



Fiscal Year 2020-2021 Consolidated Annual Performance and Evaluation Report
(CAPER)
October 1, 2020 to September 30, 2021

City of Weston City Commission
Margaret Brown, Mayor

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Prepared by

Broward County
Housing Finance and Community Redevelopment Division
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City of Weston
Consolidated Annual Performance and Evaluation Report

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Weston is a recent entitlement community

Due to lack of capacity, City of Weston entered into an inter-local agreement with Broward County Housing Finance & Community Redevelopment Division for management and implementation of the City's CDBG programs. CDBG funds were made available to the City of Weston beginning in the 2016 program year. County staff worked diligently to expend funds to make sure Weston met their timeliness obligation. The City of Weston was able to assist 1 household with Purchase Assistance.

GOALS

- **Promote Homeownership Affordability**

The City of Weston has made the increase of the homeownership rate among low/moderate income households a high priority need for resource allocation. The City has included Purchase Assistance in the 2020-2021 Action Plan to address this goal. Through this activity, the City was able to assist 1 household with purchase assistance.

- **Maintain City's Affordable Housing Stock**

The City of Weston has made the preservation of housing a high priority need for resource allocation. The City's 2020-2021 Annual Action Plan included the provision of preserving units owned by low/moderate income households.

RESOURCES

The FY 2020 program year grant includes \$367,047, additionally the City had \$489,128 in funding available from prior years.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and

explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Maintain City's Affordable Housing Stock	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	10	0	0.00%	3	0	0.00%
Promote Homeownership Affordability	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	10	0	0.00%	3	1	33.33%
Public Services	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	33	0	0.00%			

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Priority 1 – Homeownership Affordability and Sustainability

As identified in the FY 2016-2020 Consolidated Plan, The priority housing needs that will be addressed are cost burden and minor housing conditions. The number one housing problem identified in the Housing Needs Assessment was cost burden. Homeownership, as well as existing owner occupied needs, will be addressed. Due to a lack of capacity as mentioned previously, the City of Weston entered into an agreement on

May 8, 2018 to administer the City's housing programs. As a result, the County was able to provide a larger number of homeowners with assistance. The City of Weston is addressing these needs by providing deferred payment loans to low/moderate income residents for owner-occupied residential rehabilitation. The City of Weston utilized CDBG funding to increase affordable housing opportunities for very low income persons through first time homebuyer assistance. A total of 1 income qualified household was assisted through the City's purchase assistance program.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	1
Black or African American	0
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	1
Hispanic	0
Not Hispanic	1

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Through its purchase assistance programs, the City of Weston was able to assist 1 White, Non-Hispanic household.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	447,047	80,000

Table 3 - Resources Made Available

Narrative

The City of Weston was able to use \$80,000 to assist a Weston residents with purchase assistance.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

No Target Areas have been defined for the Annual Action Plan, activities are carried out city-wide.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

While the CDBG program does not require match, through program management by Broward County, the City of Weston will continue to develop initiatives for Broward County to carry out on the City's behalf.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	5	1
Number of Special-Needs households to be provided affordable housing units	0	0
Total	5	1

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	3	0
Number of households supported through Acquisition of Existing Units	2	1
Total	5	1

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Due to the COVID -19 pandemic, construction was stopped. The City was unable to undertake minor home repair. As a result, the three proposed rehabilitations will not happen until construction is able to proceed.

Discuss how these outcomes will impact future annual action plans.

While the City was able to assist 1 household with purchase assistance, the stop to construction has affected the rehabilitation program. It is not known when construction will begin again. However, when it does, the City’s program will be able to assist homeowners in subsequent years with minor home repair and a higher rate than currently.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	1	0
Total	1	0

Table 7 – Number of Households Served

Narrative Information

The City of Weston was able to assist 1 Moderate-income household.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)
Evaluate the jurisdiction’s progress in meeting its specific objectives for reducing and ending homelessness through:

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

In October of 2018, Broward County Homeless Continuum of Care (“HCoC”) streamlined access points for admission into emergency shelters, to the street outreach provider TaskForce Fore Ending Homelessness, Inc. Although there are multicentral access points that “feed” into street outreach, the single point of access into the emergency shelter system is through street outreach. Referrals to shelter are entered into HMIS exclusively by TaskForce Fore Ending Homelessness, Inc. to the four shelters, including The Salvation Army and the South, Central and North Homeless Assistance Centers. CE team monitors the status of referrals and review the reason for declining a referral and other system barriers that may need to be addressed. Other sources that feed into street outreach include but are not limited to: the Homeless Helpline; a domestic violence help line (Women in Distress of Broward County); the Broward Behavioral Health Coalition; multiple police municipalities; three (3) Homeless Assistance Centers (HACs); a Safe Haven; and an interfaith community-based shelter network (Salvation Army and HOPE South Florida).

