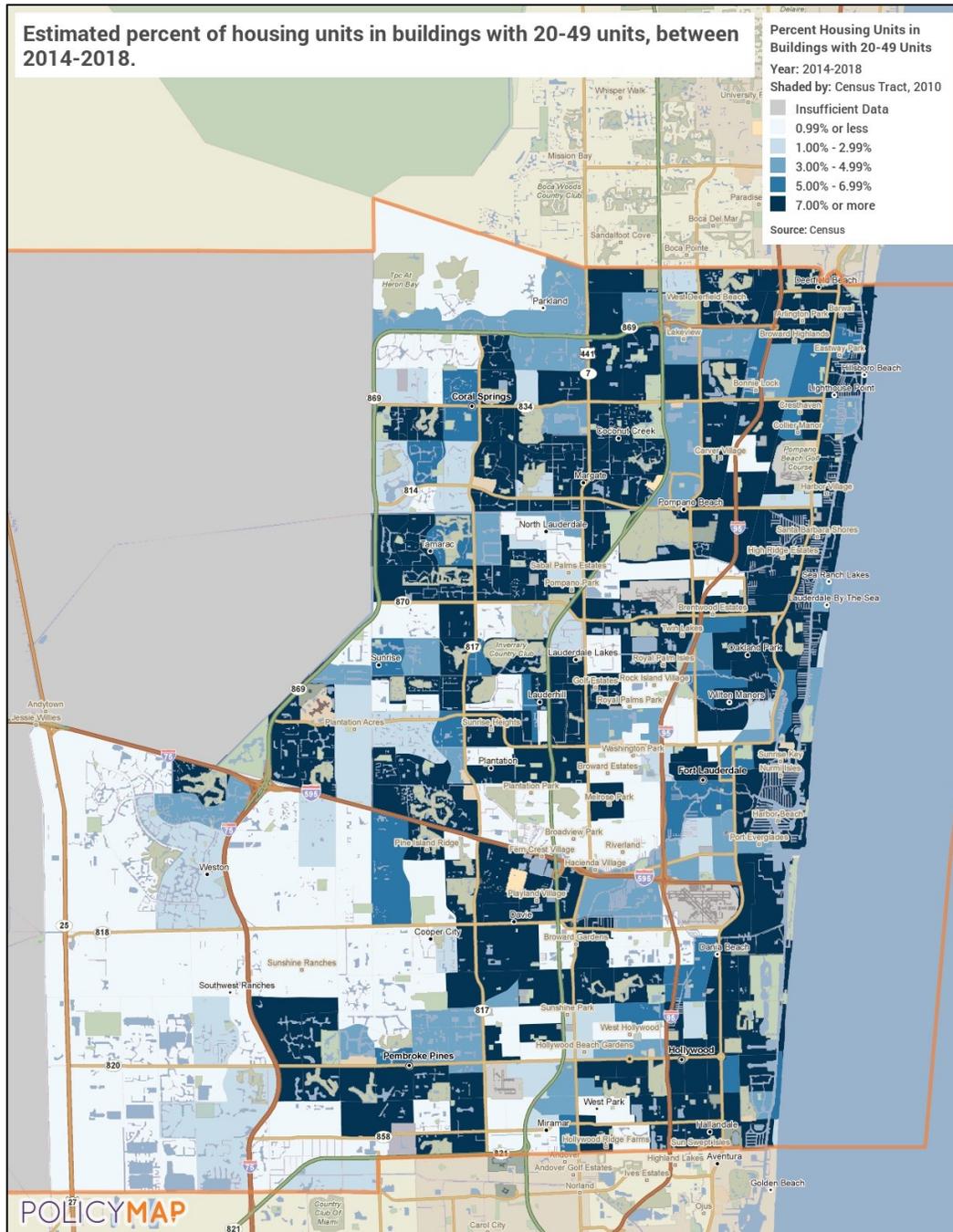
Alternate Data Source Name:
2014-2018 ACS 5-Yr Estimates

Residential Properties by Number of Units

The table above breaks down the County’s housing stock by the number of units in each structure and by structure type. Single unit detached structures are the most common property type making up 41% of the housing stock. HUD defines multifamily as a unit with more than four units. By that definition approximately 43% of all units are multifamily. The availability of units of different property types is important due to the differing costs associated with different property types. In general, multifamily properties provide housing that is more affordable than 1-unit structures.

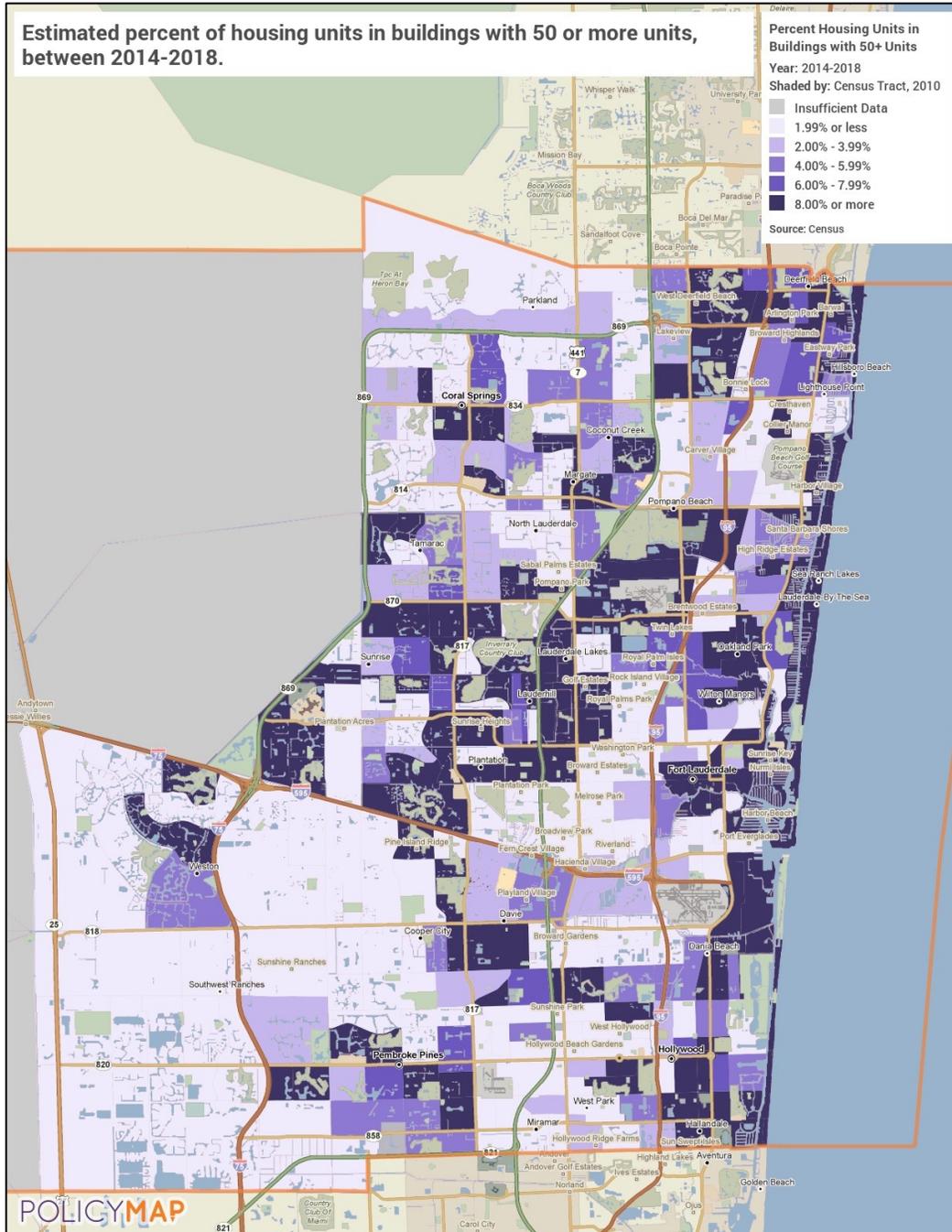
Medium Multifamily Developments

Medium multifamily developments have between 20 and 49 residential units. This building type is significantly less common than small developments, but there are still areas with a significant concentration. Tracts with a relatively high number of these buildings have only approximately 5-10% of their housing stock in this type.



Large Multifamily Developments

Developments with over 50 units are fairly uncommon in Broward County, particularly in the western half of the County. The tracts with a relatively high number of large developments are most common along the coast and near major urban areas.



Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	4,446	0.6%	16,417	3.9%
1 bedroom	44,122	6.0%	102,224	24.3%
2 bedrooms	229,005	31.0%	193,231	46.0%
3 or more bedrooms	462,247	62.5%	108,440	25.8%
Total	739,820	100%	420,312	100%

Table 25 – Unit Size by Tenure

Alternate Data Source Name:
2014-2018 ACS 5-Yr Estimates

Unit Size by Tenure

In the Broward County, the size of units varies significantly between homeowners and renters. Owner-occupied units tend to be larger than rental units. Over 62% of homeowner units are 3 or more bedrooms while only 26% of renter units are that size. On the other end of the spectrum less than 7% of homeowner units are 1 bedroom or smaller, for renters small units make up over 28% of all units.

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

For a full description of the number of units and households targeted annually, see the AP-20 Goals.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the HUD list of Section 8 Contracts (current as of 5/4/2020), there are 41 Section 8 or multifamily contracts in Broward County. These contracts account for 3,820 affordable units in the County. Sixteen of these contracts are set to expire prior to the 2026 fiscal year. The expiring contracts include 1,075 units. The majority of these units are 1-bedroom (868 units).

Does the availability of housing units meet the needs of the population?

According to the most recent data from the US Census Bureau, there are 682,088 households and 821,088 housing units in Broward County. In terms of raw numbers there are enough units for every household in the County, plus an additional 20%. However, these units may not be affordable or available.

There are over 77,000 units that are used only seasonally and over 18,000 units that are classified as “Other Vacant”, which often means the homes are unsuitable for human habitation or ownership is unknown. With these units unavailable there are still enough units for every household. Despite the number of units, there are nearly 145,000 homeowners and approximately 150,000 renters that are cost burdened in the County. The population’s need for affordable housing units is not currently being met.

Describe the need for specific types of housing:

Affordability is the primary issue facing Collier County's population. With many retirees downsizing and childrearing occurring later than in previous generations there is a demand for small entry-level owner-occupied units. There is also a need for more large rental units to assist large families who are looking to rent. A lack of large units can lead to overcrowding and other housing problems.

FINAL DRAFT

MA-15 Housing Market Analysis: Cost of Housing - 91.410, 91.210(a)

Introduction:

The following section examines the cost of housing for both homeowners and renters within Broward County. A review is made of current home values and rents as well as the recent changes in home values and rents. Finally, a closer look is given to the affordability of the existing housing stock for the residents of the jurisdiction.

Cost of Housing

	Base Year: 2010	Most Recent Year: 2018	% Change
Median Home Value	247,500	243,100	(2%)
Median Contract Rent	986	1,208	23%

Table 26 – Cost of Housing

Alternate Data Source Name:
2006-2010 ACS, 2014-2018 ACS

Since 2010, the median home value has decreased in Broward County by 2%. During the same time period the median rent has gone up by 23%. This creates a situation where rental rates are increasingly disconnected from the actual market value of the property they are renting. When inflation is factored in the change is even more pronounced for owner occupied units. The median value of a home in 2010 is equal to \$283,114 in 2018 dollars, meaning that the purchasing power of the value of a median home has decreased by approximately 14% since 2010. Inflation for renters actually makes the change less pronounced. The median contract rent in 2018 would be approximately \$1,128 in 2010, which means the purchasing power of rent increased by 7.1%.

Rent Paid	Number	%
Less than \$500	6,890	7.7%
\$500-999	45,873	34.5%
\$1,000-1,499	104,788	40.1%
\$1,500-1,999	58,917	12.8%
\$2,000 or more	34,682	4.9%
Total	251,150	100.0%

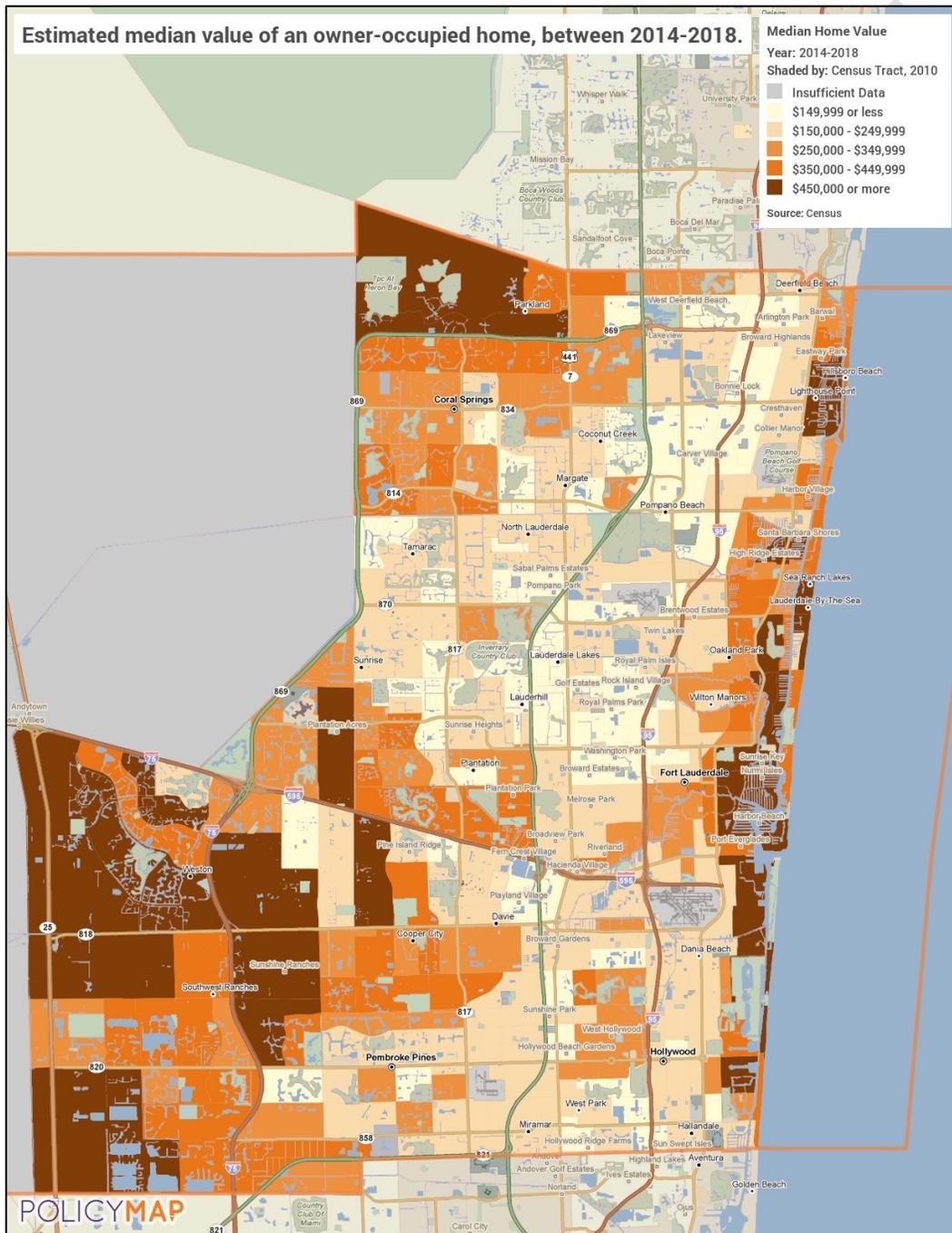
Table 27 - Rent Paid

Alternate Data Source Name:
2014-2018 ACS 5-Yr Estimates

The largest price cohort for rental properties in Broward County is the \$1,000 to \$1,499 with 40.1% of all properties. Approximately 12.8% of all renters pay over \$1,500 per month and less than 8% pay less than \$500.

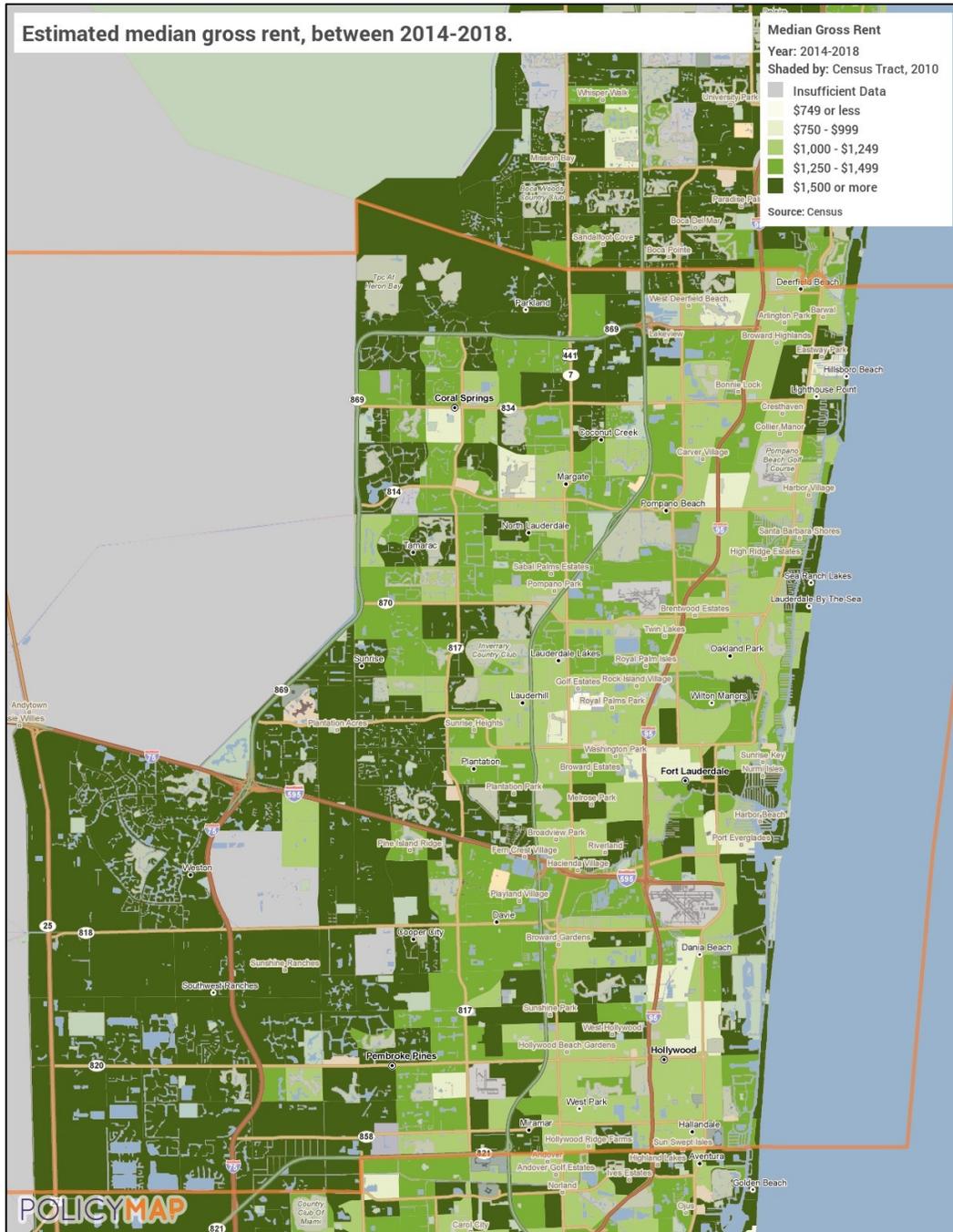
Median Home Value

The map below shows the median home value by census tract throughout the jurisdiction. High home values are primarily in the coastal part of the County, as well as the western edge. In these areas the median home value is over \$450,000. Low home value tracts are in the central part of the County along the major highways where many tracts have a median value of less than \$150,000.



Median Rent

The map below displays the median rent by census tract. The high rent areas of the County are geographically similar to the high home values but there are some differences. High rent tracts are more common, particularly in the north and low rent tracts are less common than low home value tracts.



Median Rent

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	5,528	No Data
50% HAMFI	13,648	42,471
80% HAMFI	77,866	97,949
100% HAMFI	No Data	135,596
Total	97,042	276,016

Table 28 – Housing Affordability

Data Source: 2011-2015 CHAS

Housing Affordability

Throughout Broward County there are limited affordable housing options for low income residents, particularly when it comes to owner occupied housing. A very low-income household has approximately 42,471 affordable owner-occupied units and approximately 13,648 rental units. These 56,000 units are not nearly enough to provide affordable housing to the 195,755 households who earn 50% HAMFI or less.

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	950	1,135	1,444	2,088	2,536
High HOME Rent	939	1,007	1,211	1,390	1,531
Low HOME Rent	737	790	947	1,095	1,221

Table 29 – Monthly Rent

Alternate Data Source Name:
HUD 2019 FMR and HOME Rents

HOME Rents Limits and Fair Market Rents (FMR)

Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for the Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county.

HOME Rents Limits are based on FMRs published by HUD. HOME Rent Limits are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases.

Broward County is part of the Fort Lauderdale, FL HUD Metro FMR Area, and all information (FMR and HOME Rent Limits) presented here applies to all of the Fort Lauderdale, FL HUD Metro FMR Area.

Is there sufficient housing for households at all income levels?

No. There is a lack of decent affordable units across the board, particularly for low income residents. Despite the decrease in home value and relatively slow growth in gross rents the number of cost burdened households is substantial. From a pure quantitative standpoint there may be ample units in the County to house the population. However, high home values and rents result in much of the housing stock being out of the affordable range for large portions of the population.

How is affordability of housing likely to change considering changes to home values and/or rents?

While home values fell between 2010 and 2018 this change does not reflect the broader trend in housing costs. Since 2000, the home values in Broward County have grown by 150%. It is likely that home prices, along with rents, will continue to grow and regularly outpace inflation. Affordability will continue to be an issue that worsens without significant assistance.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The median contract rent for all units in Broward County was \$1,208 according to 2014-2018 ACS estimates in the above table. This falls between the Fair Market Rent and High HOME Rent for 1-bedroom and 2-bedroom units and between the 3-bedroom and 4-bedroom for Low HOME Rent. Understanding the relationship between FMR, HOME Rents, and the median rent can help guide the City in providing grant funds and other resources to the organizations and programs that will have the greatest impact.

MA-20 Housing Market Analysis: Condition of Housing - 91.410, 91.210(a)

Introduction

The tables and maps below provide details on the condition of housing units throughout Broward County by looking at factors such as age, vacancy, and the prevalence of housing problems.

HUD describes four housing conditions as being problematic: 1) the home lacks complete or adequate kitchen facilities, 2) the home lacks complete or adequate plumbing facilities, 3) the home is overcrowded - defined as more than one person per room, 4) the household is cost burdened by paying more than 30% of their income towards housing costs.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation":

Local Definition of Substandard Condition

Consistent with the Housing Quality Standards, a substandard housing unit is at minimum defined as any dwelling unit or the premises on which it is located in which there exists any of the following conditions listed, to the extent that it endangers the life, limb, health, property, safety, or welfare of the public or its occupants: Inadequate Sanitation (6) Faulty Weather Protection Structural Hazards (7) Fire Hazardous Wiring (8) Faulty Construct. Materials Hazardous Plumbing (9) Hazardous/Unsanitary Conditions Hazardous Mechanical Equipment (10) Inadequate Maint. & Exits

Local Definition of Substandard Condition Suitable for Rehabilitation

A substandard dwelling unit that is suitable for rehabilitation is defined as any unit which is substandard as defined above. However, for a unit to be suitable for rehabilitation it must be structurally sound. Rehabilitation must also be economically feasible, which means that the total estimated cost of rehabilitation must not exceed 80% of the projected market value after rehabilitation.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	142,118	34%	142,128	55%
With two selected Conditions	3,437	1%	11,359	4%
With three selected Conditions	346	0%	571	0%
With four selected Conditions	0	0%	8	0%
No selected Conditions	277,415	66%	104,706	40%
Total	423,316	101%	258,772	99%

Table 30 - Condition of Units

Alternate Data Source Name:
2014-2018 ACS 5-Yr Estimates

Housing Conditions

The table above details the number of owner and renter households that have at least one housing condition. As stated previously, HUD describes four housing conditions as being problems: 1) the home lacks complete or adequate kitchen facilities, 2) the home lacks complete or adequate plumbing facilities 3) the home is overcrowded - defined as more than one person per room, 4) the household is cost burdened by paying more than 30% of their income towards housing costs.

