

**Substantial Changes to the Fiscal Year (FY) 2016-2020 HUD Consolidated Plan
and 2019/2020 Annual Action Plan (AAP)**

CARES ACT - COVID19 Funding

CDBG-CARES ACT
City of Weston Funds

		<u>Activity Breakdown</u>	
<u>Allocation</u>		<u>Rent</u>	
\$	172,764.00	\$	172,764.00
CDBG ADMIN to Housing Finance		\$	43,191.00
TOTAL CDBG		\$	215,955.00

**Community Development Block Grant (CDBG) Program
FY 2020 Annual Action Plan**

Projects/Activities Breakdown		* Anticipated Program Income
<u>Rehabilitation</u>	\$ 146,841.00	
<u>Purchase Assistance</u>	\$ 146,842.00	\$ 80,000.00
CDBG ADMIN to Housing Finance	\$ 73,420.00	
TOTAL CDBG	\$ 367,103.00	

* Should the City receive Program Income, the unanticipated funds will be used for Purchase Assistance



FY2016 – FY2020 CONSOLIDATED PLAN

FY 2016 - 2017 ANNUAL ACTION PLAN October 1, 2016 – September 30, 2017

BOARD OF CITY COMMISSIONERS

DANIEL J. STERMER, MAYOR

ANGEL M. GOMEZ

TOBY FEUER

JIM NORTON

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**PREPARED BY
BROWARD COUNTY
HOUSING FINANCE & COMMUNITY DEVELOPMENT DIVISION
ENVIRONMENTAL PROTECTION & GROWTH MANAGEMENT
DEPARTMENT**

Continued on next page

Executive Summary

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

1. Introduction

The City of Weston is an Entitlement Recipient of federal funds from the United States Department of Housing and Urban Development (HUD) totaling \$269,933 per year. The overall goal of the community planning and development funds provided by HUD, is to develop viable urban communities by providing decent housing and a suitable living environment, and expanding economic opportunities principally for low- and moderate-income individuals and families. The primary goal is to strengthen the partnerships between all levels of government and the private sector, including for-profit and not-for profit organizations, in the production of affordable housing and related infrastructure that meets the needs of the City of Weston.

The Consolidated Plan will be a five (5) year strategy with incremental one-year action plans, and will further the statutory goals of the programs through a collaborative process whereby a community establishes a unified vision for community development actions. This offers the City of Weston a chance to shape the various federally funded programs into an effective, coordinated, neighborhood and community development strategy.

The Consolidated Plan serves several functions including:

- A long and short-term planning document for the City of Weston, which builds on a participatory process at the grassroots level;
- An application for federal funds;
- A strategy to be followed in carrying out HUD programs; and
- An annual action plan that provides a basis for assessing and monitoring program performance.

The following Programs are governed by, and administered under a Consolidated Plan: The Community Development Block Grant (CDBG) Program, the HOME Investments Partnership Program, the Emergency Shelter Grant (ESG) Program, and the Housing Opportunities for Persons with AIDS (HOPWA) Program. CDBG Entitlement Jurisdictions may also apply for and receive Section 108 Guaranteed Loan Funds.

Although the City of Weston currently qualifies for funding under the CDBG Program only, the City's Consolidated Plan and Citizen Participation Plan are intended to cover all eligible programs listed above, should the City of Weston qualify for future allocations.

The Broward County Housing and Community Redevelopment Division is responsible for the planning, preparation and submission of the Consolidated Plan for Federal Funds, as well as the 2016-2017 Annual Action Plan.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The greatest need within the City of Weston is affordable housing. According to the 2008-2012 American Community Survey data, severe cost burden is the greatest problem within the City. Although owner occupied households within the 30-50% AMI and 50-80% AMI categories and renter occupied households within the 30-50% AMI category have felt the greatest impact, housing cost burden is being felt throughout all income categories in both renter occupied and owner occupied LMI households. The City will be using a combination of Purchase Assistance and Residential Rehabilitation programs to assist no less than 2 first-time homebuyers and 2 income eligible owner-occupied units annually. Both programs will be run on a city-wide basis. By the year 2020 the City of Weston will have assisted 10 first-time homebuyers to purchase an affordable primary residence within the City of Weston. An additional 10 City of Weston home owners will have been assisted with minor home repairs to ensure sustainability and affordability of their homes. These priorities may be adjusted to meet future needs of the City.

3. Evaluation of past performance

Not Applicable. This is the first year the City of Weston will be accepting its CDBG entitlement grant funds.

4. Summary of citizen participation process and consultation process

Process	Date
Interdepartmental Consultation	May 1, 2016 to May 30, 2016
Planning Research and Consultation	May 1, 2016 to May 30, 2016
Notice of Pre-Development Public Hearing Published	May 29, 2016
Pre-Development Public Hearing	June 14, 2016
Notice of Pre-Adoption Hearing Published	July 16, 2016

30 Day Public Comment Period	July 16, 2016 to August 15, 2016
Pre-Adoption Public Hearing and Commission Approval	August 15, 2016
Submit Consolidated Plan and Action Plan to HUD	August 15, 2016
45 Day HUD Decision Period	August 15, 2016 to September 30, 2016
City of Weston CDBG Program Year Begins	October 1, 2016

Table 1 - Timeline of The Citizen Participation and Consultation Processes

5. Summary of public comments

Please see attached citizen participation exhibit.

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

Not Applicable. All public comments are accepted and will be included as part of this plan.

7. Summary

While the housing market has certainly begun to improve, housing costs have increased substantially creating cost burden for many homeowners and renters. Many City of Weston residents cannot afford the maintenance and upkeep for their properties. Additionally, because incomes have continued to stagnate, public services continue to be a priority for many City of Weston residents.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 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	WESTON	Housing Finance & Community Redevelopment Division

Table 2 – Responsible Agencies

Narrative

The Broward County Housing Finance and Community Redevelopment Division (HF&CRD) is the actual Broward County Agency charged with preparing the Consolidated Plan. The Broward County Housing Finance and Community Redevelopment Division administers the Community Development Block Grant (CDBG) for the City of Weston.

Consolidated Plan Public Contact Information

Any questions pertaining to completion, submission or general information regarding this Consolidated Plan may be directed to Ralph Stone, Director, Housing Finance and Community Redevelopment Division. The Housing Finance and Community Redevelopment Division is located at 110 NE 3rd Street, Fort Lauderdale, FL 33301. The division telephone number is (954) 357-4900. Mr. Stone's email address is Rstone@broward.org.

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

1. Introduction

As part of the 2016-2020 Consolidated Plan and 2016 Annual Action Plan, surrounding agencies, service providers, and public documents pertaining to the City and Broward County were consulted to gain a better understanding of the needs, services, and resources available to City of Weston residents. Agencies were asked to describe what services, if any, are provided to the key target groups addressed in the Consolidated Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The list of providers reviewed includes housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, person with disabilities, persons with HIV/AIDS, and their families, and homeless persons.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Broward County Housing Finance and Community Development Division is a member of the Broward County Continuum of Care (CoC) and is part of the year round local planning effort and network to alleviate homelessness in Broward County. The City participates in monthly meetings that are held to obtain input from local municipalities. In May, the Broward County Homeless Initiative Partnership, which staffs the CoC efforts, released data to the City for the 2016 Point-In-Time Count. As no homeless persons were indicated in the report, consultation was had with staff directly. Broward County Homeless Initiative Partnership staff confirmed that there were no homeless individuals present in the City of Weston. As such, this report has focused on at-risk individuals and families.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Weston does not receive ESG funding. ESG funding is administered by the City of Ft. Lauderdale.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 3 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Broward County Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The number of Section 8 vouchers issued within the City was verified and to raise awareness about the City's affordable housing programs.
2	Agency/Group/Organization	Dania Beach Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The number of Section 8 vouchers issued within the City was verified and to raise awareness about the City's affordable housing programs.
3	Agency/Group/Organization	FORT LAUDERDALE HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The number of Section 8 vouchers issued within the City was verified and to raise awareness about the City's affordable housing programs.
4	Agency/Group/Organization	Deerfield Beach Housing Authority
	Agency/Group/Organization Type	PHA

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The number of Section 8 vouchers issued within the City was verified and to raise awareness about the City's affordable housing programs.
5	Agency/Group/Organization	Pompano Beach Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
6	Agency/Group/Organization	Hollywood Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The number of Section 8 vouchers issued within the City was verified and to raise awareness about the City's affordable housing programs.