Referral Process: Referrals for individuals to the four shelter providers are made by our street outreach provider TaskForce Fore Ending Homelessness, Inc. TaskForce Outreach only submits Shelter Referrals for Individuals, for entry into the HCoC emergency shelters. In 2020, HIP initiated a Family Crisis Waitlist and assigned a staff to monitor the flow of referrals and facilitate staffing’s to ensure families were prioritized into the family dorm beds. The COVID pandemic has led to a decrease in the capacity of all HCoC shelters. The shelters are operating at about 65% of normal capacity.

Prioritization for families engages the HIP Administrative Officer who monitors the prioritization and process for families to create a more effective Coordinated Entry into shelters and immediate referrals to housing.

Admission into shelters is not guaranteed, as there is a waitlist and admission are based on prioritization.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Homeless Continuum of Care shelters continues the prioritization admissions and provide Emergency Solutions Grant (“ESG”) Shelter Essential Services and ESG Rapid Re-housing for Individuals and Families. Grant Funding is administered to the County from the Department of Children and Families. Broward County continues to collaborate with the homeless outreach and shelter providers, Emergency Management and County Mass Transit to open emergency Cold Weather shelters to meet

increased need during Cold Weather Emergency activations. During the January 2020, the Point In Time count, 984 individuals were unsheltered and living on the streets.

In 2020, the COVID pandemic necessitated the decrease of capacity in all HCoC shelters. The capacity in all 4 HCoC shelters was decreased to a new COVID capacity to allow for the implementation of the Centers for Disease Control (“CDC”) guidelines and the Broward Department of Health recommendations to be implemented. The shelters continue to operate at approximately 65% of normal capacity. The County was awarded \$1,1070,000 in ESG Phase One funding that is being used to routinely test individuals and families in the shelters and provide additional supportive services.

In June of 2020, the County opened a Non-Congregate Shelter (“NCS”) to provide a safe and stable location for individuals who need to quarantine and have no other place to go. This includes individuals experiencing homelessness.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Broward County and the Homeless Continuum of Care fund programs and services to assist the most vulnerable members of the community. The HCoC has identified the following sub target populations to monitor monthly through by-name list meetings with providers. These sub populations include, victims of domestic violence, children, youth, young adults, seniors, members of the LGTBQ community, persons with developmental disabilities, and veterans returning home and rebuilding their lives via the Broward County Elderly and Veterans Services Division and Family Administration Success Divisions. The County’s Family Administration Success Division provides emergency eviction and rapid rehousing assistance to residents. The Homeless Continuum of Care provides discharge alternative care with the Broward County Mental Health Court and is coordinating care with persons identified as homeless and in Crisis Stabilization Units in collaboration with the Broward Behavioral Health Coalition (State Managing Entity).

The HCoC Board is recommending the addition of a representation from the local Child Welfare agency and the Veterans Administration Division to the advisory board.

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

In 2020 the Broward Homeless Continuum of Care embarked on a second redesigned the CEA system for homeless populations. The goal of this redesign was to include better streamline the system in HMIS with detailed workflow and reporting elements. Once HIMIS is updated there will be one portal of entry for all providers to the CE team. This will streamline the referral process and ensure providers to not make the wrong housing intervention referral for a family or individual that may lead to a denial.

In 2020 the committees continued to work through the strategies to implement the recommendation for the A Way Home Plan. The Housing Action Committee launched a robust Landlord Recruitment Campaign in October of 2020. HIP and the Homeless Management Information (“HMIS”) staff, embarked on the upgrading and further customization of the Service Point platform with the vendor, WellSky. Although this has been a slower process, there has been progress in initiating workflows, and an assessment to improve visibility for providers. Additionally, the HIP Coordinated Entry team has been working with WellSky to create workflows for Street Outreach and Housing providers to ensure transparency and consistency.

In December of 2020, the Coordinated Entry Work Group completed the third update to the Written Standards of Care that are now in the process of being approved by the HCoC Board.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The City of Weston does not have a public housing authority nor any public housing properties within its jurisdiction.

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

The City of Weston in partnership with Broward County, has a system and encourages public housing residents to participate in purchase assistance/gap financing to encourage home ownership.