Thirty-four percent of all owner-occupied housing units face at least one housing condition while 55% of all renters have at least one housing condition. Generally speaking, there are relatively few households with multiple housing problems and when compared to the affordability statistics provided earlier in this section, it is clear that the overwhelming majority of housing problems are housing cost burden.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	50,719	12%	38,623	15%
1980-1999	157,329	37%	90,146	35%
1950-1979	208,384	49%	123,406	48%
Before 1950	6,884	2%	6,597	3%
Total	423,316	100%	258,772	101%

Table 31 – Year Unit Built

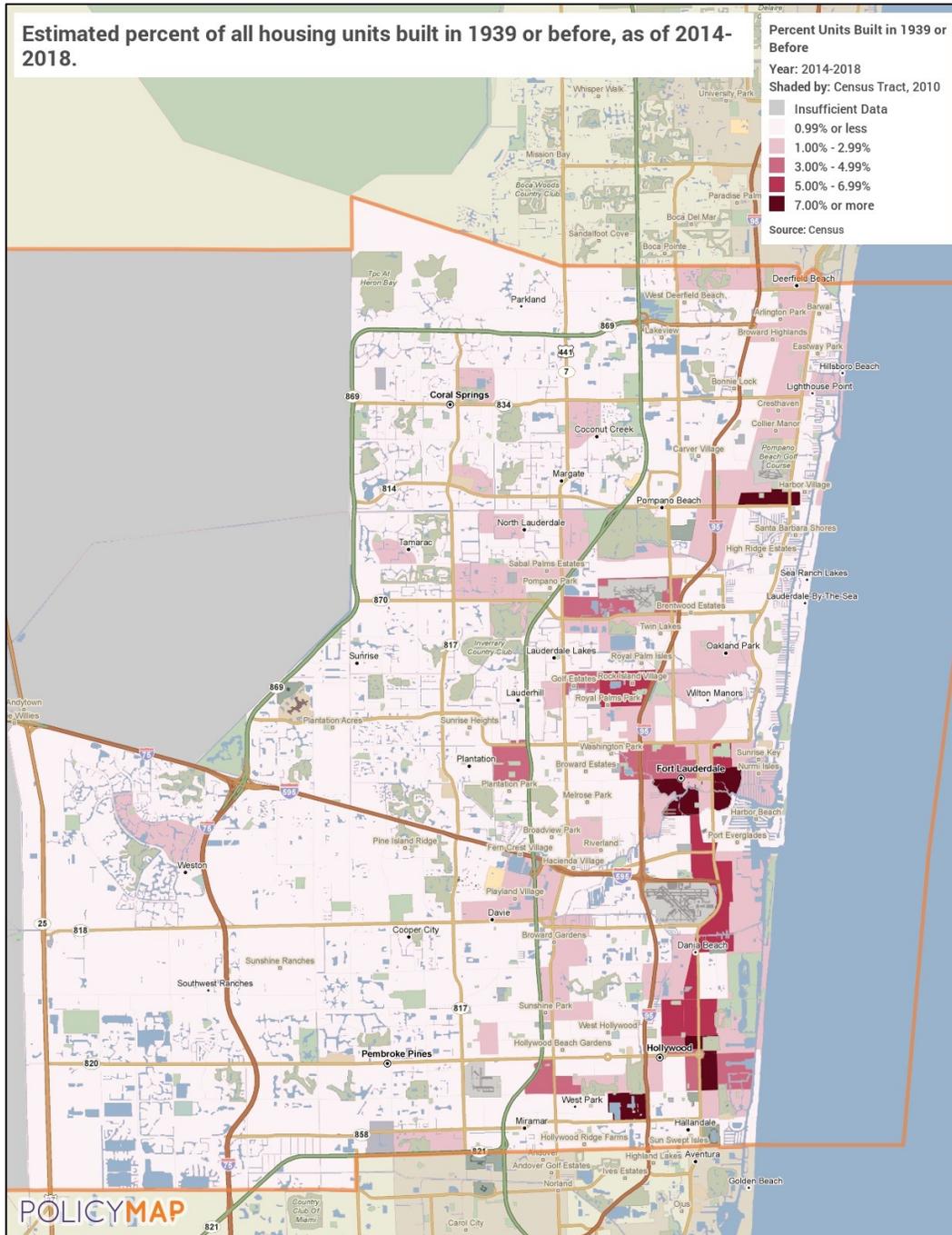
Alternate Data Source Name:
2014-2018 ACS 5-Yr Estimates

Year Unit Built

In Broward County, there is a significant number of units built prior to 1980. Due to the use of lead-based paint prior to 1978, this analysis any units built prior to 1980 will potentially have a lead-based paint hazard. Over 51% of both homeowners and renters live in homes that have a lead-based paint hazard, a total of over 345,000 households.

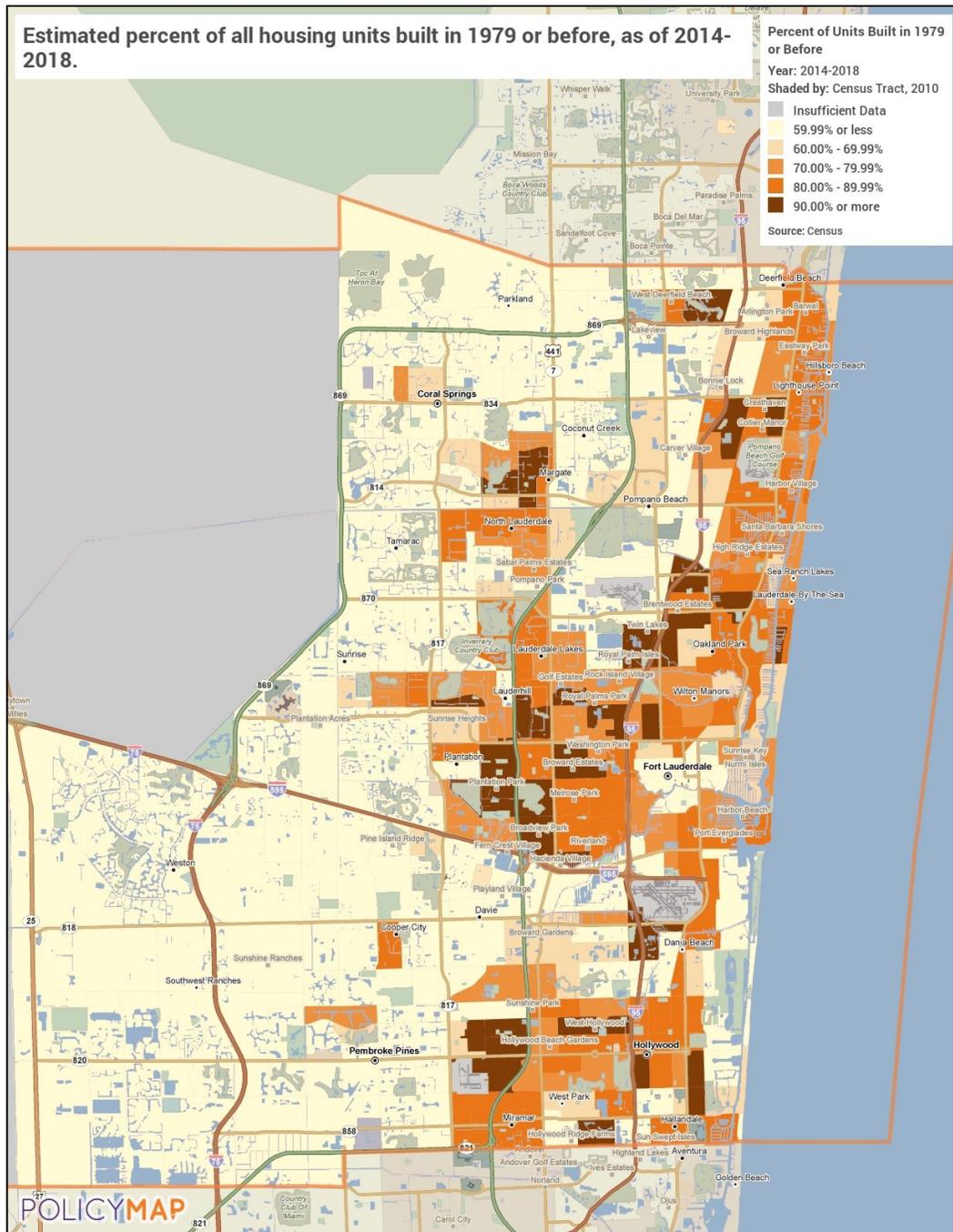
Age of Housing

The maps below depict the prevalence of older housing units in the County. Homes built prior to 1940 are rare in Broward County. There are a few tracts with over 7% of the housing units built prior to 1940 but for most of the County less than 1% of the stock is that age.



Housing Units Built Before 1940

For units built prior to 1980, there are areas of the County that show a heavy concentration based on the prevalence of this age of housing. Over 90% of the units in some tracts were built prior to 1980 but in most the county fewer than 60% of units are that age.



Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	215,268	51%	130,003	50%
Housing Units build before 1980 with children present	44,020	10%	24,249	9%

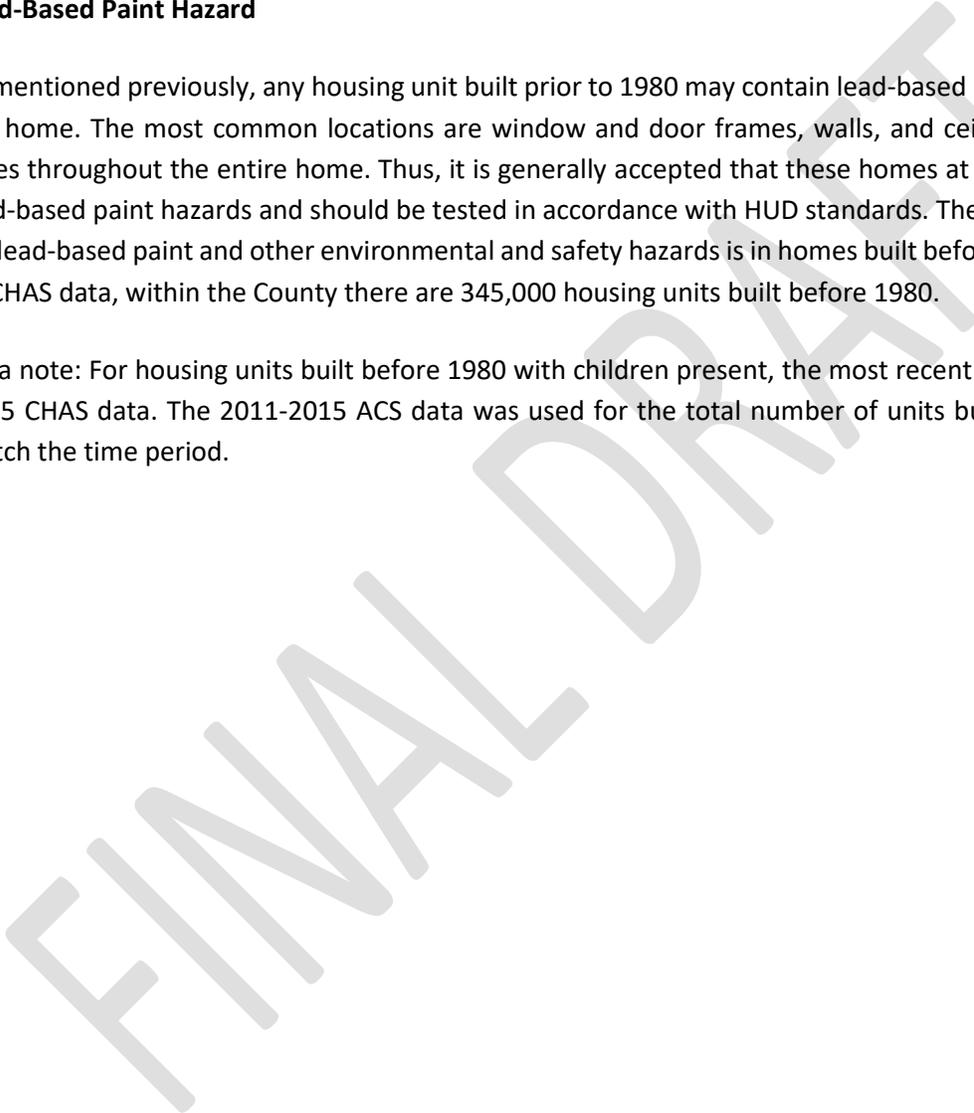
Table 32 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Lead-Based Paint Hazard

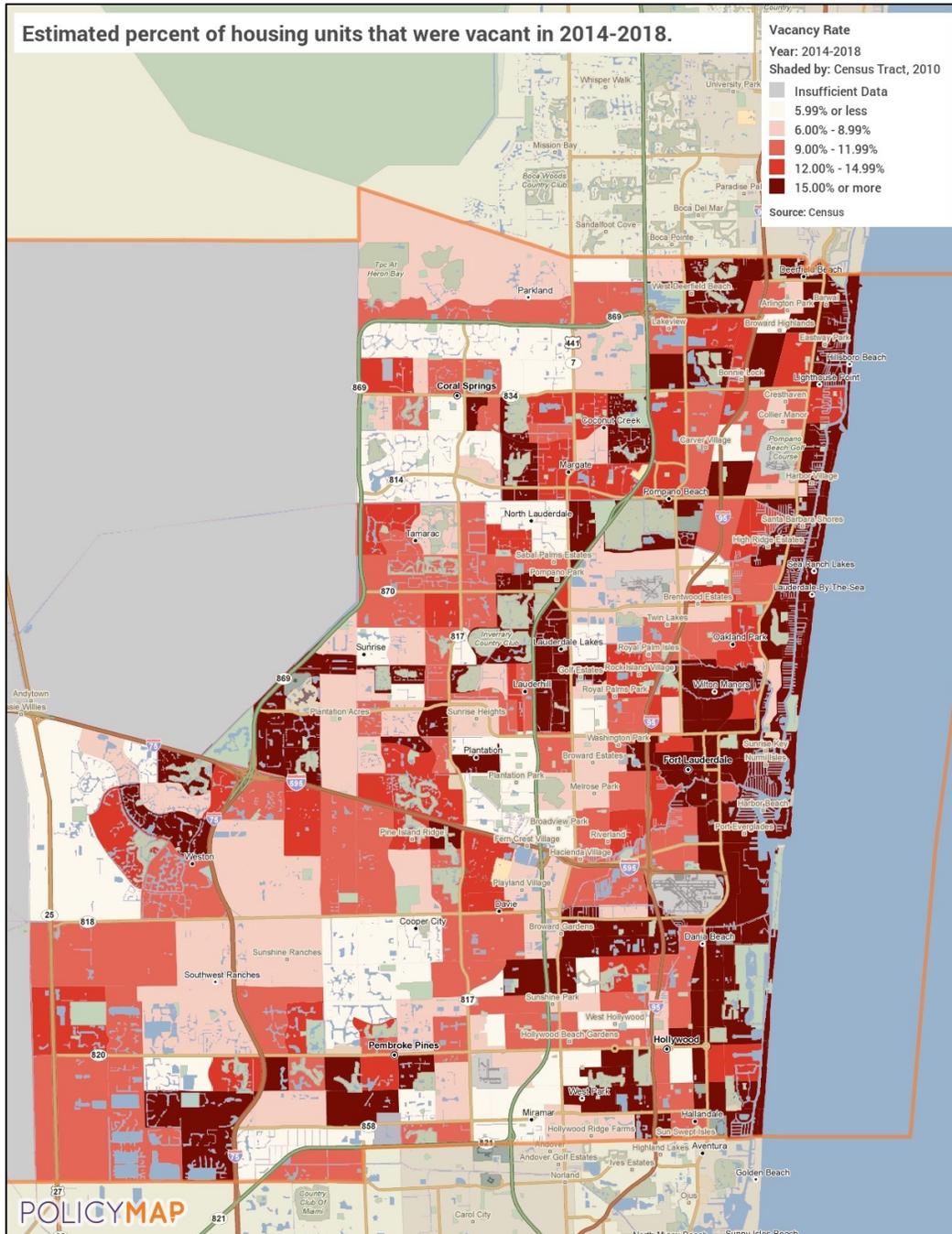
As mentioned previously, any housing unit built prior to 1980 may contain lead-based paint in portions of the home. The most common locations are window and door frames, walls, and ceilings, and in some cases throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of lead-based paint hazards and should be tested in accordance with HUD standards. The greatest potential for lead-based paint and other environmental and safety hazards is in homes built before 1980. According to CHAS data, within the County there are 345,000 housing units built before 1980.

Data note: For housing units built before 1980 with children present, the most recent data available was 2015 CHAS data. The 2011-2015 ACS data was used for the total number of units built before 1980 to match the time period.



Vacancy Rate

The map below shows the average housing vacancy rates throughout the County. The darker shaded areas have higher vacancy rates, while the lighter shaded areas have lower vacancy rates. In most census tracts throughout the County vacancy rates are at least 9%.



Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Like most communities, there are many residents in the County that need rehabilitation. The County has an aging housing stock and there is an increasing need for rehabilitation to maintain safe and secure units. It is particularly important to assist low-income households that live in older homes. Due to financial restraints they may need support to prevent homes from deteriorating and falling into disrepair.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

Housing units built prior to 1980 may contain Lead-Based Paint in portions of the home (window and door frames, walls, ceilings, etc.) or in some cases throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of Lead-Based Paint Hazards and should be tested in accordance with HUD standards. As indicated in the Age of Housing table and maps, throughout Broward County, approximately 51% of all owner-occupied housing units and 51% of all renter-occupied units were built prior to 1980. If an estimated 60% of these units are occupied by LMI families then there are over 415,000 with LBP Hazards.

FINAL DRAFT

MA-25 Public And Assisted Housing - 91.410, 91.210(b)

Introduction:

Public housing was established to provide decent and safe rental housing for eligible low- and moderate-income families, the elderly, and persons with disabilities. This section describes the number and physical condition of public housing managed by the Broward County Housing Authority.

Totals Number of Units

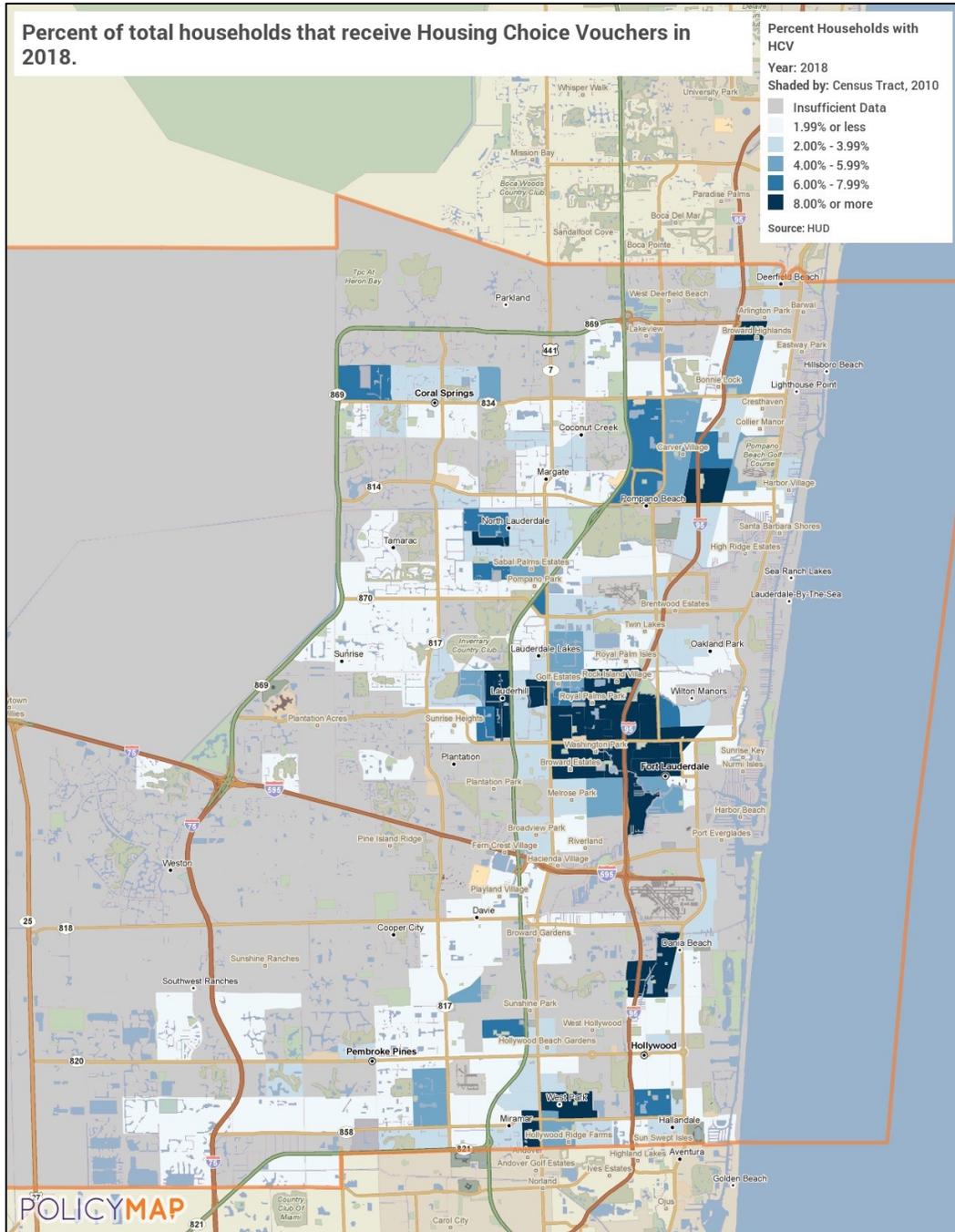
	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	268	1,146	9,886	0	6,239	673	1,838	1,275
# of accessible units									

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 33 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

In Broward County, the use of housing choice vouchers is concentrated in a few areas, particularly in the central part of the county. Even in the locations with a relatively large population using the vouchers it is still near 8%.



Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The following developments and scores are provided by HUD through the Physical Inspection scores. The intent of providing these details is to allow interested parties to:

- 1) Better understand the condition of the HUD-assisted housing stock
- 2) Hold providers accountable
- 3) Plan for future affordable housing

Public Housing Condition

Public Housing Development	Average Inspection Score
SUNCREST COURT - HACFL	69
SUNNY REACH ACRES - HACFL	96
PALMS OF DEERFIELD - HACDB	67
DRIFTWOOD / APOLLO TERRACE - HAH	78

Table 34 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

In Broward County, there are two public housing developments with sub-70 inspection scores. These units may have a high need for restoration and revitalization. All developments must be continuously inspected and any potential problems addressed promptly.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Broward County Housing Authority (BCHA) has several programs that they implement to help improve the living environment of LMI residents in the areas and in public housing. The Housing Counseling/Foreclosure Prevention Program helps assist individuals and families to find or maintain their housing. The Tenant Based Rental Assistance Program assists LMI households with rental assistance. BCHA will also continue to be a part of the County's consultation process.

MA-30 Homeless Facilities and Services - 91.410, 91.210(c)

Introduction

There are various services offered throughout Broward County to assist residents experiencing homelessness. This includes various homeless shelters and services for a diverse homeless population that includes families with children, elderly and the disabled. Resources such as food banks and health clinics are available. Many shelters also provide services such as alcohol and drug rehab treatment along with clinics. The following data covers the entire FL-601 Ft. Lauderdale/Broward County CoC.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	295	58	189	486	0
Households with Only Adults	616	0	452	1,348	0
Chronically Homeless Households	0	0	0	353	0
Veterans	0	0	47	295	0
Unaccompanied Youth	19	0	39	0	0

Table 35 - Facilities Targeted to Homeless Persons

Alternate Data Source Name:
2019 Housing Inventory Count

Data Source Comments: 2019 Homeless Inventory Count (HIC). Data was provided by the HUD 2019 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations Report. This Data is provided to HUD by the FL-601 Ft. Lauderdale/Broward County CoC.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Broward County has a number of mainstream agencies and services used to complement services targeted for the homeless population:

- 211
- Archways Services
- Bernie Aiki Health Care for the Homeless
- Broward and Fort Lauderdale Housing Authorities
- Broward Health (North Broward Hospital District)
- Broward Behavioral Health Coalition (State Managing Entity)
- Business Leaders in Action
- Career Source Broward
- Chamber of Commerce
- Covenant House Florida
- Fort Lauderdale Assisted Living Facility
- Health Planning Council
- Henderson Behavioral Health
- Homeless Assistance Centers (North, South and Central)
- JM Family Foundation
- Memorial Health Care (South Broward Hospital)
- Medicaid/Medicare
- Outreach Services
- Taskforce For Ending Homelessness
- United Way
- VA Healthcare for the Homeless
- Veterans Administration (Local/Regional)
- Volunteers of America

The Continuum of Care has a collaborative relationship with the Florida Department of Children and Family Services for issuing benefits such as Medicaid and TANF. A one-stop benefits service is funded by the County, which results in a streamlined process to get participations support. The CoC is also providing technical assistance to increase reporting services.

The CoC collaborates with Florida Department of Children and Family Services (DCF) which is the agency responsible for issuing mainstream benefits such as Medicaid and TANF (Cash Assistance) by having the project sponsors trained to better assist clients in applying for benefits.

Broward Behavioral Health Coalition funds Behavioral Health Services for persons experiencing homelessness including Chronically Homeless. Targeted employment opportunities are sent by the Workforce Board, CoC email networks; community newsletters; Homeless Provider Employment

Specialist networks; and to targeted persons experiencing homelessness, formerly homeless and/or at-risk of homelessness.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Emergency Shelter

Broward House Medical Respite Non-County, 26 beds
Broward House Medical Respite County, 13 beds
Broward Outreach N Center, 237 beds
Broward Outreach S Center, 149 beds
Broward Partnership C Homeless Center, 230 beds
Covenant House Private, 52 beds
Covenant House Runaway Youth, 8 beds
Hope South FL Elder, 2 beds
Hope South FL Faith in Action (family), 54 beds
Lutheran Services Lippman Youth Shelter, 4 beds
St. Laurence Chapel Overnight. 29 beds
Salvation Army ES, 29 beds
Salvation Army Task Force, 16 beds
Salvation Army Open Door, 42 beds
Women in Distress, 97 beds

Transitional Housing

Broward County Housing Authority (BCHA) A Way Home, 8 beds
Broward House HOPWA Project Based, 26 beds
Broward House HOPWA Facility Based, 40 beds
Broward Outreach Center, 26 beds
Covenant House Passage, 14 beds
Covenant House IL Program, 25 beds
Faith Farm, 129 beds
Henderson Behavioral Health, 9 beds
Hope South FL Rio House, 9 beds
Keystone Halls Private, 8 beds
Keystone Halls GPD, 47 beds
Mount Olive Dev Corp HOPWA PB, 55 beds
Salvation Army TH, 25 beds
Salvation Army Red Shield, 6 beds
Salvation Army Plymouth Colony, 115 beds

Salvation Army ARC, 100 beds

Permanent Supportive Housing

Broward County Family Success (HART & New HART), 59 beds

Broward County Housing Authority (All facilities), 748 beds

Broward House HOPWA PB, 76 beds

Broward House HOPWA TBRA, 330 beds

Broward House HOPWA Facility Based, 6 beds

Broward Housing Solutions (All facilities), 143 beds

Broward Partnership for the Homeless, 64

Broward Regional Health Planning HOPWA TBRA, 288 beds

City of Ft. Lauderdale Chronic Homeless, 40 beds

Henderson Behavioral Health Chalet, 40 beds

VOA Broward 1, 40 beds

Rapid Re-Housing

Broward County Family Success RRH, 82 beds

Broward Partnership for the Homeless JM, 36 beds

Hope South FL Hollywood Home, 24 beds

Hope South FL RRH, 8 beds

Hope South FL HOPE 1, 20 beds

Salvation Army RRH, 36 beds

United Way of Broward County, 31 beds

MA-35 Special Needs Facilities and Services - 91.410, 91.210(d)

Introduction

There are four primary groups with non-homeless special needs in the jurisdiction. They are the elderly and frail elderly, those with HIV/AIDS and their families, those with alcohol and/or drug addiction, and the mentally or physically disabled. This section will explain who they are, what their needs are, and how the jurisdiction is accommodating (or should accommodate) those needs.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly: The supportive housing needs for this population can vary widely depending on the health and fitness of the individuals. In general, with aging disabilities and other health issues become more common. Because of this, supportive housing must include access to health professionals and housing modifications to assist the resident. It is important to help residents stay independent and in their own homes for as long as possible if they prefer that.