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

The number of Section 8 vouchers issued within the City was verified and to raise awareness about the City's affordable housing programs.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 4 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Weston will continue to work in coordination with Broward County, the Broward County Continuum of Care, Broward County Housing Authority and various local non-profits to ensure the needs of its low- to moderate-income residents are met.

Narrative (optional):

PR-15 Citizen Participation

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

The City adhered to its newly developed Citizen Participation Plan (CPP), which will be approved on August 15, 2016 by the City of Weston Commission. The CPP includes 2 public hearings held at City Hall and a 30-day comment period to review the draft Consolidated Plan/Action Plan. All meetings are advertised in the Sun Sentinel to expand the reach of possible participants.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Newspaper Ad	Non-targeted/broad community	No public comments were received from the Public Notices announcing the Pre-Development Public Hearing which ran in the Sun Sentinel on May 29, 2016.	Non-Applicable	Non-Applicable	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	Non-targeted/broad community	One Citizen attended the Pre-Development Public Hearing which was held on June 14, 2016.	Please see summary of comments in plan exhibits.	Non-Applicable	
3	Newspaper Ad	Non-targeted/broad community	No public comments were received from the Public Notices announcing the Pre-Development Public Hearing which ran in the Sun Sentinel on July 16, 2016.	Non-Applicable	Non-Applicable	
4	Public Hearing	Non-targeted/broad community	The Pre-Adoption Public Hearing was held on August 15, 2016.	Any comments received during the Pre-Approval Public Hearing will be summarized in the plan exhibits.	Non-Applicable	

Table 5 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The needs assessment describes the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, and moderate-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing, and Section 8 tenant-based waiting list. The needs assessment also discusses specific housing problems, including: cost burden, severe cost burden, substandard housing, and overcrowding (especially large families).

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

Summary of Housing Needs

According to the most recent housing needs assessment data available, the City had 65,233 persons, 20,518 households and a median income of \$93,886. The needs assessment is primarily based off the Census 2008 to 2012 American Community Survey data (ACS) and 2008 to 2012 Comprehensive Housing Affordability Strategy data (CHAS data). CHAS data is specifically tabulated for HUD programs.

The focus of the City of Weston's housing needs assessment is households with incomes 80% or less of the area median income (AMI). This income category is served by the Community Development Block Grant (CDBG) and other federal and state resources. The CDBG Program requires that funds be allocated to principally benefit low- to moderate-income households (0% - 80% AMI). At least 70% of the City's total annual allocation must benefit those households that are 80% AMI or less.

The 4,715 households in this income category made up 23% of the City's total households. These households are also referred to as low- to moderate-income households. The needs of these households, especially households at or below 50% AMI, are a primary focus for the CDBG Program and other federal and state resources that may be available to residents. The City had a total of 2,890 households, or 14% of total City households, that were categorized as 50% AMI or less.

Among the total low- to moderate-income households, 680, or 14%, contained a household member that was between the ages of 62 and 74. The CDBG Program defines seniors as individuals who are 62 years or older in age. Furthermore, 655, or 14% of households, contained a member who was 75 years of age or older. These households are referred to as frail elderly. Households with children 6 years of age or younger accounted for 800, or 17%, of low- to moderate-income households.

The housing needs of the various groups differ. One consistent need that impacted all groups, to some extent, was housing cost burden even though household income increased from \$80,920 in 2000 to an estimated \$93,886 in 2012.

Demographics	Base Year: 2000	Most Recent Year: 2012	% Change
Population	49,286	65,233	32%
Households	18,943	20,518	8%
Median Income	\$80,920.00	\$93,886.00	16%

Table 6 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	1,115	1,775	1,825	1,680	14,125
Small Family Households	410	1,160	1,060	1,060	9,305
Large Family Households	130	115	160	170	1,645
Household contains at least one person 62-74 years of age	205	180	295	395	1,895
Household contains at least one person age 75 or older	180	335	140	130	650
Households with one or more children 6 years old or younger	120	410	270	210	2,825

Table 7 - Total Households Table

Data 2008-2012 CHAS
Source:

Housing Needs Summary Tables

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

	Renter					Owner				Total
	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	
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	0	10	30	40	0	30	0	0	30
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	25	0	0	25	15	0	0	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	15	40	105	0	160	0	0	0	75	75
Housing cost burden greater than 50% of income (and none of the above problems)	260	515	210	175	1,160	545	760	650	405	2,360

	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
Housing cost burden greater than 30% of income (and none of the above problems)	0	80	225	335	640	10	175	165	275	625
Zero/negative Income (and none of the above problems)	30	0	0	0	30	75	0	0	0	75

Table 8 – Housing Problems Table

Data Source: 2008-2012 CHAS

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	275	580	325	200	1,380	560	275	650	480	1,965
Having none of four housing problems	165	195	345	400	1,105	10	240	505	605	1,360
Household has negative income, but none of the other housing problems	30	0	0	0	30	75	0	0	0	75

Table 9 – Housing Problems 2

Data Source: 2008-2012 CHAS

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	160	500	400	1,060	160	535	525	1,220
Large Related	35	35	50	120	60	80	35	175
Elderly	84	50	44	178	235	209	139	583
Other	0	60	40	100	100	110	120	330
Total need by income	279	645	534	1,458	555	934	819	2,308

Table 10 – Cost Burden > 30%

Data 2008-2012 CHAS
Source:

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	160	420	150	730	160	460	455	1,075
Large Related	35	20	15	70	15	80	20	115
Elderly	84	50	29	163	225	110	120	455
Other	0	60	10	70	100	110	55	265
Total need by income	279	550	204	1,033	500	760	650	1,910

Table 11 – Cost Burden > 50%

Data 2008-2012 CHAS
Source:

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	15	65	95	0	175	15	0	0	55	70

	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
Multiple, unrelated family households	0	0	0	0	0	0	0	0	15	15
Other, non-family households	0	0	10	0	10	0	0	0	0	0
Total need by income	15	65	105	0	185	15	0	0	70	85

Table 12 – Crowding Information – 1/2

Data Source: 2008-2012 CHAS

	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	0	0	0	0	0	0	0	0

Table 13 – Crowding Information – 2/2

Data Source: Comments:

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

There are 15,122 owner occupied single person residences and 5,396 renter occupied single person residences in the City of Weston.

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.

Per 2008-2012 CHAS data, an estimate of 2,803 disabled persons in the City of Weston may be in need of housing assistance. According to the National Coalition Against Domestic Violence (NCADV) one in four women will experience abuse in her lifetime. At that rate, approximately 8,352 of the 33,410 women in living in the City of Weston will experience the type of abuse that could cause them to seek emergency or permanent shelter outside of their home.

What are the most common housing problems?

Cost burden is the number one housing need within the City of Weston. Among the 1,515 low- to moderate-income renter households with some type of housing problem, 985, or 65%, of those households experienced a housing cost burden of more than 50% of their income. Among the 2,425 low-

to moderate-income owner occupied households with some type of housing problem, 1,955, or 81%, of those households experienced a housing cost burden of more than 50% of their income. Overcrowding represented 12% of housing problems among low- to moderate-income renters and just 1% among low- to moderate-income owner occupied households.

There were 10 instances of substandard housing amongst low- to moderate-income renters, and 1% of owner occupied low- to moderate-income households indicated they were living in substandard housing. Because of the age of the City's housing structures, there is not a significant amount of substandard units in the City of Weston. HUD considers substandard housing as those that do not have heat, lack complete kitchens or plumbing, or may be overcrowded.

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

Of the 15,122 owner occupied households in the City of Weston, 3,180 are affected by at least 1 of 4 housing problems including incomplete kitchen facilities, incomplete plumbing facilities, overcrowding and a housing cost burden greater than 30%. Amongst the 2,425 low- to moderate-income owner occupied households experiencing some form of housing problem, 1,955 or 81% are facing a cost burden greater than 50%. Amongst the 1,515 low- to moderate-income renter occupied households experiencing some form of housing problem, 985 or 65% are facing a cost burden greater than 50%.

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

Households that have one or more of four Severe Housing Problems (lack kitchen or complete plumbing, severe overcrowding and severe cost burden) and are low-income are most at risk of becoming homeless. Formerly homeless individuals and families nearing the end of rapid re-housing assistance will need employment and/or supportive services to help them keep permanent housing where they have been placed or to secure that type of housing as necessary.