Actions taken to provide assistance to troubled PHAs

N/A

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Weston has contracted with Broward County to implement their Consolidated Plan. In 2020, the State Housing Initiative Partnership's Affordable Housing Advisory Committee (AHAC) made several recommendations to the Broward County Board of County Commissioners to help eliminate some of the barriers to affordable housing. The recommendations are as follows:

- Establish a dedicated revenue source for affordable housing.
- Preserve Tax Exemption for Affordable Housing.
- Review State's formula for distribution of documentary stamps.
- Mandate legislative action to prohibit the raiding of the Sadowski Housing Trust Fund.
- Support changes to the Florida Housing Finance Corporation rules governing the Low-Income Housing Tax Credit Program to increase Broward County's potential tax credit allocations
- Improve the Bonus Density Program in Broward County Land Use Plan to increase its effectiveness and generate additional affordable units.
- 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.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Broward County has contracted with Weston to implement their Consolidated Plan. As the Lead Agency for Broward County's HOME Consortium, the County along with the urban county small cities and the City of Weston continuously work to ensure that this organization employs comprehensive and inclusive policies addressing housing and community development issues and needs pertinent to this jurisdiction.

Throughout the 2020-2021 Program Year, Broward County may adjust its funding priorities as needed in order to address underserved needs. If necessary, this will occur within the parameters of citizen participation requirements.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Broward County implements and evaluates Lead-Based Paint regulation through its application process. Each applicant is screened through the application process by determining whether the house was built prior to 1978. All homes built prior to 1978 are inspected either by the County's Department

of Natural Resources Protection or by a consultant. Homes were evaluated through Visual Assessment, Paint Testing, or Risk Assessment (or Lead Hazard Screen). If incidents are reported, the County will fund lead testing through the County's CDBG Housing Rehabilitation programs.

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

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

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

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The poverty rate is varied throughout Broward County. Thus, an anti-poverty strategy is designed to develop affordable housing, create jobs, and stimulate the economic environment for the benefit and enhancement of the entire County. An essential component of an anti-poverty strategy is the successful coordination of social systems, which acknowledges an individual-economic status (health, education, employment, job training, minority assistance, etc.).

Whenever possible, during construction projects, we encourage Small Business and Section 3 Businesses

to apply. Rehabilitation can assist in reducing cost burden. Whenever possible the County uses Energy Star and Water Sense certified products. Purchase/downpayment assistance helps homeowners get into a long-term, stable, affordable living environment. All of these lower insurance and other costs which can be used for sustainable essentials.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

In 2002, Broward County formed the HOME Consortium, of which, the City of Weston is a participating member. 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. In addition, the County partners with the Broward County Continuum of Care (CoC) and the Broward County Housing Authority (the local PHA).

As of September 2020, Broward County took over administration of the CDBG program for the city of Weston.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City of Weston works closely with multiple local non-profit and public housing providers.

In an effort to enhance coordination between public and private housing and social services agencies, the City of Weston relies on Broward County and its continuation to foster and maintaining affordable housing efforts countywide. This includes coordination among all providers which is essential to improving the conditions and addressing service gaps for Broward County residents. Actions planned to enhance coordination between public and private housing and social service agencies include:

- Award CDBG funds to eligible projects for housing activities.
- Encourage agencies to work together to leverage resources to the fullest extent.
- Continue working with the County and other agencies to address issues of poverty and homelessness.
- Continue to attend and be involved in meetings, events and training opportunities for housing and social service agencies.
- Continue to conduct outreach at public events on fair housing.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

As part of the 2015-2019 Consolidated Planning process to realign planning cycles with Broward County HOME Consortium members, the City began revising its Analysis of Impediments to Fair Housing Choice. This activity was completed in PY 2015 and actions taken to overcome any identified impediments were implemented in PY 2018. In addition, the City is a sponsor of the annual Broward County Fair

Housing Symposium provided by HOPE, Inc. The support continued in 2020.

The City in coordination with Broward County will be actively engaged in promoting fair housing for its residents. The City and County in coordination with CIVITAS developed the 2020 Analysis of Impediments to Fair Housing Choice. The county's fair housing program is decisively designed to affirmatively further fair housing objectives of Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, as amended, and other relevant federal, state, and local fair housing laws. The county is committed to prohibiting discrimination in housing based on a person's race, color, religion, sex, familial status, national origin, age, or disability.

CR-40 - Monitoring 91.220 and 91.230

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

The City finalized an Interlocal Agreement with Broward County to administer the City's CDBG program in order to bring the City's program into compliance with timeliness requirements and other procurement requirements of the CDBG program. The City of Weston will be following the same monitoring policy as the County.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The City published notification of the availability of the CAPER on December 12, 2021 with the comment period beginning on December 13, 2021 and ending on December 28, 2021.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There will be no changes in the jurisdiction's program objectives. Our primary goals will continue to be serving residents through housing rehabilitation and purchase assistance.

To be better equipped to meet these objectives, the City of Weston entered into an interlocal agreement with Broward County to carry out the necessary activities and procurement procedures to address our program goals.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

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