HIV/AIDS: Medical and social support is important for residents living with HIV/AIDS. While there have been great advances in the medical treatment of HIV/AIDS, it is still important to provide specialized support. Family and friends must be accessible and medical facilities should be nearby.

Alcohol and/or Drug Addiction: Individuals dealing with addiction often require housing options that will provide a safe, sober place for recovery. A strong network is necessary to maximize the chance they will stay healthy and sober. It is important that these persons have access to health services, support groups, employment assistance, and access to family and friends. Additionally, detoxification facilities are necessary when addiction is first recognized.

Mental and Physical Disabilities: Individuals with disabilities encompass a wide range of skill levels and abilities. Therefore, they have many of the same issues as the general population with the added needs that are unique to their situation. Often times, individuals with disabilities have a fixed income and limited housing options. Individuals with more independent skills can utilize subsidized housing but individuals that need more support or specialized housing have fewer options. Many individuals continue to reside with parents and families throughout adulthood, which can put additional financial burden on the family. Regardless of the housing situation, a common thread is the need to continuous support services dependent on the level of capabilities.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The housing requirements for persons with mental illness are extensive and varied. The array of housing must address a range of options from independent rental apartments or home ownership to supervised congregate living such as small foster and group homes or larger adult congregate living facilities. Thus the Consolidated Plan addresses both the development of additional affordable housing for the physically challenged and advocacy for favorable zoning among Broward's local governmental jurisdictions to permit expansion of group living arrangements which include foster homes, group homes, and special living facilities operated by service providers such as a community mental health center.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

See below.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The County has identified the need for public services for the special needs population and has included a goal in the Action Plan:

Provide Supportive Services for Special Needs

For this goal, the County will provide supportive services for low income and special needs populations. Public services will target LMI citizens and may include services to address homelessness, persons with physical and mental health disabilities, the elderly, and the youth. Services may include housing and meal programs for the elderly and health programs for individuals with a disability.

MA-40 Barriers to Affordable Housing - 91.410, 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment.

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

MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

This section provides insight into the economic development landscape of Broward County. The table below details the extent of business sector employment throughout the County. Unemployment, commuting times, and education are also analyzed in this section.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	2,349	1,151	0	0	0
Arts, Entertainment, Accommodations	106,140	87,025	11	13	2
Construction	64,784	43,498	7	6	-1
Education and Health Care Services	196,063	96,114	21	14	-7
Finance, Insurance, and Real Estate	75,350	55,566	8	8	0
Information	21,330	20,375	2	3	1
Manufacturing	43,780	25,644	5	4	-1
Other Services	53,014	28,468	6	4	-2
Professional, Scientific, Management Services	134,133	139,569	14	21	7
Public Administration	37,636	0	4	0	-4
Retail Trade	123,116	104,303	13	15	2
Transportation and Warehousing	57,859	25,902	6	4	-2
Wholesale Trade	34,316	46,110	4	7	3
Total	949,870	673,725	--	--	--

Table 36 - Business Activity

Alternate Data Source Name:

2013-2017 ACS (Workers), 2017 LEHD (Jobs)

Data Source

The most recent year available for LEHD data was 2017. The 2013-2017 ACS was used for time period consistency.

Comments:

In the Broward, there are over 275,000 more workers than jobs. Which means that the workforce in the County commutes outside of it for employment. The two largest disconnects are between the Education and Health Services Sector and the Professional, Scientific, Management Services Sector. In the former, 21% of all workers are in Education and Health Services but only 14% of the Jobs. For the latter sector the reverse is true, 14% of the workforce and 21% of the jobs.

Labor Force

Total Population in the Civilian Labor Force	1,016,959
Civilian Employed Population 16 years and over	949,870
Unemployment Rate	2.50
Unemployment Rate for Ages 16-24	17.10
Unemployment Rate for Ages 25-65	5.60

Table 37 - Labor Force

Alternate Data Source Name:

2014-2018 ACS 5-Yr Estimates

Data Source Comments:

Data for the unemployment rate was from the BLS, December 2019. All other data including unemployment by age is from the ACS.

Unemployment

There are multiple methods of measuring unemployment, each with their own pros and cons. The US Census collects annual unemployment data by census tract, which allows for a geographic comparison of the unemployment rate. However, the data is generally two or more years old. The unemployment data gathered by the Bureau of Labor Statistics is produced monthly but cannot be compared by census tract, only by County.

Unemployment Rate

In Broward County, the unemployment rate as decreased steadily since 2010. The annual rate in 2018 was approximately one third what it was less than a decade ago.

2010	2011	2012	2013	2014	2015	2016	2017	2018
10.2	9.4	8.0	6.8	5.9	5.1	4.5	4.0	3.4

Table 38 - Unemployment Rate from 2010 to 2018 (BLS)

The unemployment rate has fluctuated between 2.5 and 3.8 since January 2019. This is a relatively low unemployment rate and shows a stable employment sector.

Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
3.8	3.3	3.1	2.8	3.0	3.3	3.3	3.3	2.8	2.8	2.6	2.5

Table 39 - Unemployment Rate in 2019 (BLS)

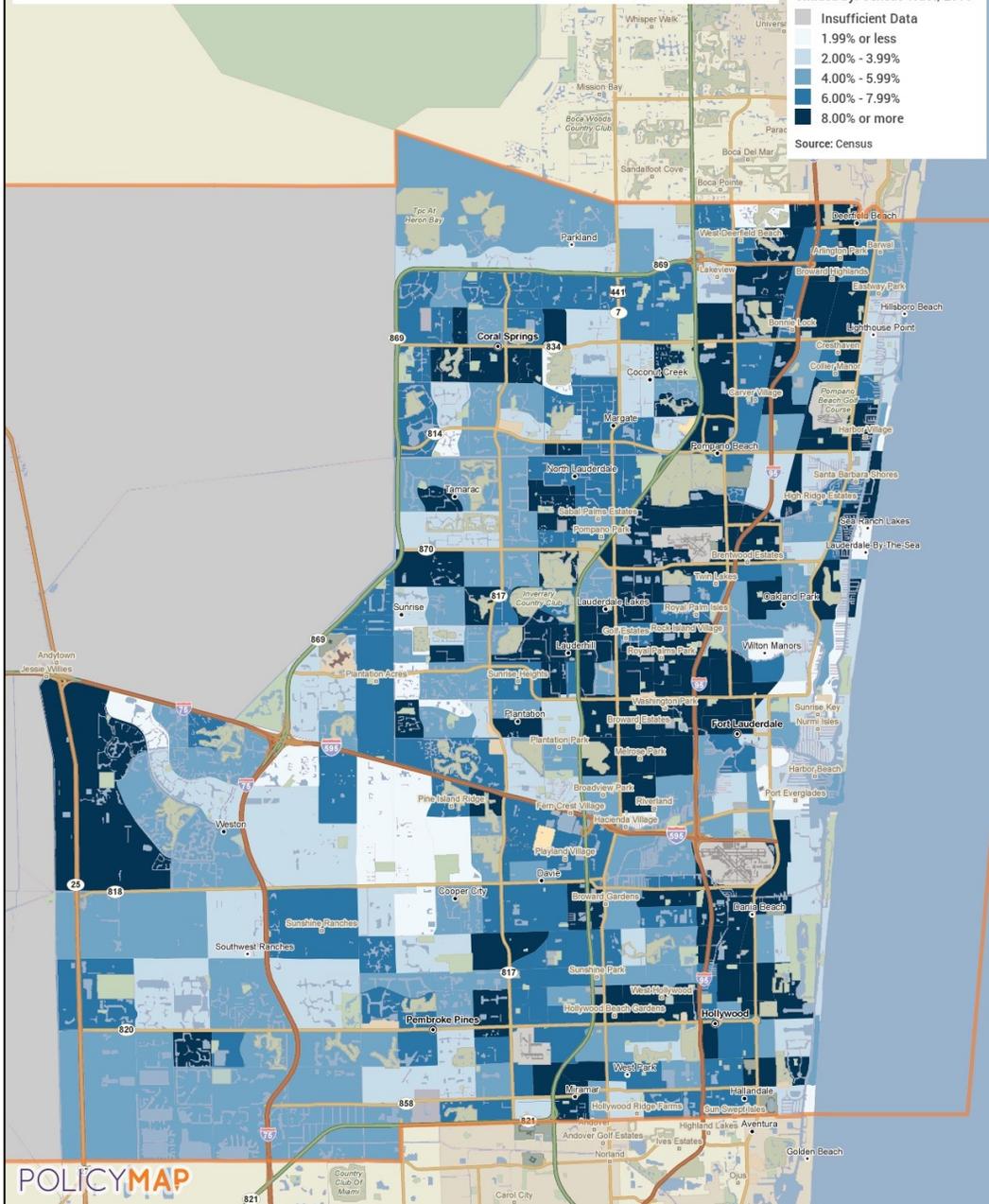
The map below shows the extent of unemployment throughout the County using ACS data. While the ACS yields different data than the BLS, it is tabulated at the census tract level allowing for it to be mapped. It is helpful to see how the unemployment rate varies throughout the County. Unemployment is a larger issue in the central tracts of the County and less common along the coast or western tracts.

Estimated percent of people age 16 years or older who were unemployed, between 2014-2018.

Percent People Unemployed
 Year: 2014-2018
 Shaded by: Census Tract, 2010

- Insufficient Data
- 1.99% or less
- 2.00% - 3.99%
- 4.00% - 5.99%
- 6.00% - 7.99%
- 8.00% or more

Source: Census



Occupations by Sector	Number of People
Management, business and financial	340,088
Farming, fisheries and forestry occupations	1,731
Service	188,756
Sales and office	246,143
Construction, extraction, maintenance and repair	79,377
Production, transportation and material moving	93,775

Table 40 – Occupations by Sector

Alternate Data Source Name:
2014-2018 ACS 5-Yr Estimates

Occupations by Sector

The Occupations by Sector table above identifies how prevalent certain jobs are across industries. This differs from the table found earlier in this section that showed how common all jobs were in certain sectors. For example, the managers of both a fast food restaurant and a construction company would both fall under “Management, Business, and Financial” in the above table but would be in different categories in the first table.

In Broward, the largest occupation sector is the Management, Business, and Financial sector. Over 340,000 people are employed in that sector, which is nearly 100,000 more than the second highest sector.

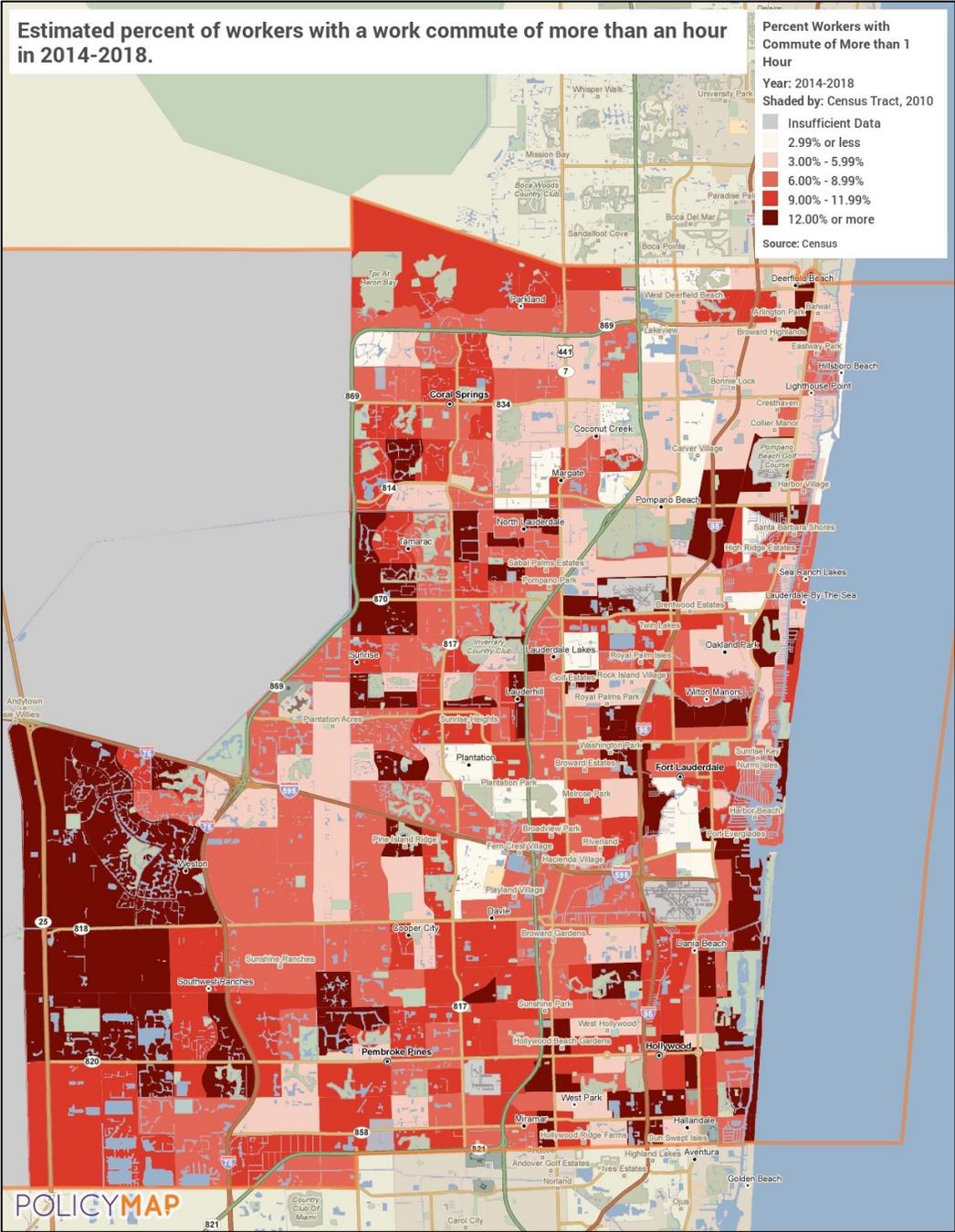
Travel Time

Travel Time	Number	Percentage
< 30 Minutes	487,267	55%
30-59 Minutes	318,360	36%
60 or More Minutes	77,821	9%
Total	883,448	100%

Table 41 - Travel Time

Alternate Data Source Name:
2014-2018 ACS 5-Yr Estimates

Approximately 55% of all persons commuting to work have a commute of less than 30 minutes each way. By contrast, 9% of all employed persons have a commute of 60 minutes or more, to and from work each day.



Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	59,840	9,469	31,336
High school graduate (includes equivalency)	198,119	19,024	58,702
Some college or Associate's degree	256,586	16,868	53,523
Bachelor's degree or higher	284,159	14,572	49,962

Table 42 - Educational Attainment by Employment Status

Alternate Data Source Name:
2014-2018 ACS 5-Yr Estimates

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	2,808	7,928	9,086	20,474	27,533
9th to 12th grade, no diploma	22,858	13,203	13,201	33,727	24,973
High school graduate, GED, or alternative	44,677	62,426	62,072	147,270	96,496
Some college, no degree	55,579	58,391	49,337	103,116	54,121
Associate's degree	14,798	31,661	28,383	53,494	18,356
Bachelor's degree	13,780	59,242	59,669	105,283	45,704
Graduate or professional degree	1,138	25,101	33,483	64,180	36,798

Table 43 - Educational Attainment by Age

Alternate Data Source Name:
2014-2018 ACS 5-Yr Estimates

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,926
High school graduate (includes equivalency)	27,587
Some college or Associate's degree	34,038
Bachelor's degree	47,966
Graduate or professional degree	62,823

Table 44 – Median Earnings in the Past 12 Months

Alternate Data Source Name:
2014-2018 ACS 5-Yr Estimates

Educational attainment and earnings are intricately linked. In the County, it appears that each additional educational step comes with a noticeable increase in median earnings. Residents with just some college or an associate degree have median earnings approximately 19% higher than a high school graduate, but those with Bachelor's degrees nearly 30% more than those with only an Associates.

The annual wage difference based on education can lead to substantial wealth differences over time. A person who graduates high school and works from the age 18 to 65 will earn approximately \$1,296,589. A person with a bachelor's degree who works from age 23 to 65 will earn \$2,014,572. This added wage earned does not take into account the benefits that are often associated with higher paying jobs, such as health insurance and retirement accounts. The additional income can also be used to purchase a home instead of renting, which can increase wealth substantially.

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

In the Broward County, the Education and Health Care Services Sector employs the largest number of county residents, 21%. Nearly 200,000 people are in this field. The Professional, Scientific, and Management services sector provides the largest number of jobs, nearly 140,000 or 21%. the

Describe the workforce and infrastructure needs of the business community:

The 2017-2022 South Florida Comprehensive Development Strategy identified "Mass transit Infrastructure and Networks" as a Weakness and "Lack of Infrastructure" as a Threat in the SWOT Analysis. This threat is particularly important to establishing stability for small businesses after catastrophic events. An investment in public infrastructure and supportive regulations are necessary for the region's business community.

The preparation of a skilled workforce was identified as an important part of one of the region's three goals (Opportunity and Prosperity). A necessary aspect of this goal is the cooperation between different jurisdictions in the area, as well as non-governmental entities. The support for organization such as AmSkills can help train the workforce to meet the community needs.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

See below for information on coordination with the 2017-2022 South Florida Comprehensive Development Strategy. The County is part of the CEDS and will benefit from goals accomplished in the plan. Also as mentioned above, the CEDS identified "Mass transit Infrastructure and Networks" as a Weakness and "Lack of Infrastructure" as a Threat in the SWOT Analysis. This threat is particularly important to establishing stability for small businesses after catastrophic events. An investment in public infrastructure and supportive regulations are necessary for the region's business community.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

As noted above, there is a need for greater workforce training in the region. This will require cooperation among parties from public and private entities. Of particular importance is the need for a larger Science, Technology, Engineering & Math (STEM) workforce to work in the region.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Broward Workforce Development Board Inc. provides a number of programs to assist both career seekers and employers. For career seekers there are no-cost services that include:

- Job Placement Assistance
- Professional Workshops
- Career Training and Financial Assistance
- Recruitment Events
- Career Services for Veterans
- Career Services for Individuals with Disabilities
- Welfare Transition Program and Supplemental Nutrition Assistance Program (SNAP) Services

Employers who are looking for a high-quality candidate can utilize a number of services to help fill their workforce needs. This includes recruiting, training, and retraining. Key sectors are specifically targeted such as aviation, construction, healthcare, hospitality, information technology, marine, and retail.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The goals established by the 2017-2022 South Florida Comprehensive Development Strategy all would benefit from coordination with Broward County's Consolidated Plan. There are several goals that are particularly suited to coordination.

Goal #1: Innovation and Competitiveness

- Enhance the resilience of the South Florida economy in the face of natural disasters and changes to the national and state economies

Goal #2: Opportunity and Prosperity

- Support development of a diversified economy
- Prepare a skilled workforce
- Ensure that there is a superior network of public infrastructure with supportive land use regulations

Goal #3: Vitality and Sustainability

- Promote a high quality of life and ensure a sustainable community offering an array of affordable housing, education and health care systems, historical and cultural facilities, tourist attractions, and special events.

FINAL DRAFT

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

HUD identifies four specific data points that constitute "housing problems": cost burden (renter and homeowner), overcrowding, lack of complete plumbing facilities and lack of complete kitchen facilities. In order for an area to be concentrated it must include two or more housing problems that are substantially higher than the Countywide average. For this analysis, HUD's definition of "disproportionate" will be used to identify areas substantially higher: 10 percentage points higher than the jurisdiction as a whole.

In Broward County housing problems are rare except for being cost burdened. According to the 2014-2018 ACS 5-Year Estimates, the countywide rate of each is:

- Cost Burden (Renter)
 - Countywide: 60.0%
 - Concentration: >70.0%
- Cost Burden (Owner)
 - Countywide: 34.1%
 - Concentration: >44.1%
- Overcrowding
 - Countywide: 4.2%
 - Concentration: >14.2%
- Lack of Complete Plumbing Facilities
 - Countywide: 0.3%
 - Concentration: >10.3%
- Lack of Complete Kitchen Facilities
 - Countywide: 0.7%
 - Concentration: >10.7%

Cost Burden (Renter) - There are many tracts that have a concentration of cost burdened renters.

See map below: **Concentration of Cost Burdened Renters**

Cost Burden (Owner) – Areas with a concentration of cost burdened home owners are found throughout the County.

See map below: **Concentration of Cost Burdened Homeowners**

Overcrowding – In Broward County, there are ten tracts with a concentration of this housing problem. These tracts are not heavily concentrated in any area.

See map below: **Concentration Overcrowded**

Lack of Complete Plumbing Facilities – There are no tracts with a concentration of this housing problem.

Lack of Complete Kitchen Facilities – There are no tracts with a concentration of this housing problem.

There are five tracts that have a concentration of multiple housing problems:

- 204.07 (North Lauderdale)
- 503.10 (Lauderdale Lakes)
- 603.03 (Lauderhill)
- 1008.01 (Miramar)
- 1103.34 (Pembroke Pines)

See map below: **Concentration of Multiple Housing Problems**

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

For the purposes of this analysis a “racial or ethnic concentration” will be any census tract where a racial or ethnic minority group makes up 10 percent or more of the population than the county as a whole. According to the 2014-2018 American Community Survey 5-Year estimates the racial and ethnic breakdown of Broward County’s population is:

- Black or African American
 - Countywide: 28.5%
 - Concentration: >38.5%
- Asian
 - Countywide: 3.6%
 - Concentration: >13.6%
- American Indian and Alaskan Native
 - Countywide: 0.3%
 - Concentration: >10.3%
- Native Hawaiian and Other Pacific Islander
 - Countywide: 0.1%
 - Concentration: >10.1%
- Some Other Race
 - Countywide: 3.2%
 - Concentration: >13.2%
- Two or More Races
 - Countywide: 3.2%
 - Concentration: >13.2%
- Hispanic
 - Countywide: 29.1%
 - Concentration: >39.1%

Black or African American – There are several areas of the county with a concentration of Black or African American households.

See map below: **Concentration of Black or African American Households**

Asian – There is one tract with a concentration of Asian households. Approximately 14.1% of the population of tract 106.05 in Coral Springs is Asian.

American Indian and Alaskan Native - There are no tracts with a concentration of this group.

Native Hawaiian and Other Pacific Islander - There are no tracts with a concentration of this group.

Some Other Race - There are five tracts in Broward County with a concentration of residents who identify as a race other than the ones provided as an option by the US Census Bureau. These tracts are all in southern Broward County.

- 705.02
- 912.01
- 912.02
- 1103.12
- 1103.38

Two or More Races – There are three tracts with a concentration of multiracial residents, 919.02 and 903.01 near Hollywood and 505.02 east of the Fort Lauderdale Executive Airport.

Hispanic – There are several areas of the County with a concentration of Hispanic households, particularly in the southwestern portion of the County.

See map below: **Concentration of Hispanic Households**

As the following map shows, there are many areas of the County with a concentration of a racial or ethnic group.

See map below: **Concentration of Racial or Ethnic Households**

A “low-income concentration” is any census tract where the median household income for the tract is 80% or less than the median household income for Broward County. According to the 2014-2018 American Community Survey 5-Year Estimates, the Median Household Income in the county is \$57,333. A tract is considered to have a low-income concentration if the MHI is \$45,866 or less.

The following map displays LMI tracts in light blue. There is a strong correlation between a concentration of Black or African American households and Low Income households.

See map below: **Concentration of LMI Households**

What are the characteristics of the market in these areas/neighborhoods?

The primary area where there is a concentration of non-white residents and low income households is the central part of the County around Lauderhill. The housing market in this area has a relatively low median home value and median rent when compared to other parts of the county.