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:

The groups identified by Broward County as at-risk populations have been described according to established definitions and methodology. The severely cost burdened for example are those households where housing costs make up more than 50% of their income. The methodology is based on those persons not having the ability to maintain or secure a permanent residence without financial assistance. Homeless or at-risk populations do not have the financial means to either secure a

permanent residence once they have been out on the street for thirty days or the ability to research ways to ameliorate their conditions.

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

Severe cost burden conditions coupled with loss of income for families and individuals with nowhere else to go contributes to an increased risk of homelessness.

Discussion

On April 15, 2014, a Broward County Homeless Coalition was convened. At that meeting, local attendees were asked to sign up for the following sub-committees which would be instrumental in developing the Plan: Data Systems, Emergency Prevention, Systems Change: Mainstream Resources/Discharge Planning, Street Outreach, Shortening the Time People Spend Homeless, Rapid Re-housing, Treatment and Services, Permanent Affordable Housing and Income to Pay for Affordable Housing. Each sub-committee produced a matrix and a brief narrative which addressed key points in the matrix.

Over 140 participants came together over the course of the yearlong planning process. Eighty (80) federal, state and local agencies were represented, as well as were numerous individuals. The sub-committee volunteers worked tirelessly to craft the components for Broward's Ten Year Plan to End Homelessness. They brought creativity, thoughtfulness, perseverance, moral support, technical knowledge, subject matter expertise and camaraderie to the endeavor.

Participants reached out to other communities undertaking plans to end homelessness to see how Broward County could learn from their efforts. Countless hours were spent reaching "best practice" models for each of the Plan components. Some of the participants enriched the process by sharing their own homeless experiences and recommendations which were memorialized in Focus Groups for Homeless Consumers, sponsored by The Coalition of End Homelessness.

NA-15 Disproportionately Greater Need: Housing Problems – 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

All income categories were analyzed to 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. Please see findings detailed below.

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	845	165	105
White	430	85	55
Black / African American	80	0	0
Asian	20	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	310	80	50

Table 14 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2008-2012 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	1,595	180	0
White	495	45	0
Black / African American	50	0	0
Asian	50	0	0
American Indian, Alaska Native	0	0	0

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
Pacific Islander	0	0	0
Hispanic	995	135	0

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Data 2008-2012 CHAS
Source:

*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	1,370	460	0
White	520	195	0
Black / African American	40	25	0
Asian	54	75	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	735	160	0

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Data 2008-2012 CHAS
Source:

*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	1,290	395	0
White	475	210	0

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
Black / African American	39	35	0
Asian	65	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	690	140	0

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2008-2012 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

At 100%, the most significant evidence of disproportionately greater need was amongst Black/African American households and Asian households in the 0% - 30% AMI and 31% - 50% AMI categories. The average percentage of households affected in these categories were 75.78% and 89.86% of households, respectively. No evidence of disproportionately greater need was evidenced in the 51% - 80% AMI category however in the 80% - 100% AMI category, Asian households were affected at a rate of 86.67% while the average for the income category was 76.56%.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 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

All income categories were analyzed to 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. Please see findings detailed below.

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	835	175	105
White	420	95	55
Black / African American	80	0	0
Asian	20	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	310	80	50

Table 18 – Severe Housing Problems 0 - 30% AMI

Data Source: 2008-2012 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	1,340	435	0
White	415	125	0
Black / African American	50	0	0
Asian	50	0	0

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
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	820	310	0

Table 19 – Severe Housing Problems 30 - 50% AMI

Data 2008-2012 CHAS
Source:

*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	975	850	0
White	355	370	0
Black / African American	40	25	0
Asian	35	90	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	530	370	0

Table 20 – Severe Housing Problems 50 - 80% AMI

Data 2008-2012 CHAS
Source:

*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	680	1,005	0
White	210	480	0
Black / African American	4	70	0
Asian	0	75	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	460	365	0

Table 21 – Severe Housing Problems 80 - 100% AMI

Data 2008-2012 CHAS
Source:

*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

At 100%, the most significant evidence of disproportionately greater need was amongst Black/African American households and Asian households in the 0% - 30% AMI and 31% - 50% AMI categories. The average percentage of households affected in these categories were 74.89% and 75.49% of households, respectively. No evidence of disproportionately greater need was evidenced in the 51% - 80% AMI category however in the 80% - 100% AMI category, Hispanic households were affected at a rate of 55.76% while the average for the income category was 40.36%.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 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:

All income categories were analyzed to 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.

An average of 21.59% of households in the City of Weston are experiencing a cost burden between 30% and 50% of their annual income. Amongst these, 20.37% of White households, 14.56% of Black/African American households, 31.69% of Asian households, 0% of American Indian/Alaskan Native households, 0% of Pacific Islander households and 22.46% of Hispanic households are experiencing a cost burden between 30% and 50% of their annual income.

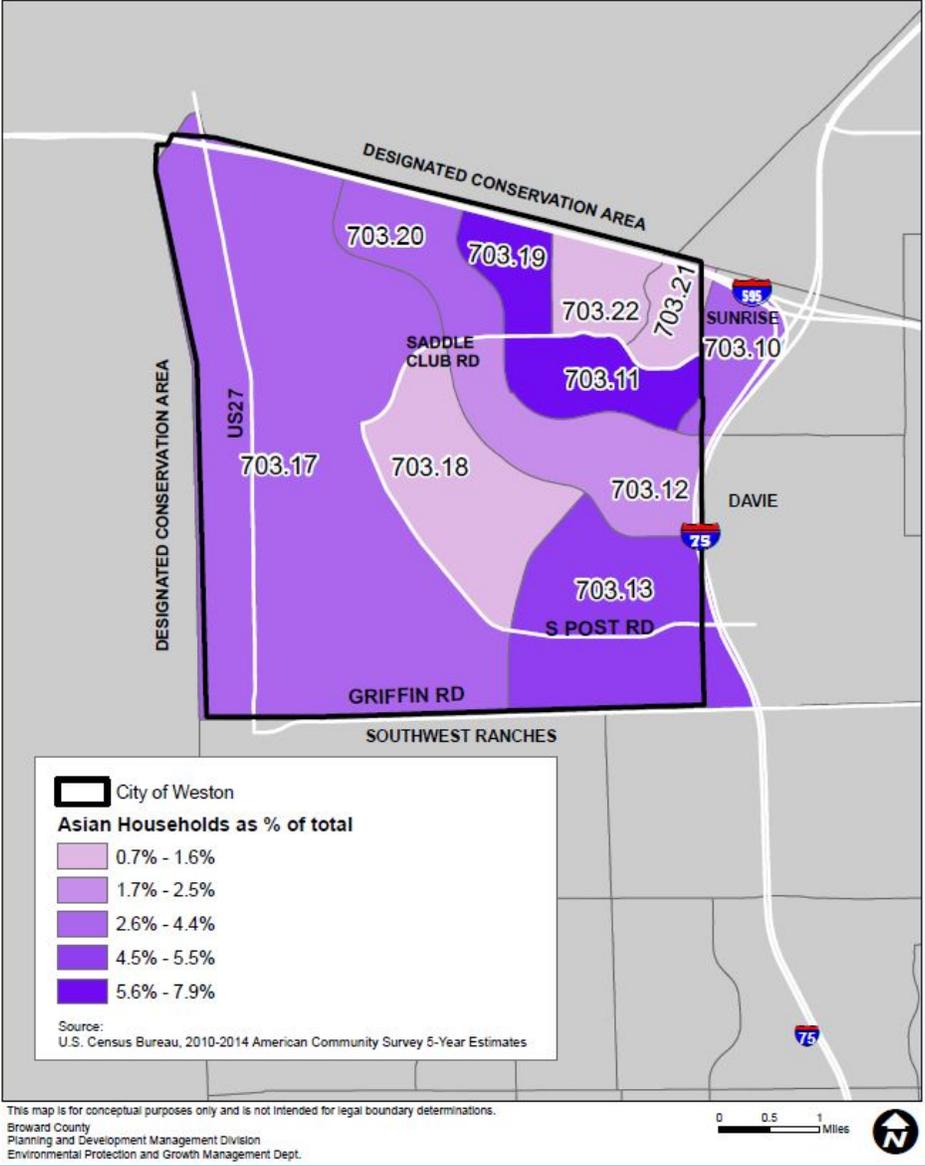
An average of 21.20% of households in the City of Weston are experiencing a cost burden greater than 50% of their annual income. Amongst these, 17.24% of White households, 25.95% of Black/African American households, 8.2% of Asian households, 0% of American Indian/Alaskan Native households, 0% of Pacific Islander households and 27.19% of Hispanic households are experiencing a cost burden between 30% and 50% of their annual income.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	11,675	4,405	4,325	120
White	6,385	2,085	1,765	55
Black / African American	470	115	205	0
Asian	550	290	75	0
American Indian, Alaska Native	30	0	0	0
Pacific Islander	0	0	0	0
Hispanic	4,205	1,875	2,270	65