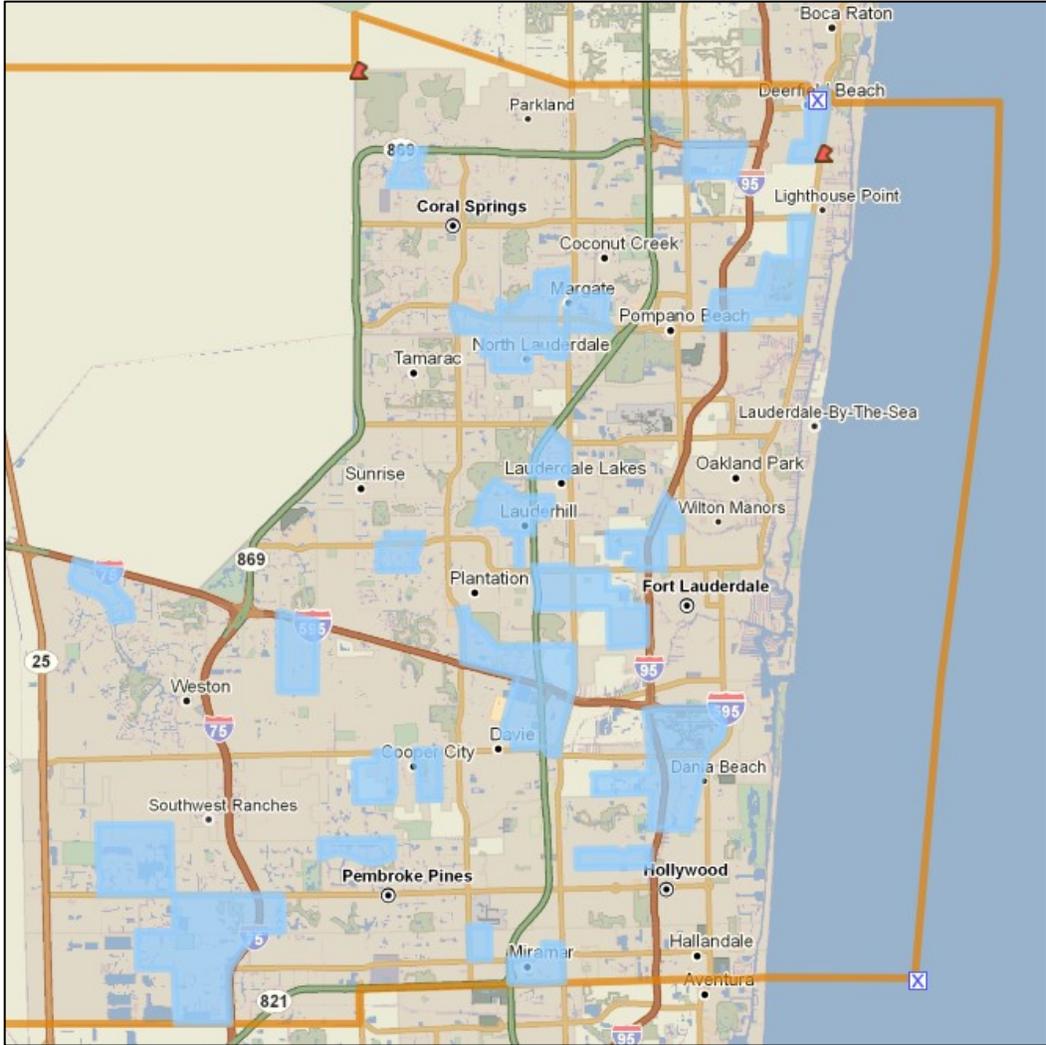
Are there any community assets in these areas/neighborhoods?

This area has a number of community assets that can benefit residents. The jurisdictions in the area have public parks, technical colleges, and medical facilities.

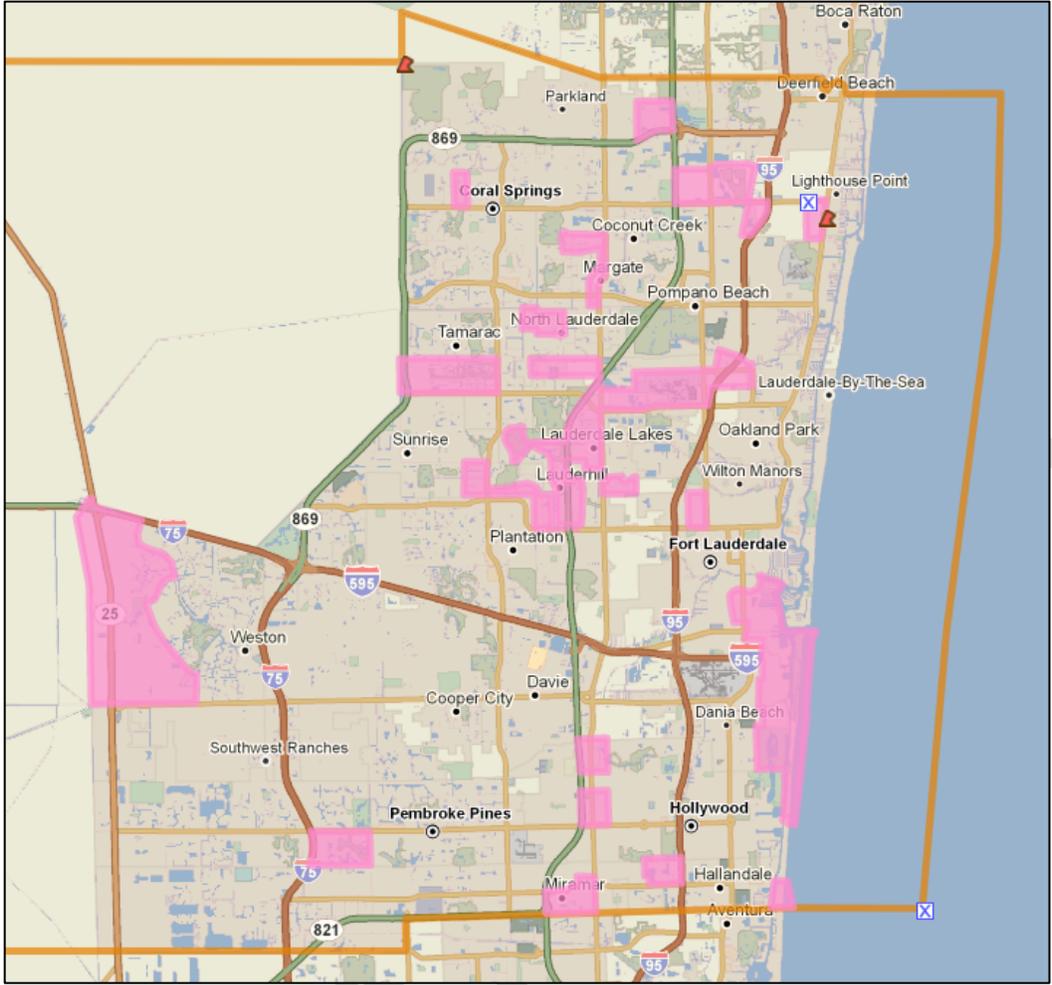
Are there other strategic opportunities in any of these areas?

The relatively low housing costs and access to major highways provides an opportunity for efficient use of grant funds in the area. There is also a number of commercial districts in the area with businesses that can be assisted using grant funds.

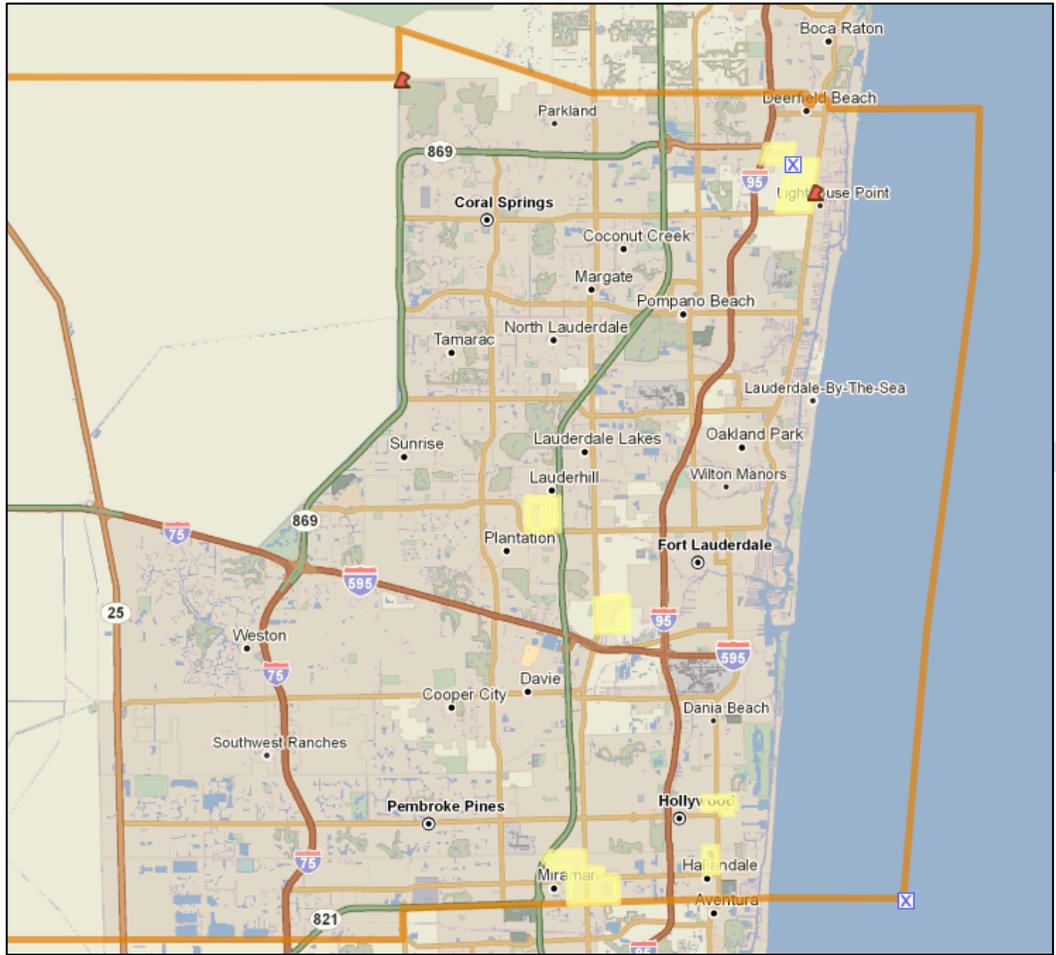
FINAL DRAFT



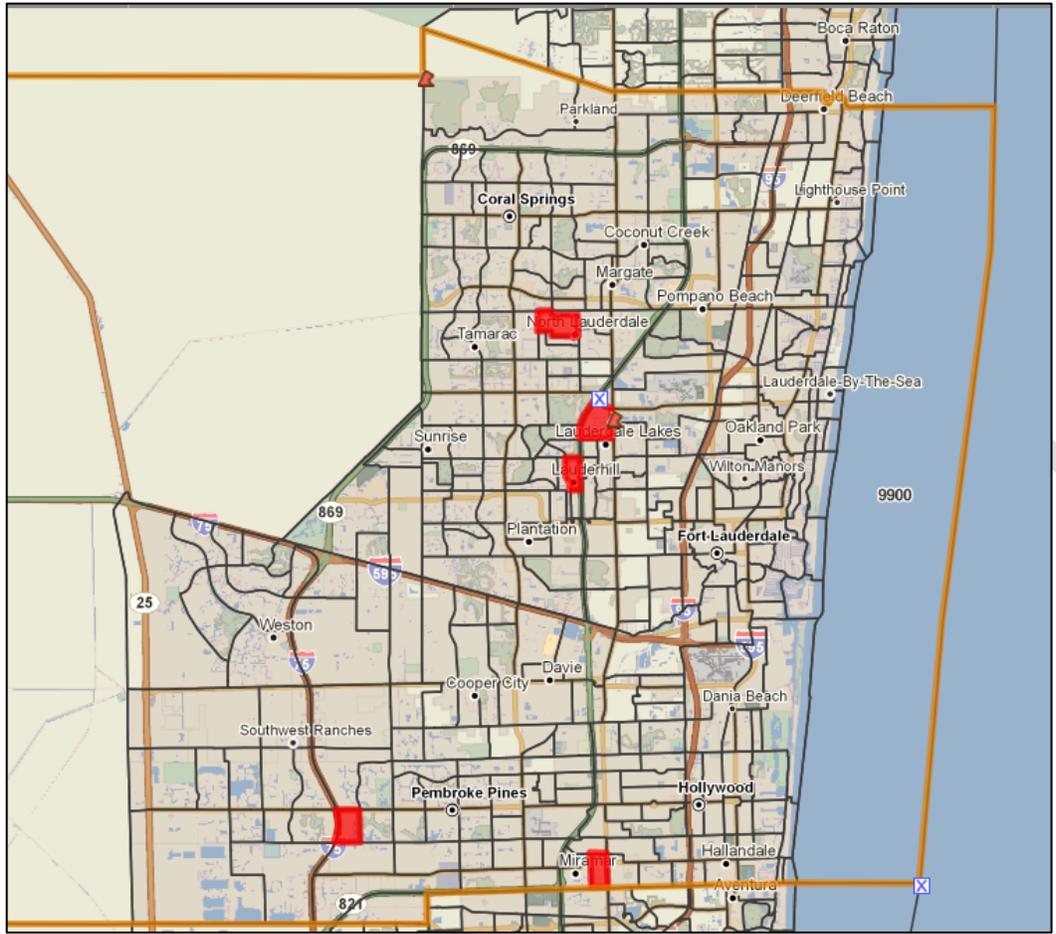
Concentration of Cost Burdened Renters



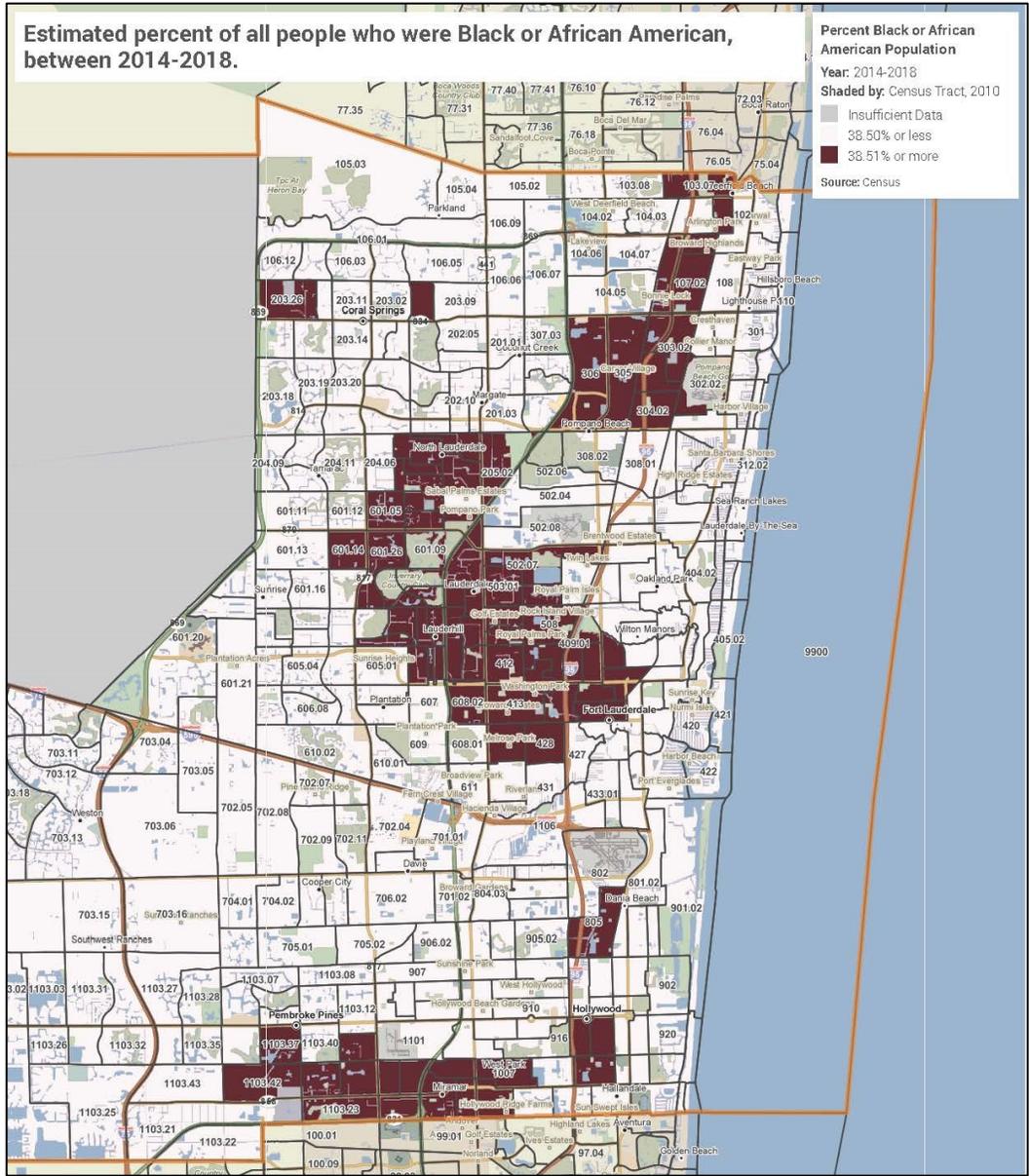
Concentration of Cost Burdened Homeowners



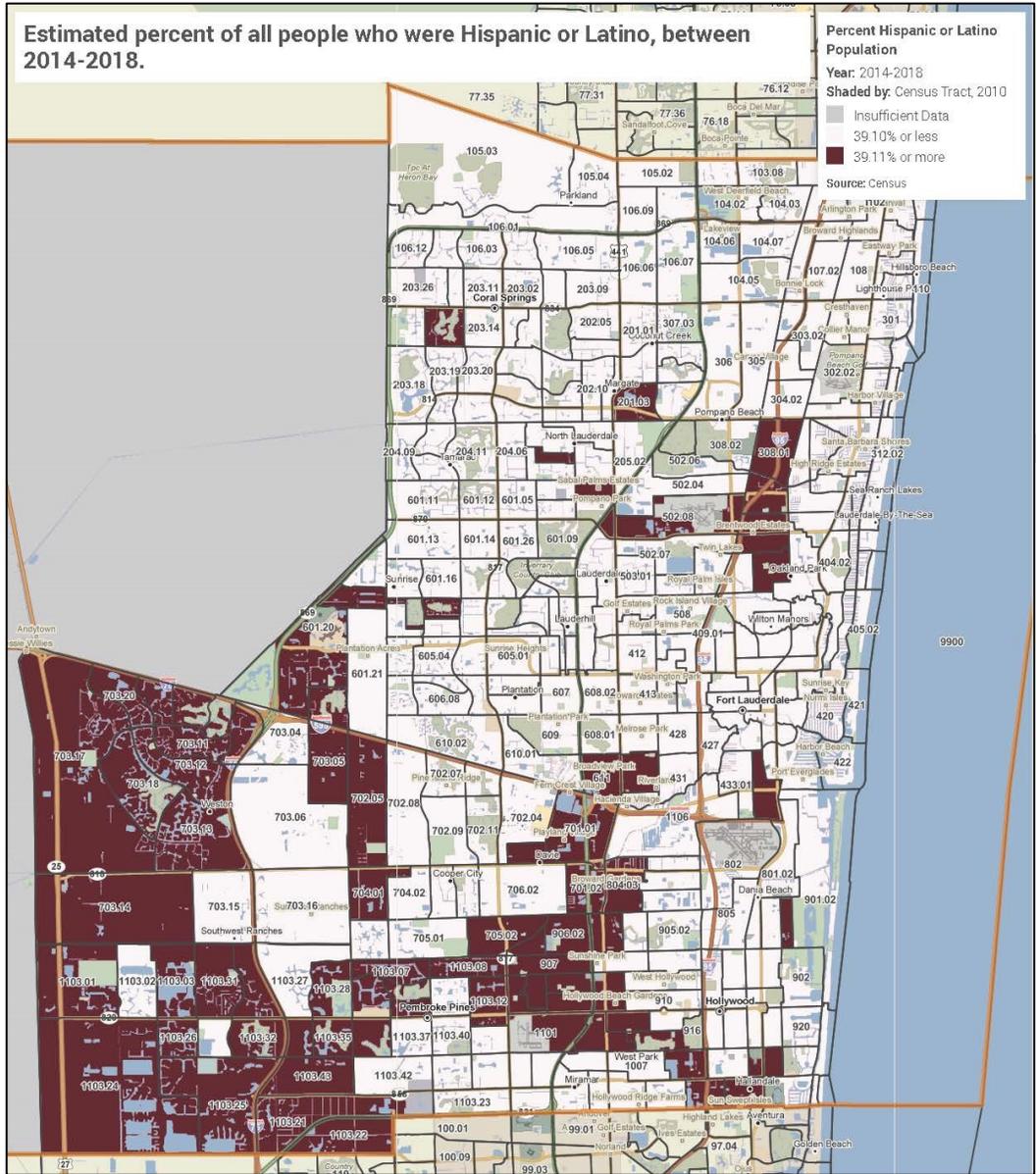
Concentration Overcrowded



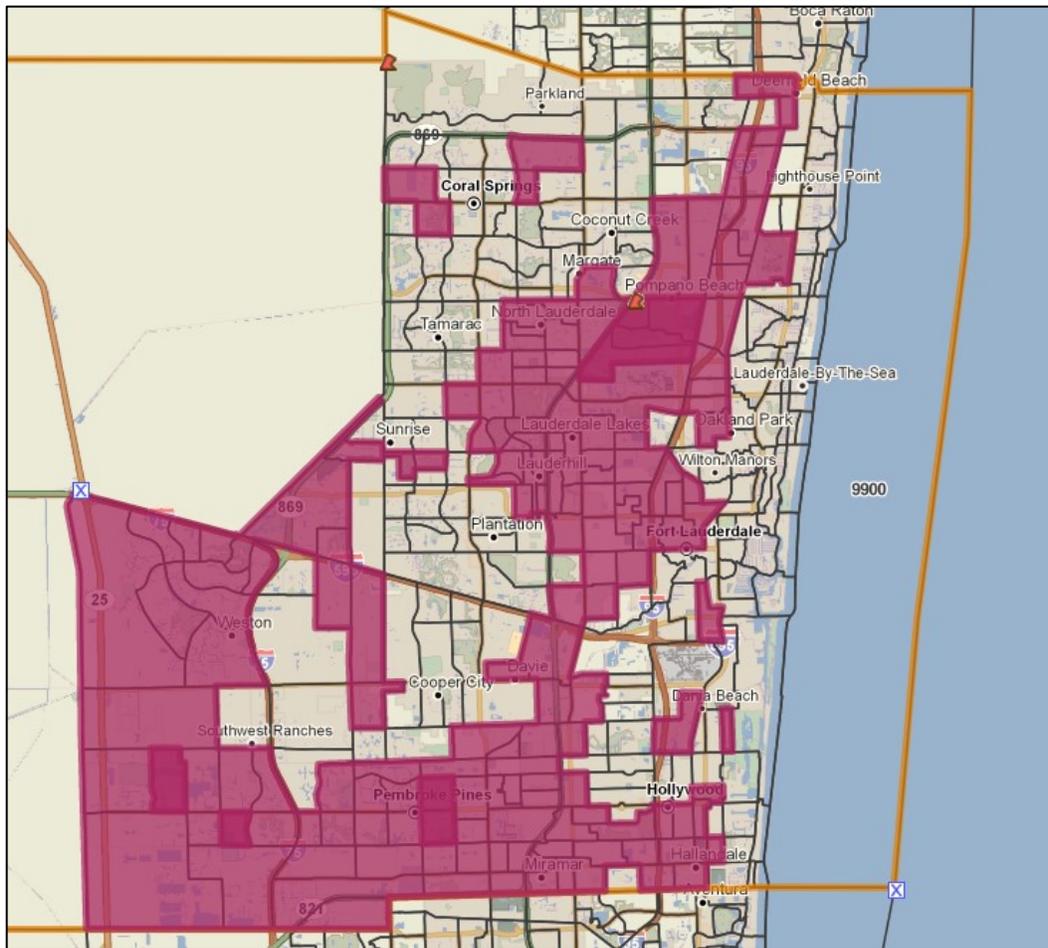
Concentration of Multiple Housing Problems



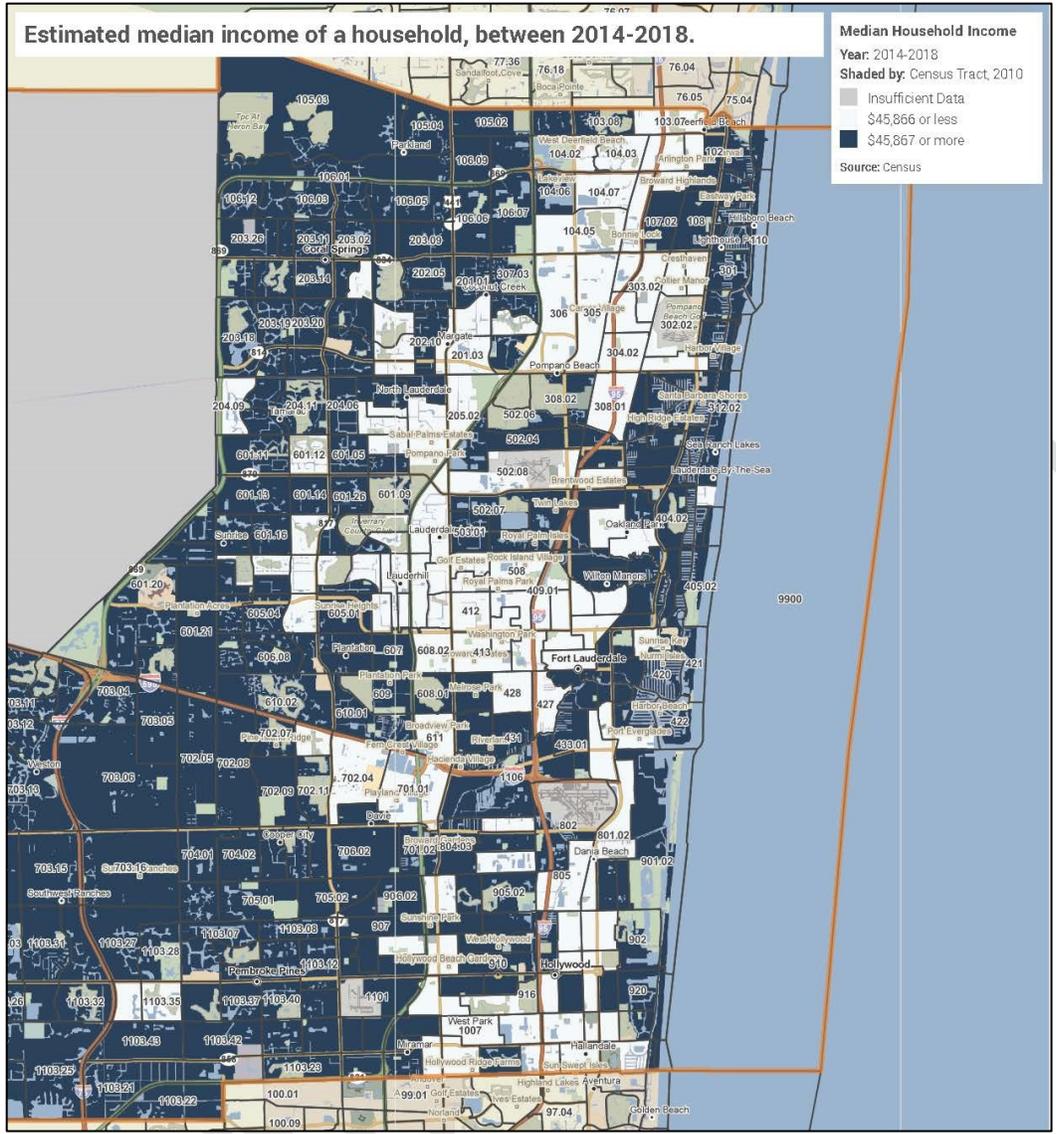
Concentration of Black or African American Households



Concentration of Hispanic Households



Concentration of Racial or Ethnic Households



Concentration of LMI Households

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Internet is an essential communications and information platform that allows users to take advantage of the increased interconnectedness of business, education, commerce, and day to day utility. Reliable access to the internet is becoming a necessity to thrive in the modern economic environment. Communities that lack broadband access struggle to keep pace with the country. Locations without broadband access impedes its population's ability to take advantage of the educational and entrepreneurial opportunities available online. This is particularly problematic for LMI areas where economic opportunities are already often lacking. Studies suggest a strong correlation between increased high-speed internet access and increased education and employment opportunities, especially in small cities and rural areas.

Residential areas of Broward County do not have significant gaps in broadband coverage. Most of the County has multiple options of internet providers, to include LMI areas. The average Broward County household has three (3) options for broadband-quality Internet service; however, an estimated 17,000 locals still don't have access to more than one provider and may have to rely on low-grade wireless.

The following map shows broadband access throughout the County. There is a significant portion of the County with no broadband available, however this area covers the Everglades and is not a residential area. Broadband access is defined as advertised internet speeds of 768 kilobits per second or higher. FCC data shows three major infrastructure options within Broward County: cable, DSL, and fiber.

See map at the end of the section: Broadband Access

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Once broadband access has been obtained, it is important to ensure there is competition among service providers. Any resource that has a de facto monopoly on an area may not be incentivized to provide standard and consistent services. Broward County has a total of seven (7) Internet providers offering residential service. AT&T (DSL) and Xfinity are the strongest providers in Broward County so far as coverage. The average Broward County household has three (3) options for broadband-quality Internet service. These providers frequently overlap around the County:

AT&T Internet (DSL and Fiber)

Windstream (DSL)

Xfinity (Cable)

Earthlink (DSL and Fiber)

Blue Stream (Cable)

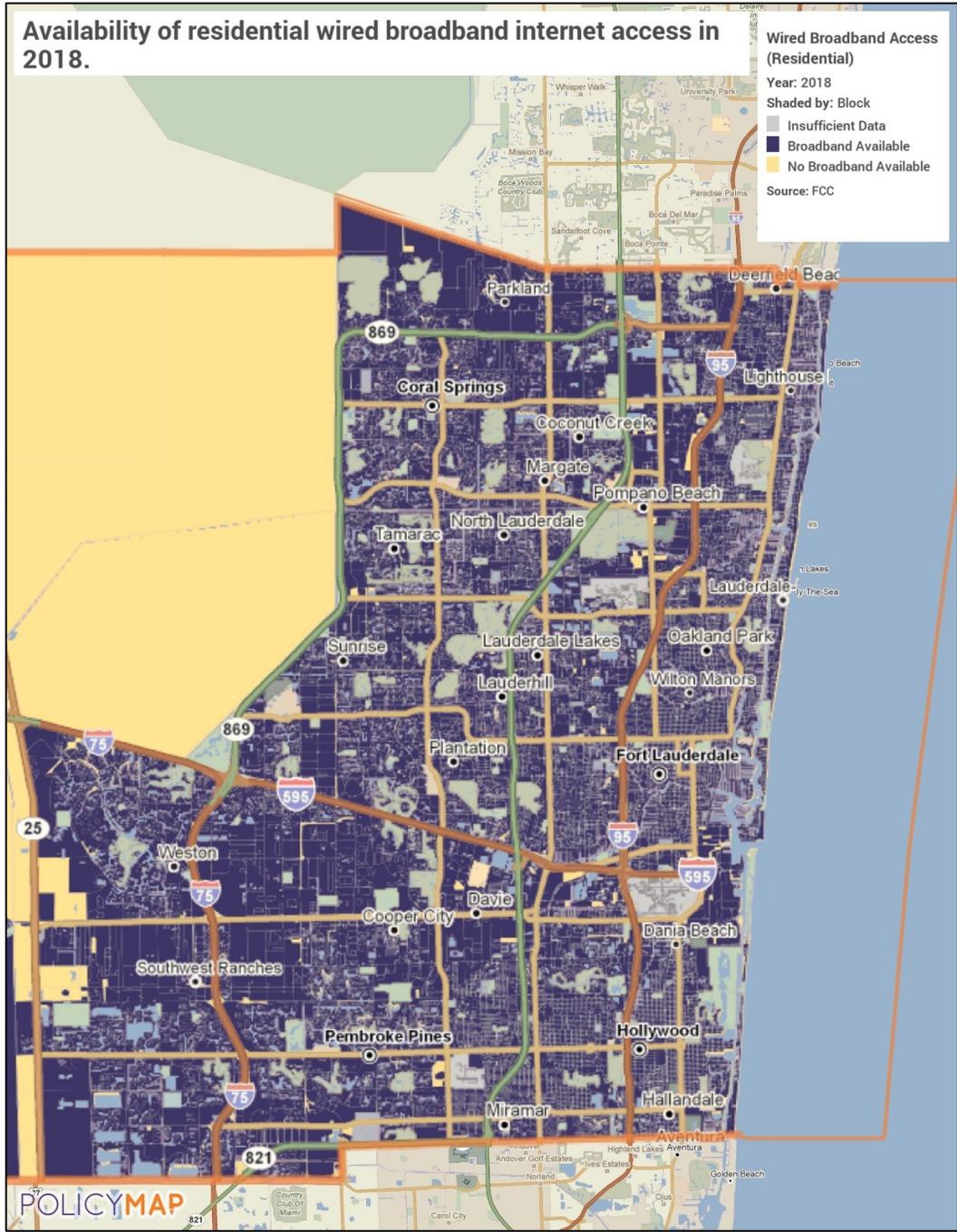
Viasat Internet (formerly Exede)(Satellite)

HughesNet (Satellite)

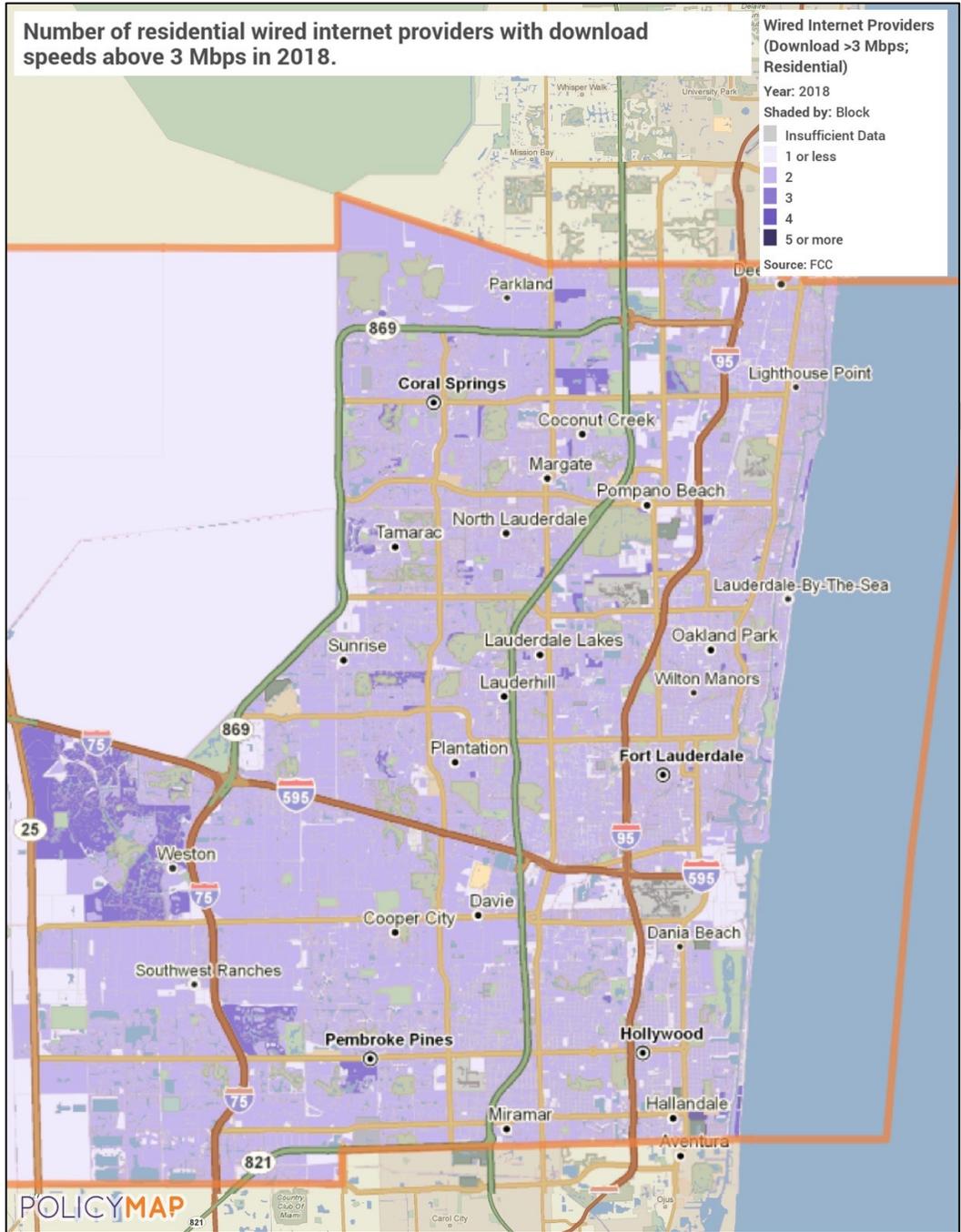
The following map shows the number of broadband service providers by census tract. Most of the residential areas of the County have at least three options of high-speed internet with competitive providers, though there are some tracts with lower populations that only have access to one provider.

See map at the end of the section: Highspeed Internet Providers

FINAL DRAFT



Broadband Access



Highspeed Internet Provider

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Broward County has historically been prone to various natural hazard events including tornadoes, flooding, hail, thunderstorm winds, wildfires and others. The potential impacts of climate change—including an increase in prolonged periods of excessively high temperatures, more heavy precipitation, more severe storms or droughts—are often most significant for vulnerable communities. The County is located on the coast and is subject to primary effects of coastal impacts. By the middle of the century the average summer temperature is expected to rise four degrees. This rise in temperature could lead to altered weather and precipitation patterns, a rise in severe storms, an increased risk of catastrophic floods, increased electricity costs, and ruined crops. Additionally, coastal areas are expected to see an increase in the ocean levels or storm surge. These environmental changes may eventually lead people away from the coast. However, coastal populations have historically continued to see an increase in population from year to year. An increase of people may drive up housing costs, reduce the availability of jobs, and tax resources, while a decrease in population could cause labor shortages, decrease in competition for services, driving up costs and reducing quality, and reduced resources for locals. Coastal areas must continue to address their geographic challenges by anticipating, planning, and adapting to risks from flooding, sea level rise, and storm surge.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income residents are at particular risk due to having less available resources to combat the impacts of natural disasters. A dramatic rise in electricity or housing costs could put them at imminent risk of homelessness or living in substandard conditions. Residents in rural communities will have less access to public support in case of emergencies and will have fewer resources to repair or prevent damage to their homes.

Broward County strives to inform and prepare the general public for multi-hazard mitigation. There are online venues (including the Broward County Emergency website and social media pages, County website, Florida Division of Emergency Management website and social media pages and the FL VOAD website and Facebook page) that disseminate numerous informational guidebooks, videos, and emergency resources to build disaster resiliency in the community.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan outlines Broward County's overall vision for housing and community development and addresses the County's response to identified priority needs and targeted geographic areas over the next 5 years. The Plan specifically addresses how Broward County intends to use HUD entitlement grants CDBG, HOME, and ESG funds toward furthering HUD's statutory goals of providing for suitable living environments and providing safe, decent and affordable housing especially for low- to moderate-income households and the special needs population in Broward County.

FINAL DRAFT

SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 45 - Geographic Priority Areas

1	Area Name:	Hallandale Beach CRA
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The CRA is located in Hallandale Beach and is bounded on the north by Pembroke Road, on the south by County Line Road, on the east by NE 14TH Avenue and the SE 14TH Avenue canal and on the west by Interstate 95. See Hallandale Beach CRA map in the SP-10.
	Include specific housing and commercial characteristics of this target area.	Hallandale Beach is an older coastal community within Broward County and is described as built out. There is limited opportunities for new future development on large vacant parcels.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Broward County and city community development staff and as well as residents identified this area through public meetings. The CRA has been documented as needing revitalization and rehabilitation in past CRA development plans specific to Hallandale Beach.	
Identify the needs in this target area.	The needs in the target area are: -Expand & Improve Public Infrastructure/Facilities -Preserve & Develop Affordable Housing -Public Services & Quality of Life Improvements -Homelessness Housing and Support Services -Economic Development Opportunities	

	What are the opportunities for improvement in this target area?	Addressing the needs of this target area will improve the quality of life for residents through revitalization in the area with infrastructure and capital improvements, and the preservation of affordable housing through rehab. These efforts will encourage more investments to the area and improve the area.
	Are there barriers to improvement in this target area?	Limited funds is a barrier to improvements. Limited areas for new housing development.
2	Area Name:	Oakland Park CRA
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Downtown Oakland Park and the CRA area of approximately 1,007 acres. See Oakland Park CRA map in the SP-10.
	Include specific housing and commercial characteristics of this target area.	Primarily older, single family residential with areas of commercial and industrial uses.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Broward County and city community development staff and as well as residents identified this area through public meetings. The CRA has been documented as needing revitalization and rehabilitation in past CRA development plans specific to Oakland Park.
Identify the needs in this target area.	The needs in the target area are: <ul style="list-style-type: none"> -Expand & Improve Public Infrastructure/Facilities -Preserve & Develop Affordable Housing -Public Services & Quality of Life Improvements -Homelessness Housing and Support Services -Economic Development Opportunities 	

	What are the opportunities for improvement in this target area?	Addressing the needs of this target area will improve the quality of life for residents in Oakland Park CRA. These improvements are capital improvements, public/private partnerships and programs that stimulate economic growth, enhancement of neighborhoods, and improved overall livability in the CRA.
	Are there barriers to improvement in this target area?	Limited funds is a barrier to improvements.
3	Area Name:	Central County CRA
	Area Type:	
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Central County CRA is an approximately 695-acre area generally located on north of Broward Boulevard, east of NW 31st Avenue, west of I-95, and south of Oakland Park Boulevard. See the Central County CRA map in the SP-10.
	Include specific housing and commercial characteristics of this target area.	Central County CRA is an almost fully developed, predominantly single-family residential community, with little vacant land. Commercial uses are located along Broward Boulevard, Sunrise Boulevard, NW 27th Avenue, and NW 31st Avenue corridors. Like many aging commercial corridors, this area has experienced disinvestment. Industrial uses are located north of Broward Boulevard and east of NW 27th Avenue and consist primarily of warehouse, storage, and distribution uses.
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Broward County and city community development staff and as well as residents identified this area through public meetings. The CRA has been documented as needing revitalization and rehabilitation in past CRA development plans specific to Central County.	

	Identify the needs in this target area.	The needs in the target area are: -Expand & Improve Public Infrastructure/Facilities -Preserve & Develop Affordable Housing -Public Services & Quality of Life Improvements -Homelessness Housing and Support Services -Economic Development Opportunities
	What are the opportunities for improvement in this target area?	Addressing the needs of Central County will make for a safe and desirable neighborhood in which to live, work, and recreate, with clean and attractive streets, buildings, and green space and encourage a vibrant local business community.
	Are there barriers to improvement in this target area?	Limited funds is a barrier to improvements.
4	Area Name:	Dania Beach CRA
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Dania Beach CRA is situated near major roadways, rail lines and the Intracoastal Waterway (ICW). In Dania Beach, the CRA is specifically located north of Sheridan St., east of I-95, South of NW/NE 10 th St., and west of the Westlake Florida Water area.
	Include specific housing and commercial characteristics of this target area.	Dania Beach is the oldest city in Broward County and a substantial portion of the CRA is located in the original town. As a result, it contains a significant number of aging or functionally obsolete structures and antiquated or deteriorated infrastructure.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Broward County and the City of Dania Beach as well as residents identified this area through public meetings. The CRA has been documented as needing revitalization and rehabilitation in past CRA development plans specific to Dania Beach CRA.

	Identify the needs in this target area.	The needs in the target area are: -Expand & Improve Public Infrastructure/Facilities -Preserve & Develop Affordable Housing -Public Services & Quality of Life Improvements -Homelessness Housing and Support Services -Economic Development Opportunities
	What are the opportunities for improvement in this target area?	Addressing the needs of the CRA will help to make housing affordable, create a vibrant local economy and provide a wide range of recreational opportunities and stabilize residential neighborhoods. Improvements to infrastructure will and local economic programs will attract new business and retain existing business.
	Are there barriers to improvement in this target area?	Limited funds is a barrier to improvements.
5	Area Name:	Low-Mod Block Group Tracts
	Area Type:	Local Target Area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	See map below in SP-10 for Low-Mod Block Group Tracts
	Include specific housing and commercial characteristics of this target area.	Low-Mod Block Group Tracts have households that are a majority low- or moderate-income.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The City has identified these areas as low/mod block group tracts as documented in the MA-50 of the plan. The citizen participation process allows for the public to review the Consolidated Plan and make comments on the plan and target locations for funding investments.

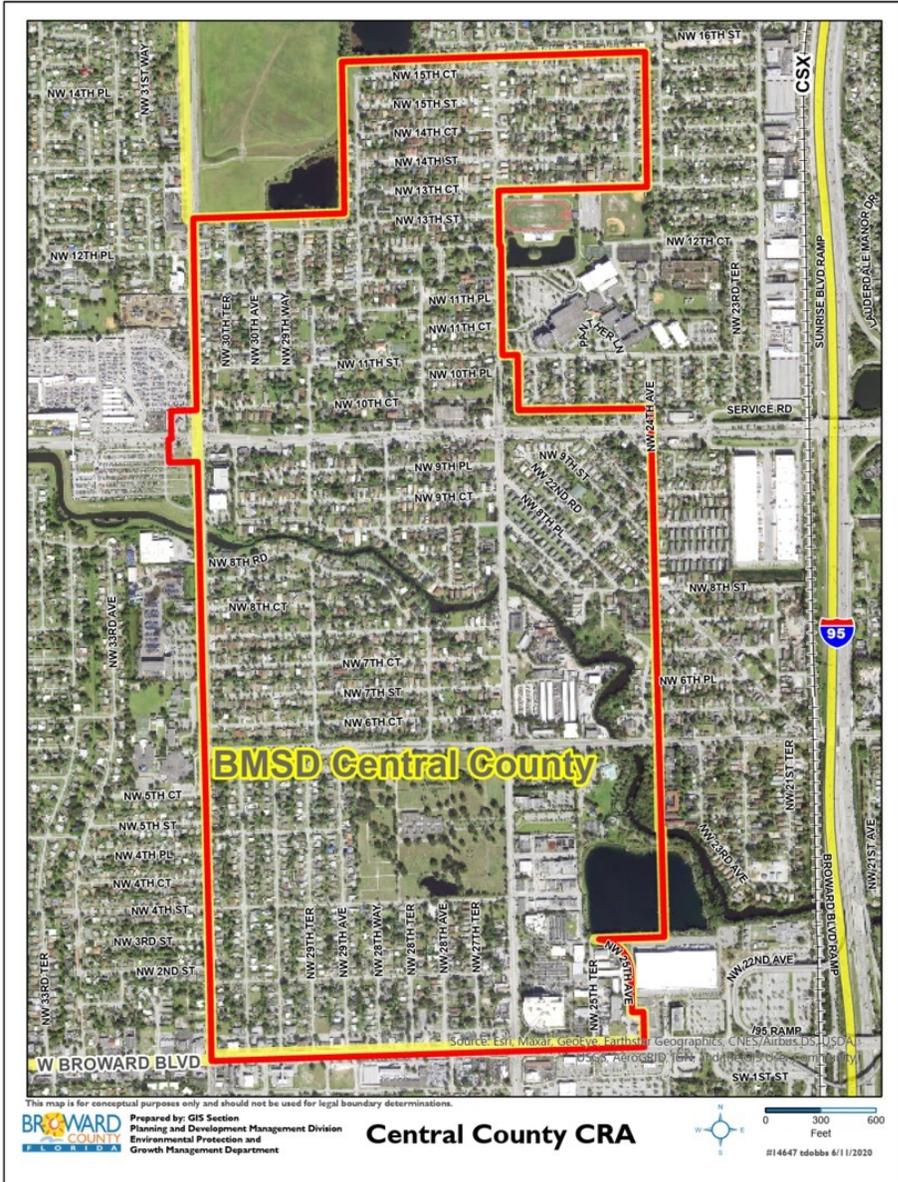
Identify the needs in this target area.	The needs in the target area are: -Expand & Improve Public Infrastructure/Facilities -Preserve & Develop Affordable Housing -Public Services & Quality of Life Improvements -Homelessness Housing and Support Services -Economic Development Opportunities
What are the opportunities for improvement in this target area?	Addressing the needs of this target area will improve the quality of life for residents in low/mod tracts.
Are there barriers to improvement in this target area?	Limited funds is a barrier to improvements.

General Allocation Priorities

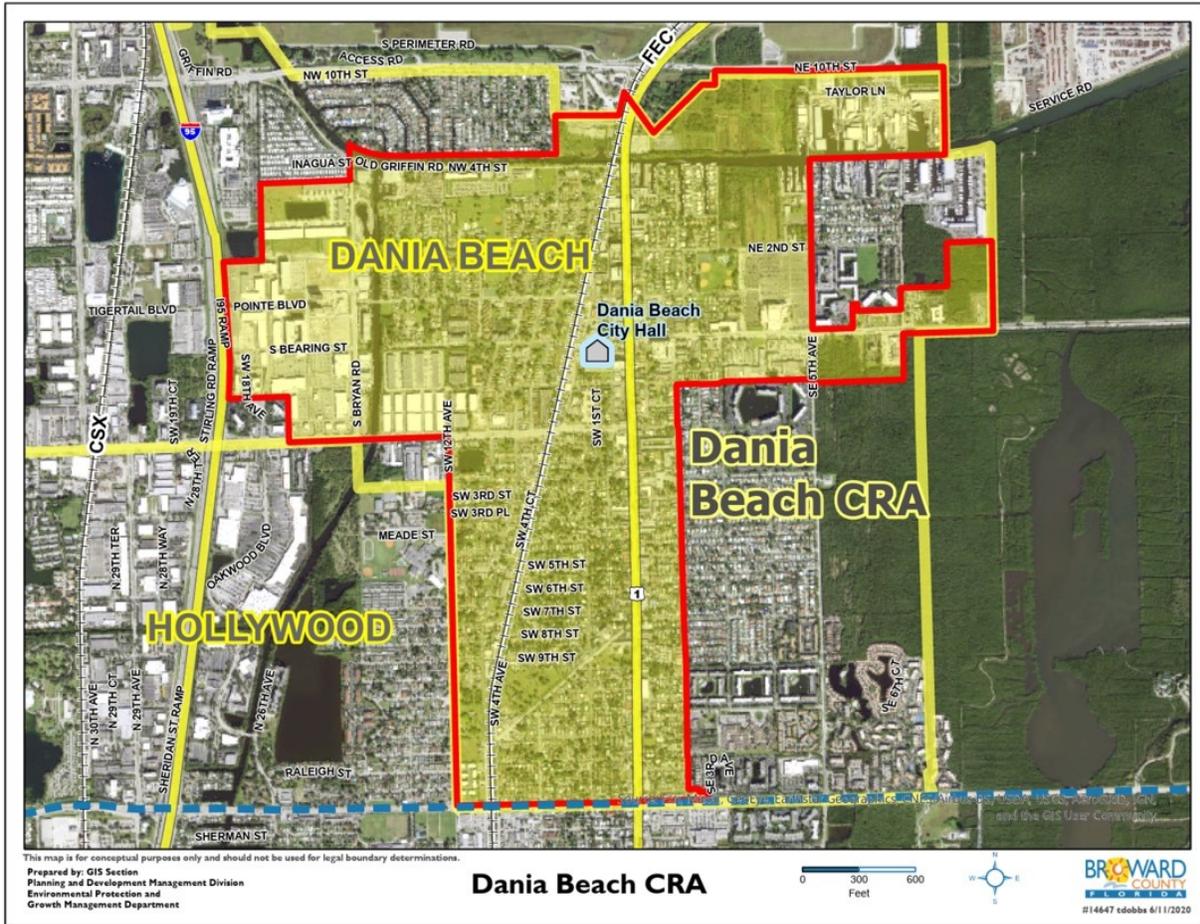
Describe the basis for allocating investments geographically within the jurisdiction.

Broward County is seeking approval for four Community Redevelopment Strategy Areas (CRSA): Central County CRA, Dania Beach CRA, Hallandale Beach CRA and Oakland Park CRA. The four identified areas are displayed in the maps below and will be the target of projects as identified in the AP-35.

In addition to the target CRA areas, Broward County also determines project locations using HUD CDBG Low/Mod Income Summary Data (LMISD) which helps to guide the County where low/mod block group tracts are located. The Low-Mod Block Group Tracts map below identifies the low-moderate income areas and will be utilized to plan for CDBG activities throughout Broward County. A full list of low-mod block group tracts is displayed below.