Table 22 – Greater Need: Housing Cost Burdens AMI

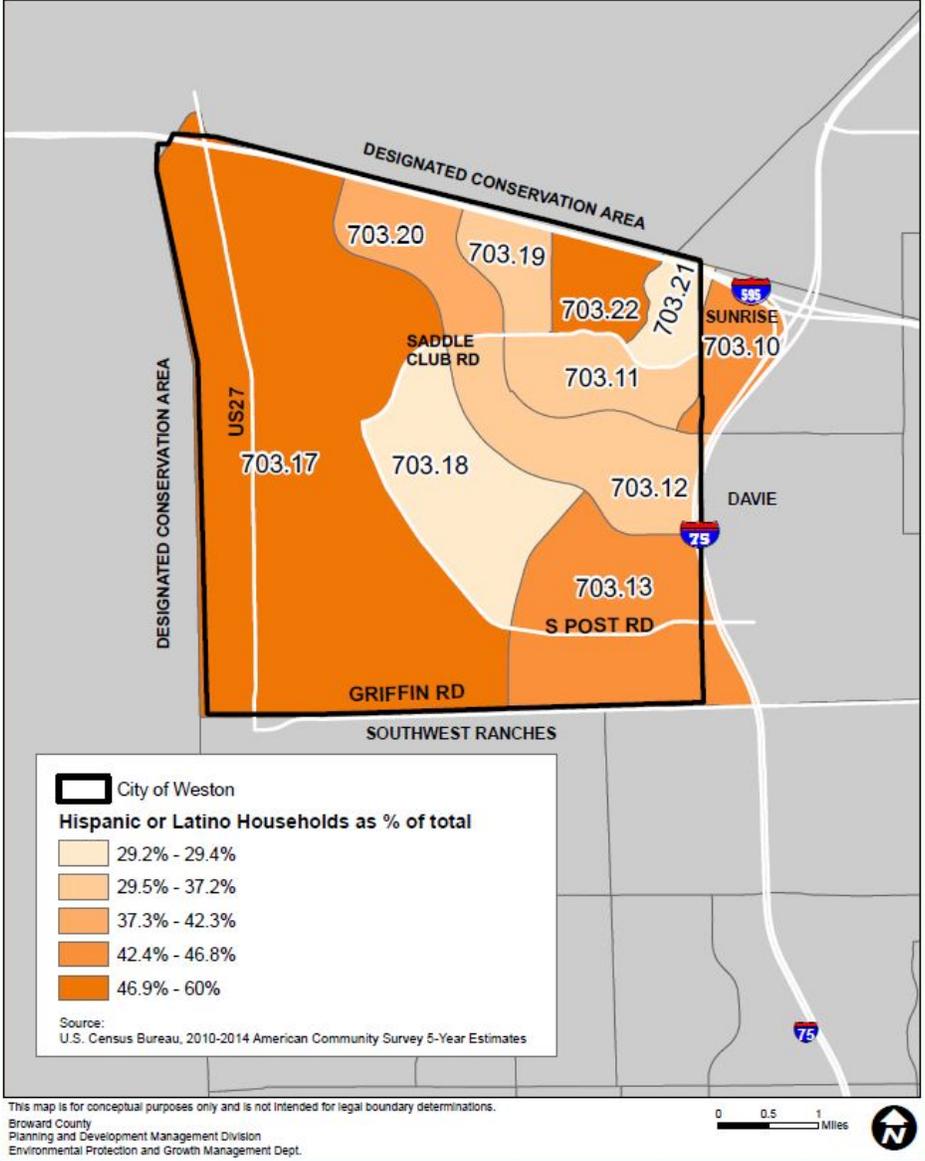
Data Source: 2008-2012 CHAS



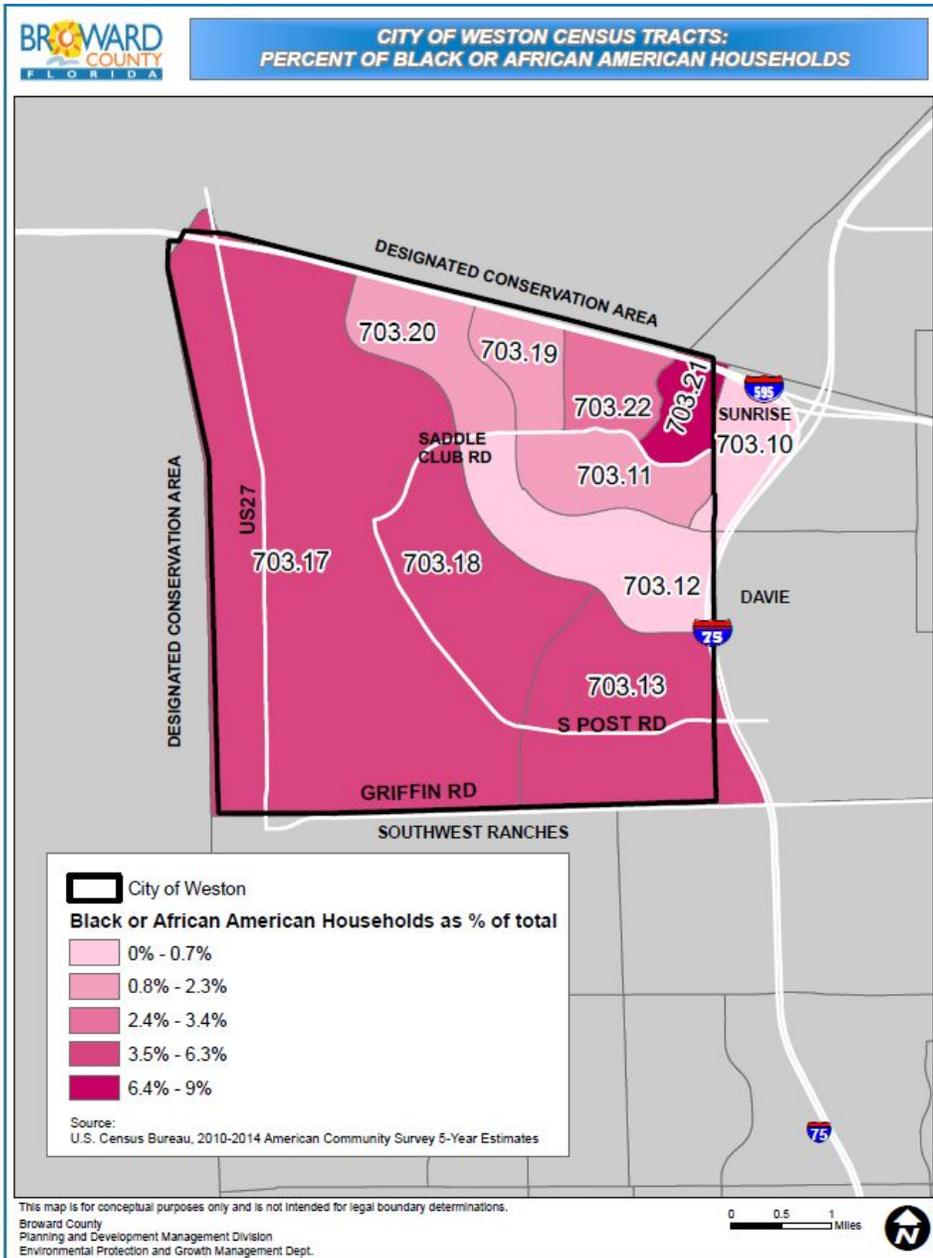
Asian Households as a Percentage of Total Population



**CITY OF WESTON CENSUS TRACTS:
PERCENT OF HISPANIC OR LATINO HOUSEHOLDS**



Hispanic Households as a Percentage of Total Population



Black/African American Households as a Percentage of Total Population

Discussion:

The average percentage of households affected in the 30% - 50% cost burden category was 21.59%. The data reflects that at 31.69%, Asian households are experiencing a disproportionately greater need in this category.