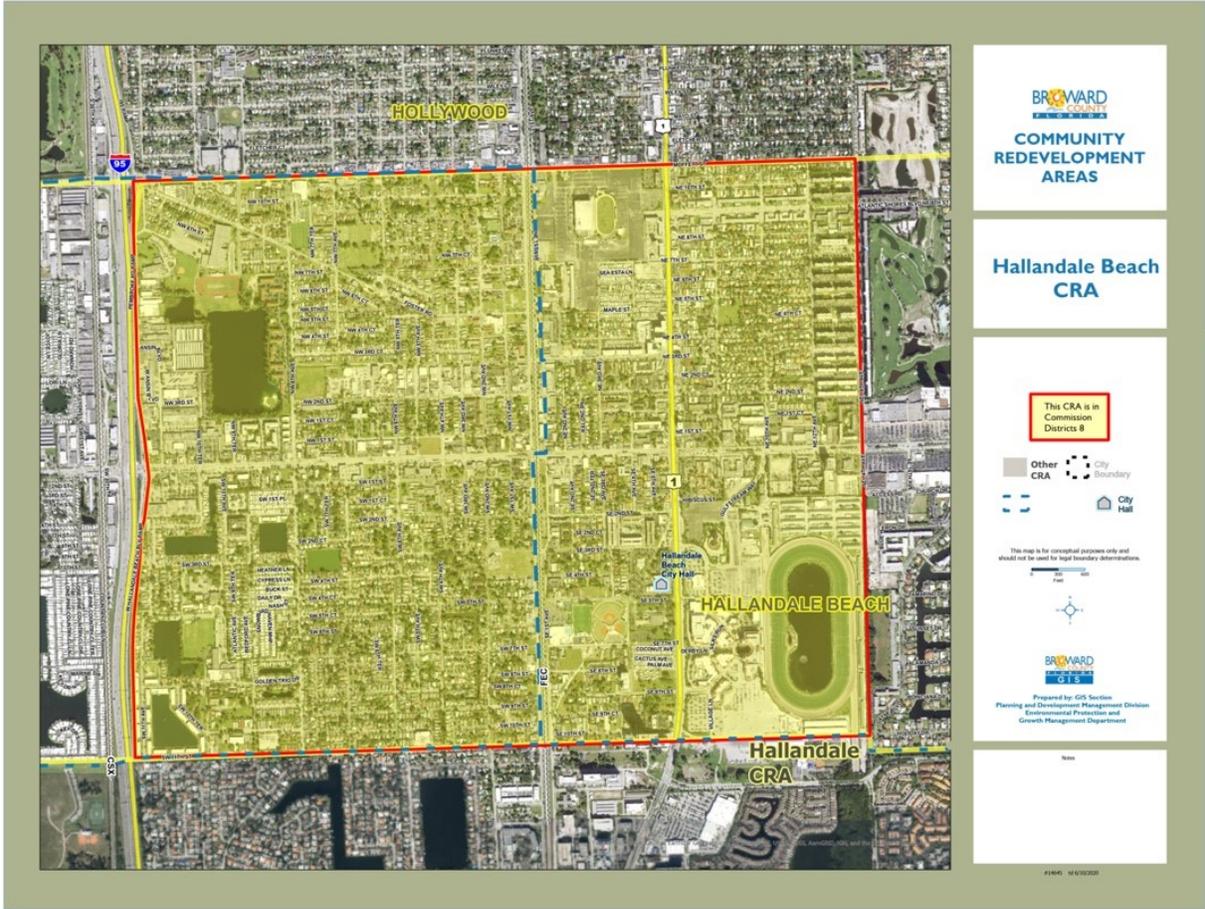


Central County CRA



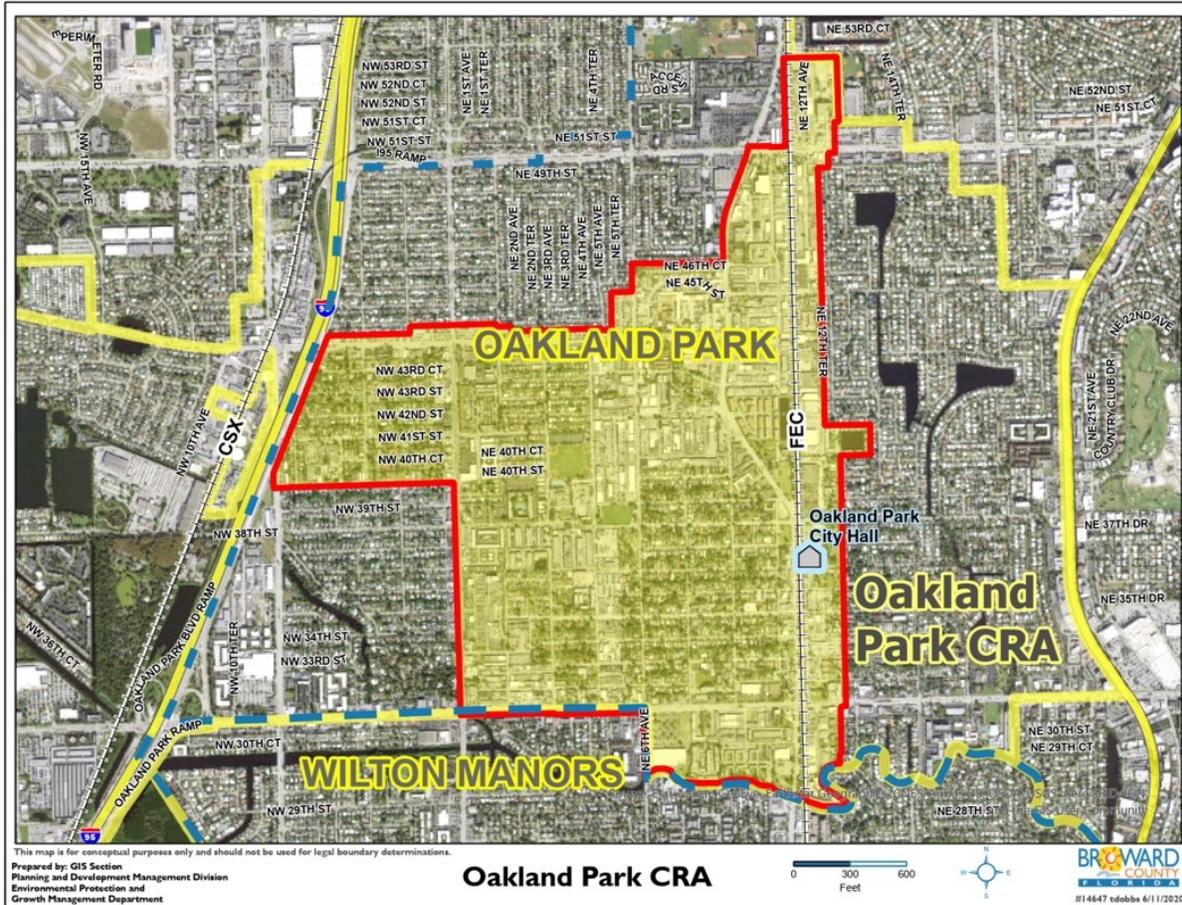
Dania Beach CRA

FINAL



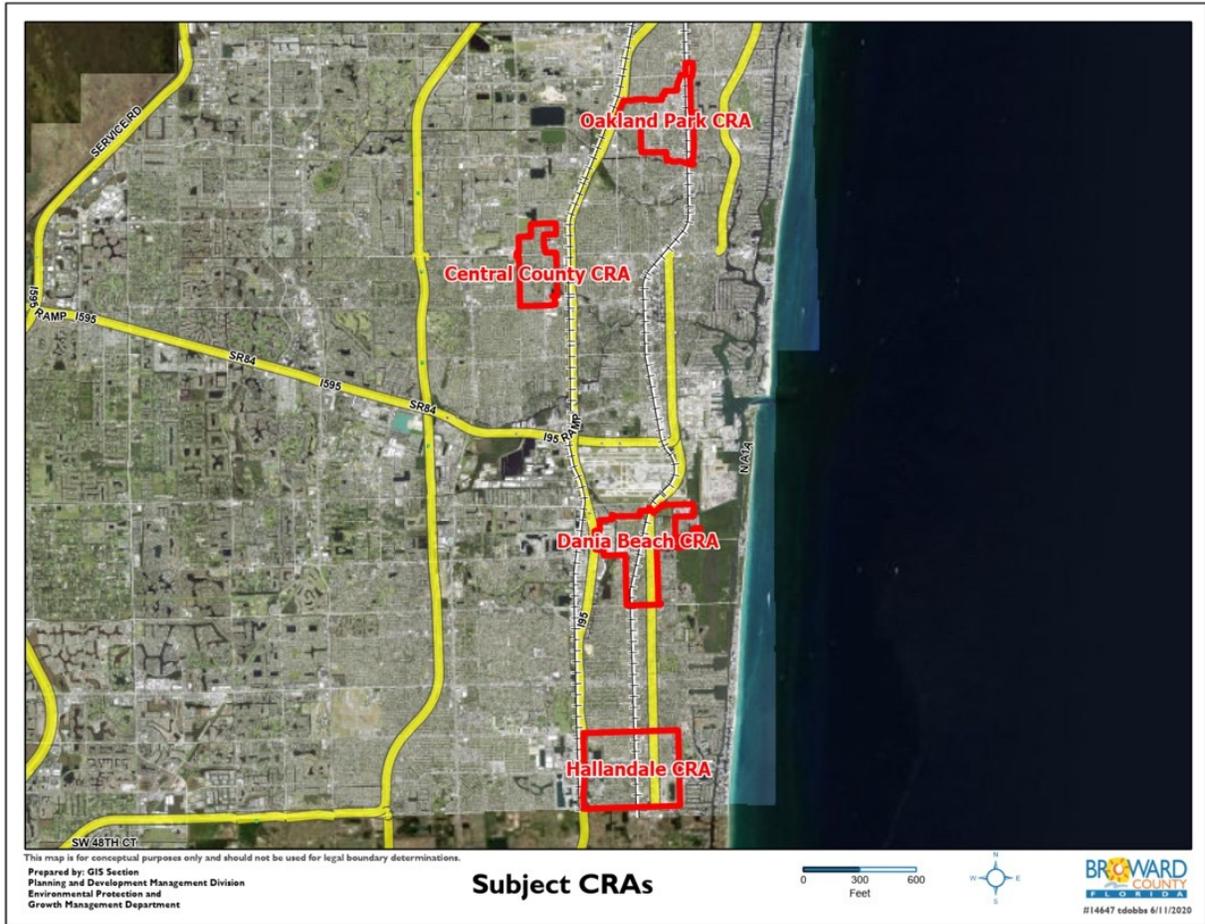
Hallandale Beach CRA

FINAL

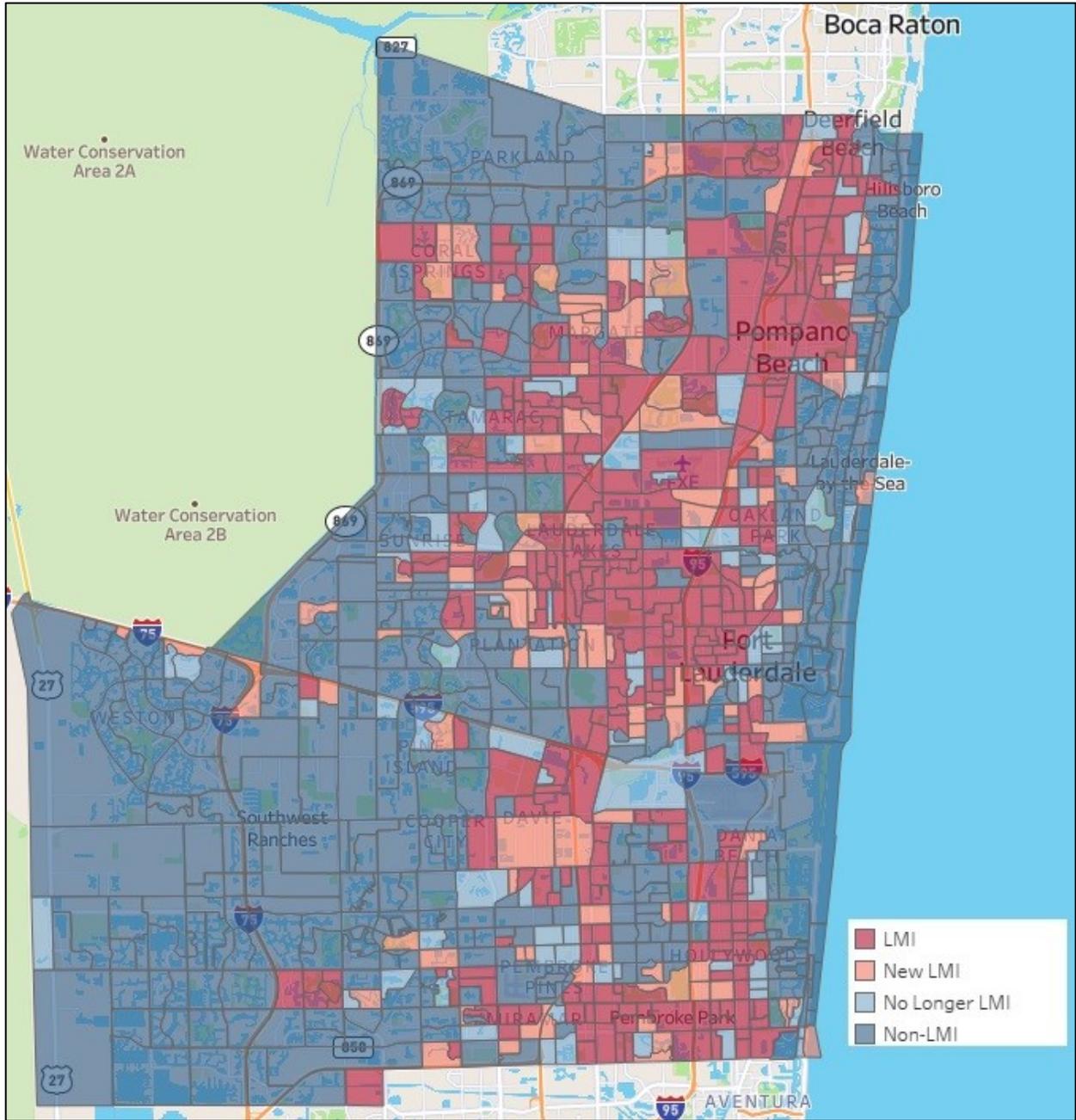


Oakland Park CRA

FINAL



All CRA locations



Low-Mod Block Group Tracts

HUD Low/Mod Block Group Tracts

Source: HUD CDBG Low/Mod Income Summary Data (LMISD)

COUNTYNAME	TRACT	BLKGRP	LOWMOD	LOWMODUNIV	% Low/mod
Broward County	100202	3	635	650	97.69%
Broward County	080500	2	970	1000	97.00%
Broward County	050702	4	930	980	94.90%
Broward County	050702	2	1710	1805	94.74%
Broward County	041400	2	1105	1205	91.70%
Broward County	050208	2	1385	1520	91.12%
Broward County	050701	1	1965	2165	90.76%
Broward County	050602	4	1325	1490	88.93%
Broward County	100201	1	1240	1410	87.94%
Broward County	100400	3	2110	2415	87.37%
Broward County	041100	1	675	775	87.10%
Broward County	061100	2	545	630	86.51%
Broward County	050311	2	1375	1595	86.21%
Broward County	080500	3	965	1120	86.16%
Broward County	080402	2	1250	1455	85.91%
Broward County	100502	2	2555	2995	85.31%
Broward County	050207	3	2470	2920	84.59%
Broward County	050306	1	2840	3395	83.65%
Broward County	080102	3	815	975	83.59%
Broward County	100400	4	795	955	83.25%
Broward County	050702	1	1790	2185	81.92%
Broward County	100802	2	2045	2505	81.64%
Broward County	100103	2	1010	1260	80.16%
Broward County	050800	3	1550	1940	79.90%
Broward County	050309	1	2010	2525	79.60%
Broward County	100400	1	630	795	79.25%
Broward County	100400	2	840	1060	79.25%
Broward County	020405	1	1275	1625	78.46%
Broward County	050312	1	1775	2265	78.37%
Broward County	050207	2	1545	1975	78.23%
Broward County	050100	3	1915	2460	77.85%
Broward County	080102	2	415	535	77.57%
Broward County	043002	3	935	1210	77.27%
Broward County	090504	3	200	260	76.92%
Broward County	100300	3	1915	2495	76.75%
Broward County	020413	2	1815	2365	76.74%
Broward County	100202	1	1790	2340	76.50%
Broward County	080102	1	825	1085	76.04%

Broward County	020404	3	1815	2390	75.94%
Broward County	041400	3	235	310	75.81%
Broward County	100700	4	595	785	75.80%
Broward County	050502	3	995	1315	75.67%
Broward County	050307	3	2105	2785	75.58%
Broward County	080500	1	1355	1795	75.49%
Broward County	050311	1	1170	1550	75.48%
Broward County	020412	1	2765	3680	75.14%
Broward County	100300	4	815	1085	75.12%
Broward County	050308	1	2295	3060	75.00%
Broward County	050306	2	740	990	74.75%
Broward County	060401	2	2105	2830	74.38%
Broward County	050208	3	980	1320	74.24%
Broward County	100202	2	1420	1925	73.77%
Broward County	090504	1	1060	1440	73.61%
Broward County	100502	1	725	985	73.60%
Broward County	060127	1	2365	3220	73.45%
Broward County	020404	1	1475	2010	73.38%
Broward County	100802	3	1445	1975	73.16%
Broward County	041000	2	1620	2220	72.97%
Broward County	050900	1	515	715	72.03%
Broward County	050501	2	600	850	70.59%
Broward County	050702	3	585	830	70.48%
Broward County	090504	2	835	1185	70.46%
Broward County	080403	3	945	1345	70.26%
Broward County	050301	1	2575	3670	70.16%
Broward County	050307	2	1845	2650	69.62%
Broward County	041300	1	1300	1870	69.52%
Broward County	050310	2	2090	3010	69.44%
Broward County	020407	3	1385	2000	69.25%
Broward County	100501	1	555	805	68.94%
Broward County	100700	1	485	705	68.79%
Broward County	110600	2	1365	2005	68.08%
Broward County	080405	2	1445	2130	67.84%
Broward County	050502	4	720	1075	66.98%
Broward County	020502	1	1250	1890	66.14%
Broward County	041100	2	865	1310	66.03%
Broward County	020407	1	2300	3485	66.00%
Broward County	100600	2	695	1060	65.57%
Broward County	080403	1	1220	1865	65.42%
Broward County	100300	2	875	1355	64.58%
Broward County	020405	2	2070	3210	64.49%
Broward County	050501	3	850	1325	64.15%

Broward County	100101	4	735	1150	63.91%
Broward County	020413	4	410	645	63.57%
Broward County	100700	3	680	1070	63.55%
Broward County	061100	1	2675	4215	63.46%
Broward County	050307	1	625	985	63.45%
Broward County	050900	3	745	1175	63.40%
Broward County	050100	1	750	1185	63.29%
Broward County	050310	3	980	1560	62.82%
Broward County	050207	1	900	1440	62.50%
Broward County	020413	3	635	1035	61.35%
Broward County	051001	3	925	1510	61.26%
Broward County	100101	2	1590	2610	60.92%
Broward County	061100	3	1800	2970	60.61%
Broward County	100105	1	1290	2155	59.86%
Broward County	041100	3	1520	2560	59.38%
Broward County	060105	3	465	790	58.86%
Broward County	100700	2	955	1630	58.59%
Broward County	050301	3	1405	2400	58.54%
Broward County	020413	1	1810	3160	57.28%
Broward County	040101	2	435	765	56.86%
Broward County	010902	2	625	1100	56.82%
Broward County	080406	1	1650	2910	56.70%
Broward County	050502	1	545	965	56.48%
Broward County	030703	2	1230	2210	55.66%
Broward County	080403	4	615	1120	54.91%
Broward County	041000	1	470	865	54.34%
Broward County	100802	1	1885	3485	54.09%
Broward County	080102	4	585	1085	53.92%
Broward County	080405	1	365	680	53.68%
Broward County	100700	5	630	1180	53.39%
Broward County	100600	1	980	1860	52.69%
Broward County	020404	2	1815	3455	52.53%
Broward County	050402	2	1345	2565	52.44%
Broward County	051001	2	590	1130	52.21%
Broward County	010901	2	480	940	51.06%

SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 46 – Priority Needs Summary

1	Priority Need Name	Expand & Improve Public Infrastructure/Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Hallandale Beach CRA Oakland Park CRA Central County CRA Dania Beach CRA Low-Mod Block Group Tracts
	Associated Goals	Expand & Improve Public Infrastructure Improve Access to Public Facilities
	Description	Expand and improve public infrastructure through activities for LMI persons and households. Improve access to public facilities that will benefit LMI persons and households. Funds will be used to improve public facilities such as recreational parks and community centers.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need to Expand/Improve Public Infrastructure & Facilities was identified. Adequate public facilities and infrastructure improvements are essential to addressing the needs of the LMI population, including the homeless, elderly and disabled. Facilities and improvements include neighborhood/community centers, improved road infrastructure and the installation of ADA curb cuts and sidewalks for safety in LMI areas.
2	Priority Need Name	Preserve & Develop Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate

	Geographic Areas Affected	Hallandale Beach CRA Oakland Park CRA Central County CRA Dania Beach CRA Low-Mod Block Group Tracts
	Associated Goals	Provide for Owner-Occupied Housing Rehab Increase Homeownership Opportunities Increase Affordable Rental Housing Opportunity
	Description	Preserving housing and developing affordable housing, including Homeowner Rehabilitation, Rental Rehabilitation, and Increased Homeownership Opportunities remains one of the highest priorities in the jurisdiction.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need to Preserve & Develop Affordable Housing was identified. Through the needs assessment housing cost burden is by far the largest housing problem in the jurisdiction.
3	Priority Need Name	Public Services & Quality of Life Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Hallandale Beach CRA Oakland Park CRA Central County CRA Dania Beach CRA Low-Mod Block Group Tracts
	Associated Goals	Provide Supportive Services for Special Needs Provide Vital Services for LMI Households

	Description	Provide supportive services for LMI households and also the special needs populations in the jurisdiction. Public services will target LMI citizens and may include services to address homelessness, persons with physical and mental health, seniors, and youth.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need for Public Services for LMI and Special Needs was identified. Public Services offered by the city and partner non-profit organizations provide for vital and essential services for LMI households and families throughout the jurisdiction. Public services will also help to enhance education and improve living situations of LMI individuals and households in the jurisdiction.
4	Priority Need Name	Homelessness Housing and Support Services
	Priority Level	High
	Population	Extremely Low Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Hallandale Beach CRA Oakland Park CRA Central County CRA Dania Beach CRA Low-Mod Block Group Tracts
	Associated Goals	Provide Homeless Rapid Re-Housing Assistance Provide for Homeless Supportive Services
	Description	Provide for homeless activities and services, including Homeless Prevention, Shelters Services, and Rapid Re-Housing.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need for homeless activities such as shelter operations and homeless prevention services was identified. The local PIT count has also identified homeless adults and families as homeless that require assistance.
5	Priority Need Name	Economic Development Opportunities

Priority Level	High
Population	Extremely Low Low Moderate Non-housing Community Development
Geographic Areas Affected	Hallandale Beach CRA Oakland Park CRA Central County CRA Dania Beach CRA Low-Mod Block Group Tracts
Associated Goals	Provide for Small Business Assistance
Description	Provide for economic development opportunities that will help assist small businesses. Economic development initiatives that provide assistance for local businesses will include help for small businesses (micro-enterprises and, minority and women owned business enterprises).
Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need for economic development opportunities was identified. Unemployment and economic opportunities vary throughout the jurisdiction and the County will work to assist LMI areas with economic development opportunities.

SP-30 Influence of Market Conditions - 91.415, 91.215(b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The Broward County Housing Authority has two different types of rental subsidies: Tenant based and project-based programs. Both programs have similar income-based admission requirements set by HUD. Households with a tenant-based subsidy have a voucher that allows them to move from one place to another. Those in the tenant-based programs live in a building in which the units are subsidized. If a tenant moves from the building, they lose their rental subsidy.
TBRA for Non-Homeless Special Needs	The Broward County Housing Authority provides TBRA for non-homeless special needs when they meet the qualifying criteria and are referred by any one of various agencies in the Continuum of Care and there is confirmation that that meet HCV eligibility requirements.
New Unit Production	According to the 2014-2018 ACS data and as reported in the MA-20, only 12% of owner-occupied housing and 15% of renter-occupied housing was built in 2000 or later. The County will work with CHDOs to develop new units for homeowners and renters. Housing cost burden also continues to be the largest housing problem in the County as reported in the NA-10. Due to this, the County will provide funding for home purchase programs for member municipalities of the HOME Consortium to assist homebuyers with housing affordability.
Rehabilitation	As well, the 2014-2018 ACS data and MA-20 report over half of owner-occupied housing and renter-occupied housing were built before 1980. Older housing units generally are in need of more maintenance issues, repairs and the need to rehabilitate. Also, housing units built before 1978 are at-risk of lead-based paint hazards. As a result, the County will fund housing rehab programs for member municipalities of the HOME Consortium.
Acquisition, including preservation	The availability of HOME CHDO and NSP funds have made it possible to acquire and rehabilitate affordable housing units for either rental or resale. This helps to preserve affordable housing stock for low income consumers.

Table 47 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 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, 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 5-year Plan and an Annual Action 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.

The County anticipates receiving Approximately \$14,141,905 and \$650,000 in Program Income in CDBG funds, \$19,275,105, and \$2,500,000 in Program Income (repayments (IU)/recaptured (HP) funds, and \$1,195,700 in ESG funds, during the 5-year Consolidated Plan cycle.

The FY 2020-2021 program year grants include \$2,828,381 in CDBG funding, \$3,855,021 in HOME funding, and \$239,140 in ESG funding. The Broward County Continuum of Care (CoC) Supportive Housing Program (SHP) projects receiving \$24,156,975.

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	2,828,381	130,000	0	2,958,381	11,833,524	Expected Amount Available Remainder of Con Plan is 4x years left in the Plan. This Includes an estimated \$130,000 per year in anticipated Program Income (PI)
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,855,021	500,000	0	4,355,021	17,420,084	Expected Amount Available Remainder of Con Plan is 4x years left in the Plan. This Includes an estimated \$500,000 per year in anticipated Program Income (PI)

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	239,140	0	0	239,140	956,560	Expected Amount Available Remainder of Con Plan is 4x years left in the Plan.

Table 48 - Anticipated Resources

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 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.

If appropriate, describe publically owned land or property located within the state 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.

FINAL DRAFT

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Broward County	Government	Non-homeless special needs Ownership Planning neighborhood improvements public facilities public services	Jurisdiction
Broward County Homeless Initiative Partnership	Continuum of Care	Homelessness	Jurisdiction
Broward County Housing Authority	PHA	Public Housing Rental	Jurisdiction
Tamarac	Government	Ownership Rental	Jurisdiction
Coral Springs	Government	Ownership Rental	Jurisdiction
Margate	Government	Ownership Rental	Jurisdiction
Deerfield Beach	Government	Ownership Rental	Jurisdiction
Sunrise	Government	Ownership Rental	Jurisdiction
Lauderhill	Government	Ownership Rental	Jurisdiction
Plantation	Government	Ownership Rental	Jurisdiction
Davie	Government	Ownership Rental	Jurisdiction
Pembroke Pines	Government	Ownership Rental	Jurisdiction
Miramar	Government	Ownership Rental	Jurisdiction
Coconut Creek	Government	Ownership Rental	Jurisdiction

Table 49 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

As the lead agency in the Broward County HOME Consortium, the County manages, and to a limited extent implements the delivery of affordable housing related services and projects. Strengths include the ability attract additional HOME funding through the consortium as well as the ability to better coordinate the implementation of affordable housing projects. The increase of needs relative to HOME funds allocated create gaps in services that cannot be controlled by the County.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X		
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
Other			

Table 50 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Broward County Continuum of Care (CoC) coordinates the delivery of services to the homeless as well as those affected by HIV/AIDS. The Continuum was designed so that as individual visit a member agency

of the CoC for services, case managers conduct an intake and refer that person to the agency best equipped to deliver the service needed. As services are provided and clients are serviced, information on those activities are captured in the Homeless Management Information System (HMIS). Services provided by entities not associated with the Continuum fall through the cracks and are, therefore not a part of Continuum records.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The strengths are in the effectiveness of the intake and case management process. As information is collected during intake, it has a profound effect on where an individual is referred to for services. There are programs for most types of special needs and homeless clients. The weaknesses in the delivery process relate to agency capacity and availability of adequate resources.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Broward County, through its Homeless Initiatives Partnership Program, commissions a Ten-Year Plan to End Homelessness every ten years and an annual Point In Time Count. This helps the County to see where progress has been made, effectiveness of services may have fallen behind, and where adjustments in strategy may need to be made.

SP-45 Goals - 91.415, 91.215(a)(4)

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	Hallandale Beach CRA Oakland Park CRA Central County CRA Dania Beach CRA Low-Mod Block Group Tracts	Preserve & Develop Affordable Housing	CDBG: \$3,851,863 HOME: \$12,250,993	Direct Financial Assistance to Homebuyers: TBD Households Assisted
2	Provide for Owner-Occupied Housing Rehab	2020	2024	Affordable Housing	Hallandale Beach CRA Oakland Park CRA Central County CRA Dania Beach CRA Low-Mod Block Group Tracts	Preserve & Develop Affordable Housing	CDBG: \$3,851,863 HOME: \$5,740,343	Homeowner Housing Rehabilitated: TBD Household Housing Unit
3	Expand & Improve Public Infrastructure	2020	2024	Non-Housing Community Development	Hallandale Beach CRA Oakland Park CRA Central County CRA Dania Beach CRA Low-Mod Block Group Tracts	Expand & Improve Public Infrastructure/Facilities	CDBG: \$2,136,616	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: TBD Persons Assisted
4	Improve Access to Public Facilities	2020	2024	Non-Housing Community Development	Hallandale Beach CRA Oakland Park CRA Central County CRA Dania Beach CRA Low-Mod Block Group Tracts	Expand & Improve Public Infrastructure/Facilities	CDBG: \$2,136,616	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: TBD Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Provide Vital Services for LMI Households	2020	2024	Non-Housing Community Development	Hallandale Beach CRA Oakland Park CRA Central County CRA Dania Beach CRA Low-Mod Block Group Tracts	Public Services & Quality of Life Improvements	CDBG: \$1,407,471	Public service activities other than Low/Moderate Income Housing Benefit: TBD Persons Assisted
6	Increase Affordable Rental Housing Opportunity	2020	2024	Affordable Housing	Hallandale Beach CRA Oakland Park CRA Central County CRA Dania Beach CRA Low-Mod Block Group Tracts	Preserve & Develop Affordable Housing	HOME: \$3,783,768	Rental units constructed: TBD Household Housing Unit Rental units rehabilitated: TBD Household Housing Unit
7	Provide Supportive Services for Special Needs	2020	2024	Non-Homeless Special Needs	Hallandale Beach CRA Oakland Park CRA Central County CRA Dania Beach CRA Low-Mod Block Group Tracts	Public Services & Quality of Life Improvements	CDBG: \$1,407,471	Public service activities other than Low/Moderate Income Housing Benefit: TBD Persons Assisted
8	Provide Homeless Rapid Re-Housing Assistance	2020	2024	Homeless	Hallandale Beach CRA Oakland Park CRA Central County CRA Dania Beach CRA Low-Mod Block Group Tracts	Homelessness Housing and Support Services	ESG: \$597,850	Tenant-based rental assistance / Rapid Rehousing: TBD Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Provide for Homeless Supportive Services	2020	2024	Homeless	Hallandale Beach CRA Oakland Park CRA Central County CRA Dania Beach CRA Low-Mod Block Group Tracts	Homelessness Housing and Support Services	ESG: \$597,850	Homeless Person Overnight Shelter: TBD Persons Assisted Homelessness Prevention: TBD Persons Assisted
10	Provide for Small Business Assistance	2020	2024	Non-Housing Community Development	Hallandale Beach CRA Oakland Park CRA Central County CRA Dania Beach CRA Low-Mod Block Group Tracts	Economic Development Opportunities	CDBG: \$1	Jobs created/retained: TBD Jobs Businesses assisted: TBD Businesses Assisted

Table 51 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Homeownership Opportunities
	Goal Description	Increase homeownership opportunities for LMI households through homeowner housing added and direct financial assistance to homebuyers.
2	Goal Name	Provide for Owner-Occupied Housing Rehab
	Goal Description	Provide for owner occupied housing rehabilitation in target areas of the jurisdiction. These activities will benefit LMI households.
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.
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.
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, case management for emergency assistance, employment programs, youth services and health programs.
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.

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 homelessness, persons with physical and mental health disabilities, the elderly, and the youth.
8	Goal Name	Provide Homeless Rapid Re-Housing Assistance
	Goal Description	Provide for rapid re-housing (RRH) assistance for the homeless population in the jurisdiction.
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.
10	Goal Name	Provide for Small Business Assistance
	Goal Description	Provide economic development support using funds to assist small businesses in the jurisdiction.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

TBD

SP-50 Public Housing Accessibility and Involvement - 91.415, 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Broward County Housing Authority (BCHA) has conducted an assessment of all of its public housing and is in compliance with Section 504. New units continue to be constructed but there is still great need. Rising housing prices across the area price out many residents who don't have access to publicly supported housing, particularly residents with a disability or on a fixed income. The BCHA does not discriminate based on disability status and makes every reasonable effort to ensure applicants have a home that fits their needs. Unfortunately, there is not enough accessible units to meet the demand.

Activities to Increase Resident Involvements

The County encourages the BCHA to participate in the annual Request for Proposals (RFP) 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.

Is the public housing agency designated as troubled under 24 CFR part 902?

The Broward County Housing Authority is not designated as troubled.

Plan to remove the 'troubled' designation

Not Applicable

SP-55 Strategic Plan Barriers to Affordable Housing - 91.415, 91.215(h)

Barriers to Affordable Housing

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

In 2017, the AHAC transmitted several recommendations to the Board of County Commission to help eliminate some of the barriers to affordable housing. The recommendations are as follows:

- Standardize terms of SHIP Mortgages/Notes.
- Creation of Broward County generated Dedicated Revenue Source to be deposited into a dedicated affordable housing trust fund to be administered by the County.
- Preserve Tax Exemption for Affordable Housing, such as, tax exempt multifamily housing bonds programs.
- Establish a Community Land Trust Initiative [CLT] strategy in the Local Housing Assistance Plan.
- Broward County Board of County Commissioners should advocate for a more appropriate and larger receipt of funds to be returned to the Broward County Affordable Housing Trust Fund based on the need of the County.
- Repurpose Vacant Buildings for affordable housing; sell land
- The BOCC to approve revenue from other and additional revenue sources, such as expiring Community Redevelopment Agencies, Tax Increment Financing [TIF] funds. These revenues to be placed in the the Broward County Affordable Housing Trust Fund Account to be used strictly for the development of affordable housing units and to sustain existing affordable housing units in Broward County.
- Mandate legislative action to prohibit the raiding of the Sadowski Housing Trust Fund to allow

funding as in the original intent of the Act.

- 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 in the State issued Request for Application.
- Increase the Landlord Registration and Rental Property Inspections Program fee from \$75.00 to \$150.00 [similar to fees charged by municipalities throughout Broward County].
- Improve the Bonus Density Program in the Broward County Land Use Plan to increase its effectiveness and generate additional affordable housing units.
- Support the modification of Broward County Charter to reduce timeframes for processing small scale Broward County Land Use Plan map amendments to facilitate affordable housing.
- 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.

FINAL DRAFT

SP-60 Homelessness Strategy - 91.415, 91.215(d)

Describe how the jurisdiction's strategic plan goals contribute to:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Homeless Continuum of Care (CoC) has prioritized the creation of new Chronic beds for Chronically Homeless Households. For the past two years during the Notice of Funding Award (NoFA), the sub recipients have designated those beds that are not specific to Chronically Homeless for Chronic. Barriers ending homelessness in Broward County include funding for supportive services match required for Shelter Plus Care funding (25%) and provider capacity.

Addressing the emergency and transitional housing needs of homeless persons

The CoC intends to work within the Emergency Solutions Grant (ESG) goal setting process to increase funding for homeless prevention. Increased collaboration with the County's Family Success Administration Division to increase awareness of homeless prevention services funded through the County. Increased access and linkages to employment services and income benefits designed to augment consumer income as a contingency. Work with the Faith Community to increase the number of Community Based Shelter for homeless households with children through the "HOPE South Florida" initiative.

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 CoC to work within the Emergency Solutions Grant (ESG) goal setting process to increase funding for homeless prevention. Increased collaboration with the County's Family Success Administration Division to increase awareness of homeless prevention services funded through the County. Increased access and linkages to employment services and income benefits designed to augment consumer income as a contingency. The CoC continues to apply for Bonus projects annually through the NoFA and in fact was awarded late in 2018, two bonus projects that were submitted in the 2017 NoFA. This created 54 new units for the CoC for Chronically Homeless individuals. On August 6, 2019, the 2019 NoFA Bonus Project for Permanent Supportive Housing Request for Proposal (RFP) was posted to the Community Partnership Website provider interested in serving individuals in Broward County.

In August of 2019, the CoC began formal "By Name" lists to assist with the Coordinated Entry and Assessment (CEA) process for 5 sub-target populations. These lists are 1) Chronically Homeless

Households; 2) Families; 3) Youth ages 18-24; 4) Veterans; and 5) Difficult to Serve Individuals who are not Chronic. In attendance at the meetings are housing providers, housing navigators and supportive service providers. These meetings are facilitated by the CEA team and provide “mini” staffings to ensure the prioritization and those with the highest level of need addressed.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The CoC is to work within the Emergency Solutions Grant (ESG) goal setting process to increase funding for homeless prevention. Increased collaboration with the County’s Family Success Administration Division to increase awareness of homeless prevention services funded through the County. Increased access and linkages to employment services and income benefits designed to augment consumer income as a contingency. The CoC continues to apply for Bonus projects annually through the NoFA. In 2019 the NoFA Bonus Project for Permanent Supportive Housing Request for Proposal (RFP) was posted to the Community Partnership Website provider interested in serving individuals in Broward County.

In August of 2019, the CoC began formal “By Name” lists to assist with the Coordinated Entry and Assessment (CEA) process for 5 sub-target populations. These lists are 1) Chronically Homeless Households; 2) Families; 3) Youth ages 18-24; 4) Veterans; and 5) Difficult to Serve Individuals who are not Chronic. In attendance at the meetings are housing providers, housing navigators and supportive service providers. These meetings are facilitated by the CEA team and provide “mini” staffings to ensure the prioritization and those with the highest level of need addressed.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP 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.

How are the actions listed above integrated into housing policies and procedures?

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.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Broward County HRCRD 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.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The County's goals to address identified priority needs work to reduce poverty in Broward County. These goals are to provide essential supportive services to low- and moderate-income households and the special needs population to improve their quality of life, improvements to neighborhood facilities and affordable housing programs throughout the County. See SP-45.

SP-80 Monitoring - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Actions to be taken toward monitoring performance in meeting goals and objectives are as noted:

1. Staff conducts desk monitoring during all stages of each project based on a combination of risk analysis and random sample. Documented desk monitoring includes the following: a detailed review of the sub-recipient's agreement, including national objectives, eligible activities, cost reasonableness, citizen and public participation and certifications; requests for payment; ERR; procurement and contracting; acquisition; construction bids/contracts; labor standards, weekly payrolls employee reviews; Section 3; housing rehabilitation guidelines; home ownership assistance guidelines; monthly progress reports; sub-recipient agreements' closeout reports and audits. After a document such as a monthly progress report is desk monitored, the sub-recipient is notified in writing, as to whether the document is compliant or what corrective actions are needed with a date for such to be completed.
2. Broward County Housing Finance and Community Development Division also conducts on-site monitoring visits to non-profit organizations and governmental organizations. Additionally, the frequency of an on-site visit may be based on risk analysis which takes into account the following: prior desk and on-site monitoring of both the specific project being reviewed and prior projects; the knowledge and experience of the administrative staff; staff turnover; the date of the last on-site visit; the nature and complexity of project undertaken; project revisions; audit concerns and complaints. During the on-site monitoring, samples of files are reviewed and the project sites are visited to ensure conformance with the information in the inter-agency agreement.

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, 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 5-year Plan and an Annual Action 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.

The County anticipates receiving approximately \$14,141,905 and \$650,000 in Program Income in CDBG funds, \$19,275,105, and \$2,500,000 in Program Income (repayments (IU)/recaptured (HP)) in HOME funds, and \$1,195,700 in ESG funds, during the 5-year Consolidated Plan cycle.

The FY 2020-2021 program year grants include \$2,828,381 in CDBG funding, \$3,855,021 in HOME funding, and \$239,140 in ESG funding. The

Broward County Continuum of Care (CoC) Supportive Housing Program (SHP) projects receiving \$24,156,975.

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	2,828,381	130,000	0	2,958,381	11,833,524	Expected Amount Available Remainder of Con Plan is 4x years left in the Plan. This Includes an estimated \$130,000 per year in anticipated Program Income (PI)

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,855,021	500,000	0	4,355,021	17,420,084	Expected Amount Available Remainder of Con Plan is 4x years left in the Plan.This Includes an estimated \$500,000 per year in anticipated Program Income (PI)
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	239,140	0	0	239,140	956,560	Expected Amount Available Remainder of Con Plan is 4x years left in the Plan.

Table 52 - 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 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.

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.

Discussion

Broward County anticipates receiving approximately \$14,141,905 and \$650,000 in Program Income in CDBG funds, \$19,275,105, and \$2,500,000 in Program Income (repayments (IU)/recaptured (HP) funds, and \$1,195,700 in ESG funds, during the 5-year Consolidated Plan cycle.

The FY 2020-2021 program year grants include \$2,828,381 in CDBG funding, \$3,855,021 in HOME funding, and \$239,140 in ESG funding. The Broward County Continuum of Care (CoC) Supportive Housing Program (SHP) projects receiving \$24,156,975.

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.

FINAL DRAFT

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		Preserve & Develop Affordable Housing	CDBG: \$1,143,520 HOME: \$2,521,698	Direct Financial Assistance to Homebuyers: 69 Households Assisted
2	Provide for Owner-Occupied Housing Rehab	2020	2024	Affordable Housing		Preserve & Develop Affordable Housing	CDBG: \$200,000 HOME: \$769,568	Homeowner Housing Rehabilitated: 19 Household Housing Unit
3	Expand & Improve Public Infrastructure	2020	2024	Non-Housing Community Development		Expand & Improve Public Infrastructure/Facilities	CDBG: \$400,058	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1970 Persons Assisted
4	Improve Access to Public Facilities	2020	2024	Non-Housing Community Development		Expand & Improve Public Infrastructure/Facilities	CDBG: \$257,363	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4690 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Provide Vital Services for LMI Households	2020	2024	Non-Housing Community Development		Public Services & Quality of Life Improvements	CDBG: \$365,763	Public service activities other than Low/Moderate Income Housing Benefit: 900 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
6	Increase Affordable Rental Housing Opportunity	2020	2024	Affordable Housing		Preserve & Develop Affordable Housing	HOME: \$1	Rental units constructed: 1 Household Housing Unit Rental units rehabilitated: 1 Household Housing Unit
7	Provide Supportive Services for Special Needs	2020	2024	Non-Homeless Special Needs		Public Services & Quality of Life Improvements		
8	Provide Homeless Rapid Re-Housing Assistance	2020	2024	Homeless		Homelessness Housing and Support Services	ESG: \$77,721	Tenant-based rental assistance / Rapid Rehousing: 22 Households Assisted
9	Provide for Homeless Supportive Services	2020	2024	Homeless		Homelessness Housing and Support Services	ESG: \$143,484	Homeless Person Overnight Shelter: 40 Persons Assisted Homelessness Prevention: 942 Persons Assisted
10	Provide for Small Business Assistance	2020	2024	Non-Housing Community Development		Economic Development Opportunities	CDBG: \$1	Jobs created/retained: 1 Jobs Businesses assisted: 1 Businesses Assisted

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Increase Homeownership Opportunities
	Goal Description	
2	Goal Name	Provide for Owner-Occupied Housing Rehab
	Goal Description	
3	Goal Name	Expand & Improve Public Infrastructure
	Goal Description	
4	Goal Name	Improve Access to Public Facilities
	Goal Description	
5	Goal Name	Provide Vital Services for LMI Households
	Goal Description	
6	Goal Name	Increase Affordable Rental Housing Opportunity
	Goal Description	
7	Goal Name	Provide Supportive Services for Special Needs
	Goal Description	
8	Goal Name	Provide Homeless Rapid Re-Housing Assistance
	Goal Description	

9	Goal Name	Provide for Homeless Supportive Services
	Goal Description	
10	Goal Name	Provide for Small Business Assistance
	Goal Description	

FINAL DRAFT

AP-35 Projects - 91.420, 91.220(d)

Introduction

The following section outlines the proposed projects and activities to be accomplished in FY 2020. 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.

#	Project Name
1	BROWARD COUNTY HOUSING CDBG ELIGIBLE HOUSING ACTIVITIES
2	CAPITAL IMPROVEMENTS
3	BC - CDBG - PUBLIC SERVICES 15%
4	BC - HF&CRD CDBG PLANNING AND ADMINISTRATION
5	HESG20-BROWARD COUNTY
6	CHDO
7	BROWARD COUNTY HOUSING AUTHORITY - TBRA
8	BC - HF&CRD HOME - HOMEBUYER/PURCHASE ASSISTANCE
9	CITY OF COCONUT CREEK - HOMEBUYER/PURCHASE ASSISTANCE
10	CITY OF CORAL SPRINGS - HOUSING REHABILITATION
11	TOWN OF DAVIE - HOMEBUYER/PURCHASE ASSISTANCE
12	CITY OF DEERFIELD BEACH - HOUSING REHABILITATION
13	CITY OF DEERFIELD BEACH - HOMEBUYER/PURCHASE ASSISTANCE
14	CITY OF LAUDERHILL - HOMEBUYER/PURCHASE ASSISTANCE
15	CITY OF LAUDERHILL - HOUSING REHABILITATION
16	CITY OF MARGATE - HOMEBUYER/PURCHASE ASSISTANCE
17	CITY OF MIRAMAR - HOMEBUYER/PURCHASE ASSISTANCE
18	CITY OF PEMBROKE PINES - HOMEBUYER/PURCHASE ASSISTANCE
19	CITY OF PLANTATION - HOMEBUYER/PURCHASE ASSISTANCE
20	CITY OF SUNRISE - HOUSING REHABILITATION
21	CITY OF TAMARAC - HOUSING REHABILITATION
22	BROWARD COUNTY HOUSING HOME ELIGIBLE HOUSING ACTIVITIES
23	BC - HF&CRD HOME PLANNING AND ADMINISTRATION

Table 54 – 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 to be acquired or rehabilitated, 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.

FINAL DRAFT

AP-38 Project Summary
Project Summary Information

FINAL DRAFT

1	Project Name	BROWARD COUNTY HOUSING CDBG ELIGIBLE HOUSING ACTIVITIES
	Target Area	
	Goals Supported	Increase Homeownership Opportunities Provide for Owner-Occupied Housing Rehab
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	CDBG: \$1,343,520
	Description	Eligible activities including but not limited to Homebuyer/Purchase Assistance, Housing Rehabilitation or Acquisition. The total includes projected Program Income of \$104,000, which if received will be used to assist possibly 2 additional homebuyers.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	28 households are proposed to receive homebuyer assistance 4 households are proposed to receive rehabilitation assistance
	Location Description	Countywide

<p>Planned Activities</p>	<ul style="list-style-type: none"> • Cooper City//Purchase Assistance//\$57,498//The Purchase Assistance Program will benefit very-low to low income households in the City of Cooper City. A minimum of one (1) income eligible applicant will be awarded up to \$45,000 in grant funds for down payment and closing cost assistance. • Lauderdale Lakes//Purchase Assistance//\$231,634//The Purchase Assistance Program is designed to provide down payment and closing cost assistance for extremely-low to low-income (up to 80% of area median income) first-time homebuyers to assist in purchasing a home in the City's limits. The City proposes to assist approximately 7 new homeowners to become residents at an average not to exceed \$25,000 per homeowner including delivery costs. • North Lauderdale//Purchase Assistance//\$271,807//The City's Purchase Assistance Program is designed to provide home buyer assistance to first-time home buyers to purchase a home. Approximately seven (7) income eligible applicants, focusing on those in the low-income categories shall be awarded up to \$30,000 in CDBG funds. • West Park//Purchase Assistance//\$102,953//The City of West Park will be donating 5 vacant lots to a non-profit developer for the purpose of developing single family homes for low-to moderate-income families. Funds will be used to provide low to moderate income homebuyers with assistance to purchase the homes. • Broward County//Purchase Assistance//\$375,628//The County's Purchase Assistance Program will assist a minimum of eight (8) homebuyers with assistance to purchase a home. • Broward County//Housing Rehabilitation//\$200,000//The County's Housing Rehabilitation Program will assist a minimum of four (4) households with housing rehabilitation.
<p>Project Name</p>	<p>CAPITAL IMPROVEMENTS</p>

2	Target Area	
	Goals Supported	Expand & Improve Public Infrastructure Improve Access to Public Facilities
	Needs Addressed	Expand & Improve Public Infrastructure/Facilities
	Funding	CDBG: \$657,421
	Description	Various infrastructure and public facilities projects in five Urban County cities.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	6,660 (pending Dania Beach)
	Location Description	City of Dania Beach, City of Hallandale Beach, City of Oakland Park, City of Pembroke Park and City of Wilton Manors.