No evidence of disproportionately greater need was evidenced amongst households experiencing cost burdened housing greater than 50% of their annual income.

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?

Housing Problems

Amongst households having one or more of the four housing problems the most significant evidence of disproportionately greater need was amongst Black/African American households and Asian households in the 0% - 30% AMI and 31% - 50% AMI categories. The average percentage of households affected in these categories were 75.78% and 89.86% of households, respectively, however 100% of Black/African American households and Asian households in these income categories are experiencing one or more of the four housing problems. No evidence of disproportionately greater need was evidenced in the 51% - 80% AMI category however in the 80% - 100% AMI category, Asian households were affected at a rate of 86.67% while the average for the income category was 76.56%.

Severe Housing Problems

Amongst households having one or more of the four housing problems the most significant evidence of disproportionately greater need was amongst Black/African American households and Asian households in the 0% - 30% AMI and 31% - 50% AMI categories. The average percentage of households affected in these categories were 74.89% and 75.49% of households, respectively, however 100% of Black/African American households and Asian households in these income categories are experiencing one or more of the four housing problems. No evidence of disproportionately greater need was evidenced in the 51% - 80% AMI category however in the 80% - 100% AMI category, Hispanic households were affected at a rate of 55.76% while the average for the income category was 40.36%.

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

Not Applicable

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

The City of Weston does not have any racial or ethnic groups concentrated in specific neighborhoods within the City. However, the City has three Census Tracts in the north-western part of the City that have concentrations of low- to moderate-income persons.

NA-35 Public Housing – 91.205(b)

Introduction

The City of Weston does not have a public housing authority. There are also no public housing units within the City. Of the 11,166 housing choice vouchers available from the Broward County, Dania Beach, Deerfield Beach, Ft. Lauderdale, Hollywood, and Pompano Beach Housing Authorities, no known vouchers had been issued in the City of Weston at the time the 2016-2020 Consolidated Plan was being prepared. The data below reflects only data for Broward County Housing Authority.

Totals in Use

	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	232	359	5,523	1	5,183	65	274	0

Table 23 - 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
Average Annual Income	0	12,454	13,791	12,919	22,232	13,090	10,768	10,168
Average length of stay	0	5	6	8	7	8	0	5
Average Household size	0	2	2	3	2	3	1	3
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	36	145	745	0	723	14	8
# of Disabled Families	0	23	82	1,085	0	1,012	34	39
# of Families requesting accessibility features	0	232	359	5,523	1	5,183	65	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 24 – 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	99	73	894	0	807	26	61	0
Black/African American	0	133	285	4,611	1	4,358	39	213	0
Asian	0	0	1	10	0	10	0	0	0
American Indian/Alaska Native	0	0	0	5	0	5	0	0	0
Pacific Islander	0	0	0	3	0	3	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 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

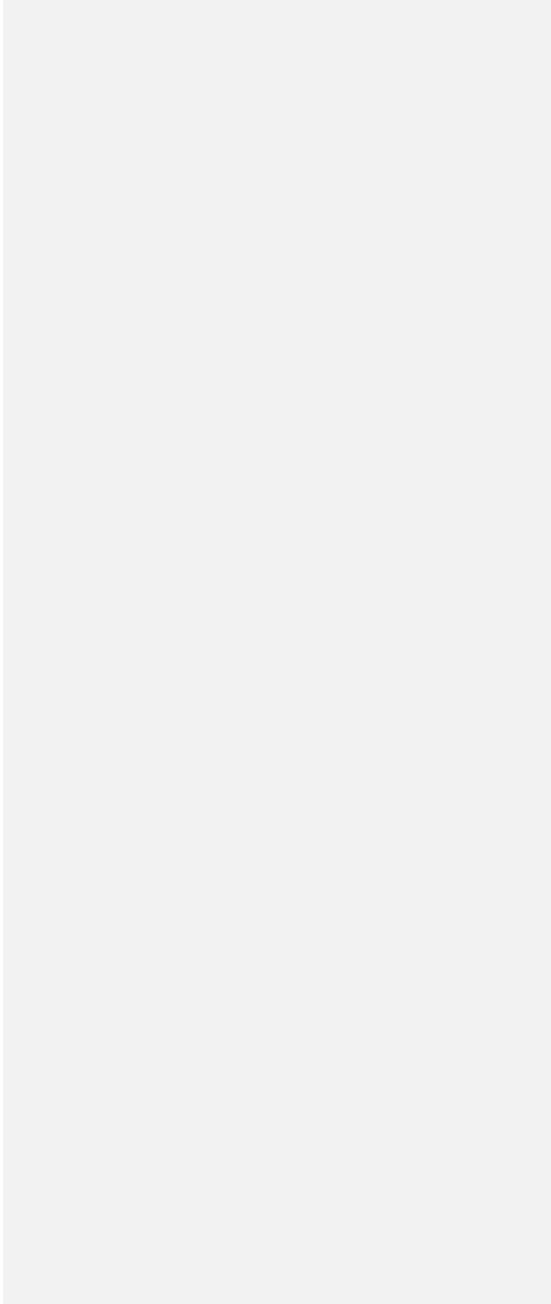
Ethnicity of Residents

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	119	44	620	0	589	4	27	0
Not Hispanic	0	113	315	4,903	1	4,594	61	247	0

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

Table 26 – 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:

Public Housing tenant and applicants on waiting lists are from low and very low income households. They are either residents or on the waiting lists because due to household income status, they cannot afford decent housing without the benefit of rental subsidies. They are also in need of supportive services such as food stamps, job training, counseling, healthcare, and transportation, etc.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Not Applicable.

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

Not Applicable. The population at large is cost burdened but they do not qualify economically for the types of support services needed by public housing residents.

Discussion

None

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Per the Point in Time Count conducted by the Broward County Continuum of Care (FL-601) in January of 2016, the City of Weston does not have persons experiencing homelessness in their jurisdiction.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 27 - Homeless Needs Assessment

Data Source Comments:

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):

Per the Point in Time Count conducted by the Broward County Continuum of Care (FL-601) in January of 2016, the City of Weston does not have persons experiencing homelessness in their jurisdiction.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source:
Comments:

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

Per the Point in Time Count conducted by the Broward County Continuum of Care (FL-601) in January of 2016, the City of Weston does not have persons experiencing homelessness in their jurisdiction.

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

Not Applicable

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Not Applicable

Discussion:

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

Introduction:

The City of Weston does not receive HOPWA funds. The other non-homeless special needs subpopulation categories besides HIV/AIDS that the City plans for are farm workers (28), the elderly (4,405), and families with members who have disabilities (2,803).

The purpose of this section is to estimate, to the extent practical, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, person with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly

Among the total low- to moderate-income households in Weston, 680, or 14.42%, contained a household member that was between the ages of 62 and 74. The federal CDBG Program defines seniors as individuals who are 62 years or older in age. Furthermore, 655 of the households, or 13.89%, contained a household member that was 75 years of age or older. These households are also referred to as the frail elderly. The greatest housing problem among these two groups is cost burden due to fixed income and mobility within their homes.

Households with Disabilities

Per the 2008-2012 CHAS data, 2,803 persons, or 13.66% of the population, were identified as having a disability. More detailed information on the City level was not available.

HIV/AIDS

The City of Fort Lauderdale's Planning and Economic Development Department and Community Development Division administers the Fort Lauderdale metropolitan area's Housing for Persons With AIDS (HOPWA) formula grant. The area receives approximately \$7 million dollars a year. The HOPWA grant serves low- to moderate-income persons living with HIV/AIDS and their families throughout Broward County. Fort Lauderdale works with sponsors to coordinate activities and ensure the maximum use of resources with other providers and funding sources for HIV clients to avoid duplication of services. Services currently provided include housing assistance (emergency, transitional, substance, mental health, community based, tenant based, and project based vouchers) and utility assistance. In program

year 2015 project-based rental assistance received 18.48% of total funding available, 40.88% of funding was directed toward tenant-based rental assistance, 18.26% was directed towards facility-based housing, and 13.72% was directed to short-term rental assistance.

Alcohol and Drug Addiction

Broward County government has a Broward Addiction Recovery Center (BARC) located in Fort Lauderdale. BARC offers a comprehensive range of services for Broward County residents over the age of 18 who are affected by substance abuse and/or co-occurring disorders. According to BARC's website, 4,500 clients each year are admitted and benefit from residential or outpatient treatment and support services, 1,800 clients per year benefit from medically supervised drug and alcohol withdrawal treatment offered by the professionals at BARC's detoxification unit, and 800 residents per year participate in non-residential day treatment programs. Data related to the number of Weston residents benefiting from these services was not available.

Victims of Domestic Violence

Women in Distress (WID) remains the area's only State-certified domestic violence center. Headquartered in Ft. Lauderdale, WID has 62 beds located in two confidential shelters to house women and children from abusive situations. Women and their children may stay 60 to 90 days. According to the Center's website, the shelters generally stay full with women and children coming and going. If the shelter is full and someone needs assistance, the Center will refer to another shelter in Broward's Continuum of Care network.

In 2007, the Department of Community Affairs conducted a survey of certified domestic violence Centers. In the survey, the Centers indicated their greatest capital needs were a new shelter to replace an existing facility; security upgrades, such as safety and fencing; and renovations and expansions to outreach facilities for storage space, new group meeting spaces, increased office space, computers, and furniture. The survey also indicated that transitional housing was a vital need. Because of the lack of affordable transitional housing, center residents request extended stays.

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

Based on the agencies consulted, supportive services required for these special needs populations include various types of housing as well as counseling, financial assistance, and treatment programs.

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

The Broward County Department of Health indicates as of June 2016, there were 19,411 persons living with HIV in Broward County, including 516 new HIV cases in 2016. Additionally, there were 140

new AIDS cases in 2016. The number of persons living with HIV/AIDS is disproportionately represented among Black/African Americans, which accounted for 9,216, or 47.48%, of total HIV cases and 229, or 44.38%, of new HIV cases. Among Black/African Americans, females accounted for 4,162, or 45.16%, of living HIV cases. Finally, 81.72% of all new infections amongst women in 2016 are Black/African American women.

The Broward County Department of Health indicates as of June 2016, there were 19,411 persons living with HIV in Broward County, including 516 new HIV cases in 2016. Additionally, there were 140 new

AIDS cases in 2016. The number of persons living with HIV/AIDS is disproportionately represented among Black/African Americans, which accounted for 9,216, or 47.48%, of total HIV cases and 229, or 44.38%, of new HIV cases. Among Black/African Americans, females accounted for 4,162, or 45.16%, of living HIV cases. Finally, 81.72% of all new infections amongst women in 2016 are Black/African American women.

Discussion:

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

Describe the jurisdiction’s need for Public Facilities:

The City of Weston does not have any immediate unmet needs for Public Facilities in the City's low- to moderate-income areas. The City of Weston is what is known as an “exception” grantee. The term “exception grantee” refers to those grantees where areas of concentration of low- to moderate-income households can on only qualify under the *exception rule* provision or *upper quartile criterion*. Although the City only has three Census tract/block groups that have a concentration of low- to moderate-income persons, the exception rule will provide the City with opportunities to undertake area-wide projects that affect low- to moderate-income persons in the City.

How were these needs determined?

With the development of the 2016 - 2020 Consolidated Plan, Broward County consulted with City administration and distributed a Community Needs Assessment survey. Of the 50 surveys disbursed, 20 responses were received. On the whole, responses to the Community Development Needs Survey described present Public Facilities to be in "average" or "good" quality. In addition, the majority of responses received indicate that the need for Public Facilities ranged from "no need" to "some need".

Describe the jurisdiction’s need for Public Improvements:

The City of Weston does not have any immediate unmet needs for Public Improvements in the City's low- to moderate-income areas. The City of Weston is what is known as an “exception” grantee. The term “exception grantee” refers to those grantees where areas of concentration of low- to moderate-income households can on only qualify under the *exception rule* provision or *upper quartile criterion*. Although the City only has three Census tract/block groups that have a concentration of low- to moderate-income persons, the exception rule will provide the City with opportunities to undertake area wide projects that affect low- to moderate-income persons in the City.

How were these needs determined?

With the development of the 2016 - 2020 Consolidated Plan, Broward County consulted with City administration and distributed a Community Needs Assessment Survey. Of the 50 surveys disbursed, 20 responses were received. Overall, the majority of responses to the Community Needs Assessment Survey indicate that the need for Public Improvements ranged from "no need" to "some need".

Describe the jurisdiction’s need for Public Services:

The City of Weston has some unmet needs for Public Services. The City of Weston is what is known as an “exception” grantee. The term “exception grantee” refers to those grantees where areas of concentration of low- to moderate-income households can only qualify under the *exception rule* provision or *upper quartile criterion*. Although the City only has three Census tract/block groups that have a concentration of low- to moderate-income persons, the exception rule will provide the City with opportunities to undertake area wide projects that affect low- to moderate-income persons in the City.

How were these needs determined?

With the development of the 2016 - 2020 Consolidated Plan, Broward County consulted with City administration and distributed a Community Needs Assessment Survey. Of the 50 surveys disbursed, 20 responses were received. Amongst responses received, the most common need cited outside of affordable housing included a need for improved transit options.

In addition to needs noted in responses to the Community Needs Assessment Survey, during the pre-development public hearing feedback was received from one citizen reflecting interest in senior services such as transportation or ongoing education.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

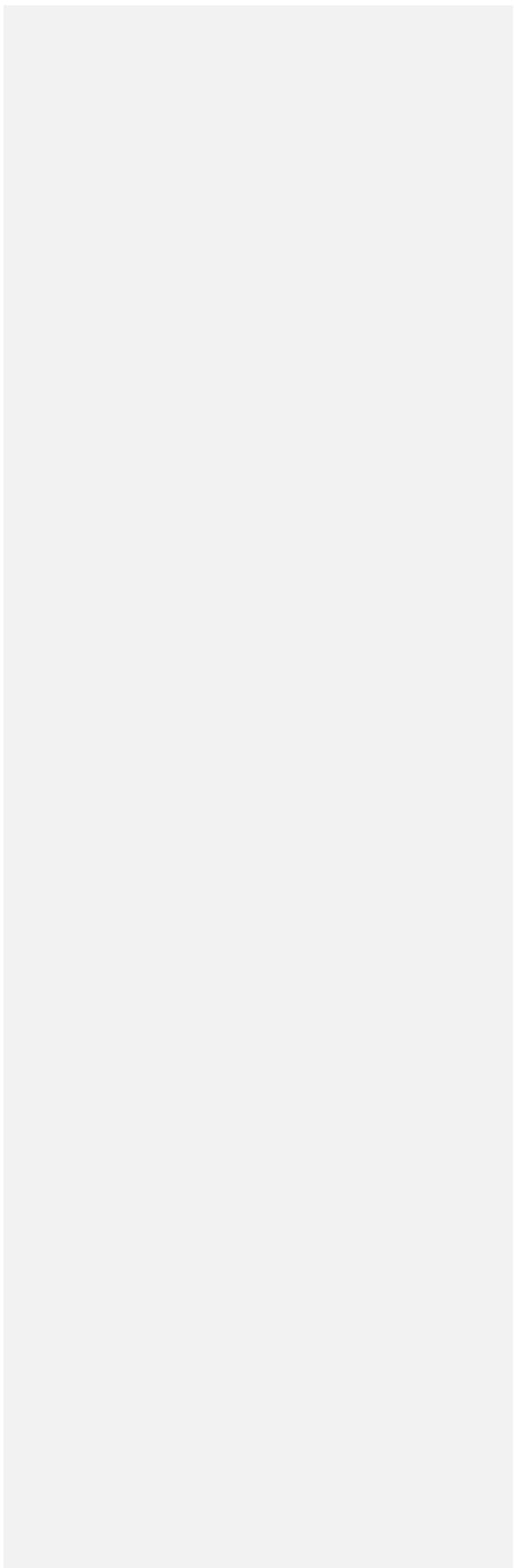
The 2014 **Broward County Affordable Housing Needs Assessment** provides a current market perspective on the key demand and supply factors impacting the production and availability of affordable housing in Broward County. The previous 2011 study, prepared on behalf of the Broward County Housing Council, found that increasing levels of affordability for existing single-family and condominiums brought on by the collapse of the “housing bubble” had not improved overall housing affordability for homebuyers and renters alike. This was due to a number of contributing factors including lack of new housing production, loss of equity, income stagnation and increasing rent prices. In fact, the study found the associated impacts of the housing bubble collapse caused a significant alteration in affordable housing supply and demand relationships, including the American family dream of homeownership that has been lost for hundreds of thousands of families displaced through home foreclosures. At the same time, access to traditional lending instruments and credit has been severely diminished for foreclosed homeowners and most working families with homebuyer aspirations.