	Planned Activities	<ul style="list-style-type: none"> • CITY OF DANIA BEACH//Capital Improvements//\$179,319 – Capital Improvement in an income eligible LMI area of the City of Dania Beach (Application requests funding for project design for drainage study and construction plans). • CITY OF HALLANDALE BEACH//Public Works Improvement Project//\$143,240 – Street resurfacing, construction of new storm water facilities, regrading and sodding of swales and construction/restoration totaling 2,370 square yards in Census Tract 1004 Block Group 1. • CITY OF OAKLAND PARK//City Park Complex Improvements//\$193,442 – Construction of surface parking, installation of lighting, improvements to landscaping, installation of irrigation and construction of a gazebo/shade canopy, Census Tract 507.02, Block Group 1. • TOWN OF PEMBROKE PARK//Raymond P. Oglesby Preserve - Safety Improvements//\$63,921 Installation of 15 double headed light fixtures, seven (7) on existing poles, and eight (8) on new concrete poles and their associated wiring. Trenching and electrical connections to operate the lights will be done as well, Census Tract 1008.02, Block Group 2. • CITY OF WILTON MANORS//West Side Drainage Improvements Phase 2//\$77,498 – Installation of a new stormwater drainage system along NW 8th Avenue between NW 24th and NW 28th Streets. It will consist of the installation of approximately 400 linear feet of 18" RCP drainage pipe and 65 linear feet of 15" RCP drainage pipe. Census Tract 509.00 Block Group 3.
3	Project Name	BC - CDBG - PUBLIC SERVICES 15%
	Target Area	
	Goals Supported	Provide Vital Services for LMI Households Provide Supportive Services for Special Needs

Needs Addressed	Public Services & Quality of Life Improvements
Funding	CDBG: \$365,763
Description	Program Year FY 2020 - 2021 Public Service Activities including but not limited to Senior Transportation, After School Tutorial, Senior Center, Outreach and Counseling Programs.
Target Date	9/30/2021
Estimate the number and type of families that will benefit from the proposed activities	900 youths, elderly and low to moderate income 100 low to moderate income households
Location Description	Targeted areas above

FINAL DRAFT

	Planned Activities	<ul style="list-style-type: none"> • CITY OF COOPER CITY // Senior Transportation Services // \$20,000 // 40 Senior Citizens • CITY OF HALLANDALE BEACH: FRIENDS OF THE HEPBURN CENTER // After School Tutorial Enrichment Program // \$100,000 // 175 eligible students • CITY OF LAUDERDALE LAKES // Quality of Life Program // \$15,000 // 40 Senior Citizens • CITY OF LAUDERDALE LAKES // Senior Transportation Program // \$48,649 // 60 Senior Citizens • CITY OF LIGHTHOUSE POINT // Lighthouse Point Senior Center – Senior Services and Outreach Program // \$28,849 // 75 Senior Citizens • CITY OF OAKLAND PARK: AREAWIDE COUNCIL ON AGING OF BROWARD COUNTY// Short-Term Case Management// \$15,000 // 100 elderly or disabled • CITY OF OAKLAND PARK: CLINICA LUZ DEL MUNDO // Indigent Health Care and Prevention Outreach Program // \$15,000 // 200 patients • CITY OF PARKLAND // City of Parkland Senior Recreation Program // \$39,032 // 110 Senior Citizens • TOWN OF LAUDERDALE-BY-THE SEA // Senior Center Activities and Operations // \$19,233 // 100 Senior Citizens • BROWARD COUNTY HOUSING AUTHORITY // Comprehensive Housing Counseling Program // \$65,000 // 100 First Time Homebuyers and 100 Homeowners with Foreclosure Counseling
4	Project Name	BC - HF&CRD CDBG PLANNING AND ADMINISTRATION
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$591,676

	Description	FY 2020-2021 Planning and Administration of the CDBG program. A portion, \$10,000, of the total will be used to fund HOPE, Inc. to undertake Fair Housing. (includes \$26,000 from CDBG projected Program Income)
	Target Date	9/30/2021
	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	HESG20-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: \$239,140
	Description	\$239,140, is FY 2020/2021 Annual Allocation. These funds will be used for Homeless Prevention/Rapid-Rehousing and Essential Services.\$824,621 is CARES Act FY 2019 Amendment. These funds are for Rental assistance/homeless prevention eligible activities.
	Target Date	9/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	<ul style="list-style-type: none"> • COVENANT HOUSE//Emergency Shelter//\$80,000 • BROWARD PARTNERSHIP//Emergency Shelter//\$63484 • BROWARD COUNTY FAMILY SERVICES//Rapid Rehousing//\$77,721 • ADMINISTRATION//\$17,935
6	Project Name	CHDO
	Target Area	
	Goals Supported	Increase Homeownership Opportunities Increase Affordable Rental Housing Opportunity
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$578,253
	Description	Acquisition and rehabilitation of a 6 unit building. 3 of the 6 units will be permanently affordable to households earning under 50% of the area median income. (3 HOME assisted units)
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	3 low income households
	Location Description	
	Planned Activities	<ul style="list-style-type: none"> • BHP COMMUNITY LAND TRUST, INC.//Acquisition and Rehabilitation//\$578,253 - Acquisition and rehabilitation of a 6 unit building. 3 of the 6 units will be permanently affordable to households earning under 50% of the area median income. (3 HOME assisted units)

7	Project Name	BROWARD COUNTY HOUSING AUTHORITY - TBRA
	Target Area	
	Goals Supported	Increase Affordable Rental Housing Opportunity
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$50,000
	Description	Rental assistance for a period of one year to a minimum of 2 previously homeless individuals and families or at-risk individuals or families needing financial support and case management aid until their shelter needs are met and are ready to move into permanent housing, but have difficulty affording market rate rentals because of their income.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	2
	Location Description	Countywide
	Planned Activities	Tenant Based Rental Assistance
8	Project Name	BC - HF&CRD HOME - HOMEBUYER/PURCHASE ASSISTANCE
	Target Area	
	Goals Supported	Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$793,074
	Description	Homebuyer/purchase assistance to include direct service delivery costs.
	Target Date	9/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	16
	Location Description	Countywide
	Planned Activities	Homebuyer/Purchase Assistance
9	Project Name	CITY OF COCONUT CREEK - HOMEBUYER/PURCHASE ASSISTANCE
	Target Area	
	Goals Supported	Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$112,177
	Description	Homebuyer/Down payment and closing cost assistance and Direct program service delivery costs.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	2 low or very-low income households
	Location Description	City of Coconut Creek
	Planned Activities	Homebuyer/Purchase Assistance
10	Project Name	CITY OF CORAL SPRINGS - HOUSING REHABILITATION
	Target Area	
	Goals Supported	Provide for Owner-Occupied Housing Rehab
	Needs Addressed	Preserve & Develop Affordable Housing

	Funding	HOME: \$255,136
	Description	Single Family housing rehabilitation assistance and direct program service delivery costs.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	5
	Location Description	City of Coral Springs
	Planned Activities	Housing Rehabilitation
11	Project Name	TOWN OF DAVIE - HOMEBUYER/PURCHASE ASSISTANCE
	Target Area	
	Goals Supported	Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$183,724
	Description	Homebuyer/Down payment and closing cost assistance and Direct program service delivery costs.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	3
	Location Description	Town of Davie
	Planned Activities	Homebuyer/Purchase Assistance
	Project Name	CITY OF DEERFIELD BEACH - HOUSING REHABILITATION

12	Target Area	
	Goals Supported	Provide for Owner-Occupied Housing Rehab
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$99,858
	Description	Single Family housing rehabilitation assistance and direct program service delivery costs.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1
	Location Description	City of Deerfield Beach
	Planned Activities	Housing Rehabilitation
13	Project Name	CITY OF DEERFIELD BEACH - HOMEBUYER/PURCHASE ASSISTANCE
	Target Area	
	Goals Supported	Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$99,858
	Description	Homebuyer/Down payment and closing cost assistance and Direct program service delivery costs.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	1

	Location Description	City of Deerfield Beach
	Planned Activities	Homebuyer/Purchase Assistance
14	Project Name	CITY OF LAUDERHILL - HOMEBUYER/PURCHASE ASSISTANCE
	Target Area	
	Goals Supported	Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$118,240
	Description	Homebuyer/Down payment and closing cost assistance and Direct program service delivery costs.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	2
	Location Description	City of Lauderhill
	Planned Activities	Homebuyer/Purchase Assistance
	15	Project Name
Target Area		
Goals Supported		Provide for Owner-Occupied Housing Rehab
Needs Addressed		Preserve & Develop Affordable Housing
Funding		HOME: \$118,240
Description		Single Family housing rehabilitation assistance and direct program service delivery costs.
Target Date		9/30/2021

	Estimate the number and type of families that will benefit from the proposed activities	2
	Location Description	City of Lauderhill
	Planned Activities	Housing Rehabilitation
16	Project Name	CITY OF MARGATE - HOMEBUYER/PURCHASE ASSISTANCE
	Target Area	
	Goals Supported	Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$111,739
	Description	Homebuyer/Down payment and closing cost assistance and Direct program service delivery costs.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	2
	Location Description	City of Margate
	Planned Activities	Homebuyer/Purchase Assistance
17	Project Name	CITY OF MIRAMAR - HOMEBUYER/PURCHASE ASSISTANCE
	Target Area	
	Goals Supported	Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing

	Funding	HOME: \$229,286
	Description	Homebuyer/Down payment and closing cost assistance and Direct program service delivery costs.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	3
	Location Description	City of Miramar
	Planned Activities	Homebuyer/Purchase Assistance
18	Project Name	CITY OF PEMBROKE PINES - HOMEBUYER/PURCHASE ASSISTANCE
	Target Area	
	Goals Supported	Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$253,493
	Description	Homebuyer/Down payment and closing cost assistance and Direct program service delivery costs.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	4
	Location Description	City of Pembroke Pines
	Planned Activities	Homebuyer/Purchase Assistance
	Project Name	CITY OF PLANTATION - HOMEBUYER/PURCHASE ASSISTANCE

19	Target Area	
	Goals Supported	Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$170,107
	Description	Homebuyer/Down payment and closing cost assistance and Direct program service delivery costs.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	2
	Location Description	City of Plantation
	Planned Activities	Homebuyer/Purchase Assistance
	20	Project Name
Target Area		
Goals Supported		Provide for Owner-Occupied Housing Rehab
Needs Addressed		Preserve & Develop Affordable Housing
Funding		HOME: \$177,584
Description		Single Family housing rehabilitation assistance and direct program service delivery costs.
Target Date		9/30/2021
Estimate the number and type of families that will benefit from the proposed activities		6

	Location Description	City of Sunrise
	Planned Activities	Housing Rehabilitation
21	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: \$118,750
	Description	Single Family housing rehabilitation assistance and direct program service delivery costs.
	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	2
	Location Description	City of Tamarac
	Planned Activities	Housing Rehabilitation
	22	Project Name
Target Area		
Goals Supported		Increase Homeownership Opportunities Provide for Owner-Occupied Housing Rehab
Needs Addressed		Preserve & Develop Affordable Housing
Funding		HOME: \$1,293,073
Description		Eligible activities including but not limited to Homebuyer/Purchase Assistance, Housing Rehabilitation or Acquisition. The total includes projected Program Income of approximately \$450,000.

	Target Date	9/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	16 9 additional if program income is received
	Location Description	Countywide
	Planned Activities	Homebuyer/purchase assistance, Housing Rehabilitation or Acquisition
23	Project Name	BC - HF&CRD HOME PLANNING AND ADMINISTRATION
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$435,502
	Description	HOME Planning and Administration which also includes projected Program income of approximately
	Target Date	9/30/2021
	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, Lauderdale, Davie, Pembroke Pines and Miramar. Under certain circumstances, Broward County may fund projects within its jurisdiction that are not part of the Consortium.

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, 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.

Geographic Distribution

Target Area	Percentage of Funds

Table 55 - 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. 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.

FINAL DRAFT

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

Introduction

The 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 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

The CoC updated the "A Way Home Plan" in 2018 and is amending again this year to include an employment tenant. The recommendations made by The Corporation for Supportive Housing provided guidance to 1) create a more robust Coordinated Entry System; 2) move from a crisis driven system to that of a long term homeless response system; 3) create a supportive housing pipeline; and 4) utilize data to drive decisions and allocate

resources. The CoC Board voted to add an employment goal as well to help with the sustainability in the area of Rapid Rehousing.

These remain the active goals of the CoC Board and all committees. In 2019 the Committees were reworked to align with the goals and become more active in the planning and implementation of achieving these goals.

Outreach 5, 140 unsheltered

41 Exit to permanent destination

3,550 Exit to temporary destination

0 Exit to institutional destination

13 Exit to other destination

Transitional = 956

Shelter = 1,329

Total =2,285

Permanent and Supportive = 995 Clients

Rapid Rehousing = 1,445 Clients

Addressing the emergency shelter and transitional housing needs of homeless persons

The CoC intends to work within the Emergency Solutions Grant (ESG) goal setting process to increase funding for homeless prevention. Increased collaboration with the County's Family Success Administration Division to increase awareness of homeless prevention services funded through the

County. Increased access and linkages to employment services and income benefits designed to augment consumer income as a contingency. Work with the Faith Community to increase the number of Community Based Shelter for homeless households with children through the “HOPE South Florida” initiative.

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 CoC to work within the Emergency Solutions Grant (ESG) goal setting process to increase funding for homeless prevention. Increased collaboration with the County’s Family Success Administration Division to increase awareness of homeless prevention services funded through the County. Increased access and linkages to employment services and income benefits designed to augment consumer income as a contingency. The CoC continues to apply for Bonus projects annually through the NoFA and in fact was awarded late in 2018, two bonus projects that were submitted in the 2017 NoFA. This created 54 new units for the CoC for Chronically Homeless individuals. On August 6, 2019, the 2019 NoFA Bonus Project for Permanent Supportive Housing Request for Proposal (RFP) was posted to the Community Partnership Website provider interested in serving individuals in Broward County.

In August of 2019, the CoC began formal “By Name” lists to assist with the Coordinated Entry and Assessment (CEA) process for 5 sub-target populations. These lists are 1) Chronically Homeless Households; 2) Families; 3) Youth ages 18-24; 4) Veterans; and 5) Difficult to Serve Individuals who are not Chronic. In attendance at the meetings are housing providers, housing navigators and supportive service providers. These meetings are facilitated by the CEA team and provide “mini” staffings to ensure the prioritization and those with the highest level of need addressed.

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 CoC is to work within the Emergency Solutions Grant (ESG) goal setting process to increase funding for homeless prevention. Increased collaboration with the County's Family Success Administration Division to increase awareness of homeless prevention services funded through the County. Increased access and linkages to employment services and income benefits designed to augment consumer income as a contingency. The CoC continues to apply for Bonus projects annually through the NoFA. In 2019 the NoFA Bonus Project for Permanent Supportive Housing Request for Proposal (RFP) was posted to the Community Partnership Website provider interested in serving individuals in Broward County.

In August of 2019, the CoC began formal "By Name" lists to assist with the Coordinated Entry and Assessment (CEA) process for 5 sub-target populations. These lists are 1) Chronically Homeless Households; 2) Families; 3) Youth ages 18-24; 4) Veterans; and 5) Difficult to Serve Individuals who are not Chronic. In attendance at the meetings are housing providers, housing navigators and supportive service providers. These meetings are facilitated by the CEA team and provide "mini" staffings to ensure the prioritization and those with the highest level of need addressed.

Discussion

In addition to its municipalities' Public Service programs, Broward County has partnerships already in place which address the housing and supportive service needs of persons who are not homeless but have other special needs. These partnerships are all participating members of the CoC; City of Fort Lauderdale, HIP, Broward County Transit, Broward Addiction Recovery Center and the Broward County Elderly and Veterans Services Division. Through its municipalities' Public Service projects, Broward County will assist elderly, frail elderly and persons with other special needs. The activities addressing these needs include, but are not limited to senior transportation, after school tutorial programs, senior services, emergency services for victims of domestic violence, indigent health care and prevention, senior center activities and a fair housing initiative. The County will also provide funding to the Broward County Housing Authority for its comprehensive housing counseling program which assist homeowners with foreclosure counseling and Tenant Based Rental Assistance to at-risk individuals and families needing financial support and case management aid until their shelter needs are met.

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

Introduction

As the Lead Agency in the Broward County HOME Consortium, the HFCRD 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 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, 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, as well as MBE/WBE firms to participate in county capital improvement projects. 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 home owners and home buyers.

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.

Actions planned to reduce the number of poverty-level families

Broward County HRCRD 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

N/A

FINAL DRAFT

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

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. | 80.00% |

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.

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 the HOME 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 investment through a second mortgage and note instrument, except that the HOME 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.

Emergency Solutions Grant (ESG) Reference 91.220(l)(4)

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.

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 Broward County Housing Finance and Community Redevelopment Division oversees ESG grant distribution for its Service Area, which encompasses all unincorporated areas along with 30 entitlement and non-entitlement cities within the county. 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).

Since 2017, the HIP Section has implemented a Coordinated Entry and Assessment (CEA) process for all housing referrals. **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). These include Access, Assessment, Prioritization, and Referral.

Broward's 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, dating 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.

Broward County CoC will provide a coordinated entry process and will offer multiple access points that are well marketed. All access points will be 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 the following five populations:

- adults without children;
 - adults accompanied by children;
 - unaccompanied youth;
 - households fleeing domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions (including human trafficking); and
 - Single adult households.
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 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.

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.

Discussion

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.
- 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 Florida Housing Coalition has a maximum assistance limit for Broward of \$331,888. To account for this wide range between sale prices, the County will use an industry recognized standard methodology where each jurisdiction will have their own limits. Examples of acceptable methodology may include but are not limited to data obtained from market conditions, MLS or the Broward County Property Appraiser. Broward County will use one of the two following methods to determine maximum home value for purchase assistance or home repair/renovation programs:1) The County will use the Countywide purchase price for the statistical area in which the eligible housing is located, published yearly by the Florida Housing Finance Corporation and/or the U.S. Treasury Department, whichever is greater,2) 95% of the median purchase for single family housing (existing & newly constructed) price for the statistical area (County, municipal, target location) in which the eligible housing is located as indicated in the Broward County Property Appraiser's data. County will guide itself by 92.254(a)(2)(iii)

Appendix - Alternate/Local Data Sources

1	<p>Data Source Name 2006-2010 ACS, 2014-2018 ACS</p> <p>List the name of the organization or individual who originated the data set. US Census Bureau</p> <p>Provide a brief summary of the data set. The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.</p> <p>What was the purpose for developing this data set? Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Broward County, FL</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2006-2010 ACS, 2014-2018 ACS 5-Year Estimates</p> <p>What is the status of the data set (complete, in progress, or planned)? Complete</p>
2	<p>Data Source Name 2012-2016 CHAS</p> <p>List the name of the organization or individual who originated the data set. US Census Bureau, American Community Survey (ACS) and U.S. Department of Housing and Urban Development (HUD)</p> <p>Provide a brief summary of the data set. Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households.</p> <p>What was the purpose for developing this data set? The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.</p>

	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Broward County, FL</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2012-2016 CHAS</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
3	<p>Data Source Name</p> <p>2014-2018 ACS 5-Yr Estimates</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Census Bureau</p>
	<p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.</p>
	<p>What was the purpose for developing this data set?</p> <p>Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Broward County, FL</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2014-2018 ACS 5-Year Estimates</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
4	<p>Data Source Name</p> <p>2013-2017 ACS (Workers), 2017 LEHD (Jobs)</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>2013-2017 ACS and 2017 Longitudinal Employee-Household Dynamics: United States Census Bureau</p>

	<p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.</p> <p>The Longitudinal Employer-Household Dynamics (LEHD) program is part of the Center for Economic Studies at the U.S. Census Bureau. The LEHD program produces new, cost effective, public-use information combining federal, state and Census Bureau data on employers and employees under the Local Employment Dynamics (LED) Partnership.</p>
	<p>What was the purpose for developing this data set?</p> <p>ACS: Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p> <p>LEHD: Information from the LEHD help state and local authorities who increasingly need detailed local information about their economies to make informed decisions. The LEHD Partnership works to fill critical data gaps and provide indicators needed by state and local authorities. LEHD's mission is to provide new dynamic information on workers, employers, and jobs with state-of-the-art confidentiality protections and no additional data collection burden.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Broward County, FL</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2013-2017 ACS (Workers), 2017 LEHD (Jobs)</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
5	<p>Data Source Name</p> <p>HUD 2019 FMR and HOME Rents</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Department of Housing and Urban Development (HUD)</p>

	<p>Provide a brief summary of the data set.</p> <p>Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for the Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county.</p> <p>HOME Rents Limits are based on FMRs published by HUD. HOME Rent Limits are set to determine the rent in HOME-assisted rental units and are applicable to new HOME leases.</p>
	<p>What was the purpose for developing this data set?</p> <p>Fair Market Rents (FMRs) are used to determine payment standard amounts for HUD Programs. HOME Rent Limits are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Broward County, FL</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2019</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
6	<p>Data Source Name</p> <p>PIC (PIH Information Center)</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Department of Housing and Urban Development (HUD)</p>
	<p>Provide a brief summary of the data set.</p> <p>IMS/PIC is responsible for maintaining and gathering data about all of PIH's inventories of HAs, Developments, Buildings, Units, HA Officials, HUD Offices and Field Staff and IMS/PIC Users.</p>
	<p>What was the purpose for developing this data set?</p> <p>IMS/PIC is responsible for maintaining and gathering data about all of PIH's inventories of HAs, Developments, Buildings, Units, HA Officials, HUD Offices and Field Staff and IMS/PIC Users.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Broward County, FL</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2019</p>

	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
7	<p>Data Source Name</p> <p>2019 Housing Inventory Count</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>US Department of Housing and Urban Development (HUD)</p>
	<p>Provide a brief summary of the data set.</p> <p>The Housing Inventory Count Reports provide a snapshot of a CoC's HIC, an inventory of housing conducted annually during the last ten days in January, and are available at the national and state level, as well as for each CoC. The reports tally the number of beds and units available on the night designated for the count by program type, and include beds dedicated to serve persons who are homeless as well as persons in Permanent Supportive Housing.</p>
	<p>What was the purpose for developing this data set?</p> <p>HIC provides the inventory of housing conducted annually during the last ten days in January. The reports tally the number of beds and units available on the night designated for the count by program type, and include beds dedicated to serve persons who are homeless.</p>
	<p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>COC</p>
	<p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2019</p>
	<p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p>
8	<p>Data Source Name</p> <p>Bureau of Labor Statistics</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Bureau of Labor Statistics (BLS)</p>
	<p>Provide a brief summary of the data set.</p> <p>BLS unemployment rates are from the BLS Local Area Unemployment Statistics (LAUS). This program produces monthly and annual employment, unemployment, and labor force data for Census regions and divisions, States, counties, metropolitan areas, and many cities, by place of residence.</p>

What was the purpose for developing this data set?
The purpose of the BLS data is to collect, analyze, and disseminate essential economic information to support public and private decision making.
How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?
Broward County, FL
What time period (provide the year, and optionally month, or month and day) is covered by this data set?
2019
What is the status of the data set (complete, in progress, or planned)?
Complete

FINAL DRAFT

HUD Low/Mod Block Group Tracts

Source: HUD CDBG Low/Mod Income Summary Data (LMISD)

COUNTYNAME	TRACT	BLKGRP	LOWMOD	LOWMODUNIV	% Low/mod
Broward County	100202	3	635	650	97.69%
Broward County	080500	2	970	1000	97.00%
Broward County	050702	4	930	980	94.90%
Broward County	050702	2	1710	1805	94.74%
Broward County	041400	2	1105	1205	91.70%
Broward County	050208	2	1385	1520	91.12%
Broward County	050701	1	1965	2165	90.76%
Broward County	050602	4	1325	1490	88.93%
Broward County	100201	1	1240	1410	87.94%
Broward County	100400	3	2110	2415	87.37%
Broward County	041100	1	675	775	87.10%
Broward County	061100	2	545	630	86.51%
Broward County	050311	2	1375	1595	86.21%
Broward County	080500	3	965	1120	86.16%
Broward County	080402	2	1250	1455	85.91%
Broward County	100502	2	2555	2995	85.31%
Broward County	050207	3	2470	2920	84.59%
Broward County	050306	1	2840	3395	83.65%
Broward County	080102	3	815	975	83.59%
Broward County	100400	4	795	955	83.25%
Broward County	050702	1	1790	2185	81.92%
Broward County	100802	2	2045	2505	81.64%
Broward County	100103	2	1010	1260	80.16%
Broward County	050800	3	1550	1940	79.90%
Broward County	050309	1	2010	2525	79.60%
Broward County	100400	1	630	795	79.25%
Broward County	100400	2	840	1060	79.25%
Broward County	020405	1	1275	1625	78.46%
Broward County	050312	1	1775	2265	78.37%
Broward County	050207	2	1545	1975	78.23%
Broward County	050100	3	1915	2460	77.85%
Broward County	080102	2	415	535	77.57%
Broward County	043002	3	935	1210	77.27%
Broward County	090504	3	200	260	76.92%

Broward County	100300	3	1915	2495	76.75%
Broward County	020413	2	1815	2365	76.74%
Broward County	100202	1	1790	2340	76.50%
Broward County	080102	1	825	1085	76.04%
Broward County	020404	3	1815	2390	75.94%
Broward County	041400	3	235	310	75.81%
Broward County	100700	4	595	785	75.80%
Broward County	050502	3	995	1315	75.67%
Broward County	050307	3	2105	2785	75.58%
Broward County	080500	1	1355	1795	75.49%
Broward County	050311	1	1170	1550	75.48%
Broward County	020412	1	2765	3680	75.14%
Broward County	100300	4	815	1085	75.12%
Broward County	050308	1	2295	3060	75.00%
Broward County	050306	2	740	990	74.75%
Broward County	060401	2	2105	2830	74.38%
Broward County	050208	3	980	1320	74.24%
Broward County	100202	2	1420	1925	73.77%
Broward County	090504	1	1060	1440	73.61%
Broward County	100502	1	725	985	73.60%
Broward County	060127	1	2365	3220	73.45%
Broward County	020404	1	1475	2010	73.38%
Broward County	100802	3	1445	1975	73.16%
Broward County	041000	2	1620	2220	72.97%
Broward County	050900	1	515	715	72.03%
Broward County	050501	2	600	850	70.59%
Broward County	050702	3	585	830	70.48%
Broward County	090504	2	835	1185	70.46%
Broward County	080403	3	945	1345	70.26%
Broward County	050301	1	2575	3670	70.16%
Broward County	050307	2	1845	2650	69.62%
Broward County	041300	1	1300	1870	69.52%
Broward County	050310	2	2090	3010	69.44%
Broward County	020407	3	1385	2000	69.25%
Broward County	100501	1	555	805	68.94%
Broward County	100700	1	485	705	68.79%
Broward County	110600	2	1365	2005	68.08%
Broward County	080405	2	1445	2130	67.84%

Broward County	050502	4	720	1075	66.98%
Broward County	020502	1	1250	1890	66.14%
Broward County	041100	2	865	1310	66.03%
Broward County	020407	1	2300	3485	66.00%
Broward County	100600	2	695	1060	65.57%
Broward County	080403	1	1220	1865	65.42%
Broward County	100300	2	875	1355	64.58%
Broward County	020405	2	2070	3210	64.49%
Broward County	050501	3	850	1325	64.15%
Broward County	100101	4	735	1150	63.91%
Broward County	020413	4	410	645	63.57%
Broward County	100700	3	680	1070	63.55%
Broward County	061100	1	2675	4215	63.46%
Broward County	050307	1	625	985	63.45%
Broward County	050900	3	745	1175	63.40%
Broward County	050100	1	750	1185	63.29%
Broward County	050310	3	980	1560	62.82%
Broward County	050207	1	900	1440	62.50%
Broward County	020413	3	635	1035	61.35%
Broward County	051001	3	925	1510	61.26%
Broward County	100101	2	1590	2610	60.92%
Broward County	061100	3	1800	2970	60.61%
Broward County	100105	1	1290	2155	59.86%
Broward County	041100	3	1520	2560	59.38%
Broward County	060105	3	465	790	58.86%
Broward County	100700	2	955	1630	58.59%
Broward County	050301	3	1405	2400	58.54%
Broward County	020413	1	1810	3160	57.28%
Broward County	040101	2	435	765	56.86%
Broward County	010902	2	625	1100	56.82%
Broward County	080406	1	1650	2910	56.70%
Broward County	050502	1	545	965	56.48%
Broward County	030703	2	1230	2210	55.66%
Broward County	080403	4	615	1120	54.91%
Broward County	041000	1	470	865	54.34%
Broward County	100802	1	1885	3485	54.09%
Broward County	080102	4	585	1085	53.92%
Broward County	080405	1	365	680	53.68%

Broward County	100700	5	630	1180	53.39%
Broward County	100600	1	980	1860	52.69%
Broward County	020404	2	1815	3455	52.53%
Broward County	050402	2	1345	2565	52.44%
Broward County	051001	2	590	1130	52.21%
Broward County	010901	2	480	940	51.06%

FINAL DRAFT