The current assessment of Broward County’s affordable housing needs found the housing recovery well underway with new construction activity, rising home prices and growing demand. And, while the rental market also continues to strengthen by most indicators, income stagnation and the loss of the more affordable rental stock are leading many working families and households to fall further behind. As noted in the **State of the Nation’s Housing 2013** report by the Joint Center for Housing studies at Harvard, the housing recovery has pushed up rents and house prices even as high unemployment has pushed down real incomes for a broad spectrum of households. In fact, the percentage of cost-burdened owner and renter households has continued to increase at the same rates as during the housing bubble.

Significantly, studies have found that rental housing investment has become highly competitive and lucrative given the supply shortage and growing rental housing demand. Recently, there has been intense competition for real estate owned (REO) and “short sale” properties by a wide-range of prospective investors, many whose investment objectives may not align with the production of affordable housing.

The availability of and accessibility to affordable housing has clear and direct policy implications with respect to transportation, land use and economic development. Housing and transportation costs can severely limit a working household’s choice both in terms of housing and job location. While housing alone is traditionally considered affordable when consuming no more than 30 percent of income, the Housing and Transportation (H+T) Affordability Index limits the combined costs of transportation and housing consuming to no more than 45 percent of household income. According to the H+T Affordability Index, Broward County’s median monthly housing costs as a percentage of household monthly income is

35.3 percent. However, when transportation costs are combined with housing costs, the percentage of household income soars to an average of 61.8 percent, far above the 45 percent H+T Affordability Index threshold.



MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The City of Weston has a total of 24,003 housing units, per the 2008-2011 American Community Survey (ACS) data. Accounting for 15,180, or 63%, single family homes make up the majority of residential units in the City of Weston. Single unit attached structures make up 3,088, or 13%, of the total units in the City. Multi-family structures with 20 or more units make up 2,781, or 12%, of the total units in the City. Multi-family units with 5-19 units make up 2,179, or 9%, of the units in the City. Finally, multi-family units with 2-4 units constitute only 775 units, or 3% of all residential properties in the City of Weston.

Among owner occupied households, 99% of the units have 2 or more bedrooms. Furthermore, 84% of these units have 3 bedrooms or more, making the homes attractive to families and larger households. Among renter occupied units, 4,882, or 91%, of the units have 2 or more bedrooms, and 3,123, or 58%, of rental units have 3 or more bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	15,180	63%
1-unit, attached structure	3,088	13%
2-4 units	775	3%
5-19 units	2,179	9%
20 or more units	2,781	12%
Mobile Home, boat, RV, van, etc	0	0%
Total	24,003	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2008-2012 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	33	0%	39	1%
1 bedroom	174	1%	475	9%
2 bedrooms	2,272	15%	1,759	33%
3 or more bedrooms	12,643	84%	3,123	58%
Total	15,122	100%	5,396	101%

Table 29 – Unit Size by Tenure

Data Source: 2008-2012 ACS

Housing Supply/Demand Analysis
Weston

Total Households: 20,518
 Median Household Income: \$93,886
 Total Owner Units: 15,122
 Median Owner Value: \$390,700
 Cost-Burdened Owner Units with Mortgage: 5,843 (48%)
 Cost-Burdened Owner Units without Mortgage: 538 (20%)

	HH Income Category	Total Households (Demand)	Home Purchase at Affordable Price Levels		Number of Owner Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			31% Median	50% Median		
Very Low Income	31-50% Median					
	\$29,105 - \$46,943	2,050	\$72,763	\$117,358	452 (3%)	(1,598 units)
Low Income	51-80% Median		51% Median	80% Median	51-80% Median	
	\$47,882 - \$75,109	3,405	\$119,705	\$187,773	1,012 (7%)	(2,393 units)
Moderate Income	81-120% Median		81% Median	120% Median	81-120% Median	
	\$76,048 - \$112,663	3,700	\$190,120	\$281,658	2,352 (16%)	(1,348 units)

Occupied Units Paying Rent: 4,953
 Median Gross Rent: \$1,846
 Cost-Burdened Renter Households: 2,737 (55%)

	HH Income Category	Number of Renter Households (Demand)	Affordable Rent Levels		Number of Renter Units Within Affordable Price Range (Supply)	Surplus/Gap within Affordable Price Range
			31% Median	50% Median		
Very Low Income	31-50% Median					
	\$29,105 - \$46,943	706	\$728	\$1,174	398 (8%)	(308 units)
Low Income	51-80% Median		51% Median	80% Median	51-80% Median	
	\$47,882 - \$75,109	1,158	\$1,197	\$1,878*	625 (13%)	(533 units)*
Moderate Income	81-120% Median		81% Median	120% Median	81-120% Median	
	\$76,048 - \$112,663	1,067	\$1,901*	\$2,817*	-	-

*ACS calculation excludes renter units paying over \$1,500.

2014 Broward Housing Needs Assessment - City of Weston Housing Supply/Demand Analysis

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

This will be the first year the City of Weston accepts its CDBG funds directly. The greatest need within the City of Weston is affordable housing. According to the 2008-2012 American Community Survey data, severe cost burden is the greatest problem within the City. Although owner occupied households within the 30-50% AMI and 50-80% AMI categories and renter occupied households within the 30-50% AMI category have felt the greatest impact, housing cost burden is being felt over all income categories in both renter occupied and owner occupied LMI households. The City will be using a combination of Purchase Assistance and Residential Rehabilitation programs to assist no less than 2 first-time homebuyers and 2 income eligible owner-occupied units within the City. Both programs will be run on a city-wide basis.

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

Section 8 vouchers provided from the various housing authorities may fluctuate. The vouchers can easily move around the County as renters have the choice to relocate to any eligible unit for rent throughout the County. Currently, there are no known Section 8 contracts identified from Broward County, Pompano Beach, Dania Beach, Fort Lauderdale, Hollywood and Deerfield Beach Housing Authorities.

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

The demand for affordable housing still currently outweighs supply in the City. As highlighted in the needs assessment of this Plan, the largest housing issue that remains in the City is the cost burden for lower income households. Among the 1,515 low- to moderate-income renter households with some type of housing problem, 985, or 65%, of those households experienced a housing cost burden of more than 50% of their income. Among the 2,425 low- to moderate-income owner occupied households with some type of housing problem, 1,955, or 81%, of those households experienced a housing cost burden of more than 50% of their income.

According to the 2014 Broward County Affordable Housing Needs Assessment, there is demand for 5,455 owner occupied housing units within affordable price range however there are currently only 1,464 units available in the City, leaving a shortage of 3,991 affordable housing units. Among renters, there is a demand for 1464 affordable housing units however there are currently only 1043 units available leaving a shortage of 841 affordable housing units.

Describe the need for specific types of housing:

Based on the data above, there is a need for more affordable housing units for lower income households. Due to the limited availability of land and the need to increase affordability, most of these units will need to be affordable attached/multi-family units. In addition, direct financial assistance to home buyers via Purchase Assistance programs will serve to lower principle balances and in turn allow LMI households an opportunity to settle within the City.

Discussion

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

Introduction

In the City of Weston, the median home value of housing has increased by 109%, from \$186,800 to \$390,700 since the 2000 Census. Median rent has increased by 73%, from \$969 to \$1,674. Among renters, 87% pay more than \$1,000 a month for rent. Per the 2008-2012 ACS data, at 37%, the majority of the rental units available in the City are in the range of \$1,500 to \$1,999 per month. Rents above \$2,000 a month account for an additional 22% of the City's available units.

There were 920 units affordable to renters with household incomes at 80% AMI or less. This represents approximately 17% of the 5396 rental units in the City. Among owner occupied units, there were 1,850 units available for owners with household incomes at 80% AMI or less. This represents approximately 12% of the owner occupied housing units.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2012	% Change
Median Home Value	186,800	390,700	109%
Median Contract Rent	969	1,674	73%

Table 30 – Cost of Housing

Data Source: 2000 Census (Base Year), 2008-2012 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	459	8.5%
\$500-999	270	5.0%
\$1,000-1,499	1,492	27.7%
\$1,500-1,999	2,007	37.2%
\$2,000 or more	1,168	21.7%
Total	5,396	100.0%

Table 31 - Rent Paid

Data Source: 2008-2012 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	125	No Data
50% HAMFI	215	265
80% HAMFI	580	590
100% HAMFI	No Data	995
Total	920	1,850

Table 32 – Housing Affordability

Data Source: 2008-2012 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	773	980	1,253	1,790	2,188
High HOME Rent	773	915	1,101	1,262	1,389
Low HOME Rent	635	680	816	942	1,051

Table 33 – Monthly Rent

Alternate Data Source Name:

FY 2016 Fair Market Rent Documentation System

Data Source Comments: The 2016 HOME Rent Limits are effective on June 6, 2016.

Is there sufficient housing for households at all income levels?

According to the data available, there is not sufficient housing for households at all income levels. The 4,715 households in the low- to moderate-income category made up 23% of the City's total households. Among low- to moderate-income households, a total of 2,890 households, or 14% of total citywide households, were categorized as 50% AMI or less.

Among the City's housing inventory, only 920 or 17% of units, were affordable to low- to moderate-income renters and 1,850 or 12% of units, were affordable to low- to moderate-income homeowners. This makes a total of 2,770 housing units available for 4,715 low- to moderate-income residents in the City. Furthermore, there were 605 units for the 2,890 households that were categorized at 50% of the area median income or less. There were only 125 known rental units for households in the very low-income category (0 to 30% of the area median income). There were 1,115 households in this very low-income category, of which 385 or 35%, contained a household member that was 62 years of age or older.

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

The affordability of housing is likely to worsen when factoring the increases in home values and rents in the City and limited land to develop affordable housing units.

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 HOME low rent value for efficiency to 4 bedroom units is lower than the City's average rent of \$1,674, per the 2008-2012 ACS data. It is also significantly lower than the fair market rent, especially

among 3 to 4 bedroom apartments. HOME High rents were consistent for efficiencies, 1 and 2 bedroom units however were lower in the 3 bedroom and 4 bedroom categories. Overall, the biggest variances in rent values were in the in the 3 to 4 bedrooms. Additionally, the City's rental costs for 3 to 4 bedrooms were significantly higher than the median value for Broward County. When taken into account that 3,123, or 58%, of rental units have 3 or more bedrooms, this reveals a significant deficiency in affordable housing for families and larger households.

Discussion

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

Introduction

As addressed in the Housing Needs Assessment, the overall condition of housing in Weston is fairly decent. According to 2008 and 2012 ACS data, overcrowding represented 12% of housing problems amongst low- to moderate-income renters and just 1% amongst low- to moderate-income owner occupied households. There were 10 instances of substandard housing amongst low- to moderate-income renters, and 1% of owner occupied low- to moderate-income households indicated they were living in substandard housing.

One of the reasons the housing units are generally in better condition than others in Broward County is because of the fairly new condition of the City's housing stock. Based on the 2015 tax roll data compiled by the Shimberg Center, the median year single family residences were built was 1997, condominiums 1988, and multifamily units (10 or more) is 1994. There was no immediate data available specifically for condo units or multifamily units (9 or less).

The best indicators of housing conditions can only be obtained from a detailed and careful on-site inspection by trained professionals, and such an exercise is not necessary with such much new housing stock. The City intends to carefully monitor homes that were built 1970 and prior to address any necessary lead abatement or code violations. The City does not have a need for a demolition or replacement program at this time.

Definitions

The City's local definition of substandard housing, are housing units that lack complete plumbing or kitchen facilities as reported by the United States Census. According to the 2008-2012 CHAS data, an estimated 70 units met this definition citywide. This housing is suitable for rehabilitation.

The housing condition that most units encountered was a cost burden. Physical conditions were not prevalent due to the presently young age of the housing stock. Amongst owner occupied units, 93% of the units were built in 1980 or later of which 22% were built in 2000 or later. Among renter occupied units, 93% of units were built in 1980 or later, of which 24% were built in 2000 or later.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	6,173	41%	2,564	48%
With two selected Conditions	45	0%	205	4%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	8,904	59%	2,627	49%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total	15,122	100%	5,396	101%

Table 34 - Condition of Units

Data Source: 2008-2012 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,355	22%	1,286	24%
1980-1999	10,657	70%	3,748	69%
1950-1979	1,110	7%	331	6%
Before 1950	0	0%	31	1%
Total	15,122	99%	5,396	100%

Table 35 – Year Unit Built

Data Source: 2008-2012 CHAS

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	1,110	7%	362	7%
Housing Units build before 1980 with children present	2,355	16%	1,290	24%

Table 36 – Risk of Lead-Based Paint

Data Source: 2008-2012 ACS (Total Units) 2008-2012 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 37 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Based on the relatively young age of the housing stock, generally minor home repairs are needed among owner occupied units. A few of the older rental units may need rehabilitation. Only 1% of the units were built 1950 or before.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The age of the City's housing stock also significantly reduces the probable instance of lead-based paint. Children are most susceptible to lead-based paint poison because of the tendency for them to place their hands and fingers in their mouth. Among the City's housing units, 6% or 331 owner occupied units were built prior to 1980, of which 16% had children present. Among renters, 7%, or 362 units were built prior to 1980, and 24% of these units had children present. Lead was banned in 1978.

Discussion

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The City of Weston does not have a public housing authority within its jurisdiction. However, wherever possible, it will coordinate programs with the surrounding local housing authorities that serve the community. There is currently no formal relationship between the City and the various housing authorities. Surrounding housing authorities have Section 8 voucher contracts on several properties within the City. The data below represents data from Broward County only.

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	229	374	5,578	0	5,578	589	1,838	975
# of accessible units									

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

Table 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

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:

There are no public housing developments within the City of Weston.

Public Housing Condition

Public Housing Development	Average Inspection Score
N/A	N/A

Table 39 - Public Housing Condition

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

There are no public housing developments within the City of Weston.

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

There are no public housing developments within the City of Weston. The Broward County Housing Authority was successful in utilizing public/private partnerships to re-construct former public housing units and convert them to either publicly assisted housing units or affordable housing units.

Discussion:

Not Applicable

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Weston does not have persons experiencing homelessness in their jurisdiction, however within Broward County, the Continuum of Care (FL-601) did conduct a Point-in-Time Count (PIT) and Homeless Inventory Count (HIC) in January 2016. Consistent with Federal McKinney-Vento Act and as amended in 2009 by the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act, the Broward Continuum of Care FL-601 geographic area covers the entire County. Weston’s FY 2016 contribution to Broward FL-601’s Preliminary Pro Rata Need share total of \$4,835,895 is \$69,568.

Facilities and Housing Targeted to Homeless Households

	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)	275	0	312	509	0
Households with Only Adults	545	0	555	1,346	0
Chronically Homeless Households	0	0	3	531	0
Veterans	45	0	53	111	0
Unaccompanied Youth	25	0	50	0	0

Table 40 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: The above data is based upon Broward County facilities and housing targeted to homeless households as a whole.

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

Per the Point-in-Time Count (PIT) and Homeless Inventory Count (HIC) conducted in January 2016 by the Broward County Continuum of Care (FL-601), the City of Weston does not have persons experiencing homelessness in their jurisdiction, however Broward County has a number of mainstream agencies and services used to complement services targeted for the homeless population:

Services are funded by Private, Philanthropic, Local, State and Federal sources and Broward County CoC is aligned by the 6 intervention types and has active contracts/services with 25 providers.:

1. **Coordinated Assessment:** First Call for Help of Broward, Inc. Broward Sheriff's Office and Taskforce for Ending Homelessness, Inc.
2. **Emergency Shelter:** Broward Partnership for the Homeless, Inc., Broward House, Inc., Covenant House Florida, Inc., Henderson Behavioral Health, Inc., Hope South Florida, Inc., Miami Rescue Mission, Inc. (dba. Broward Outreach Center), the Salvation Army and Women In Distress.
3. **Transitional Housing:** (Targeted Substance Abuse, Youth and Families): Covenant House Florida, Inc.; Faith Farm, Keystone Halls, Inc., and the Salvation Army.
4. **Prevention Services:** Broward County Family Success Division, Broward Regional Health Planning Council, Inc., Carrfour's Supportive Housing Inc.; Operation Sacred Trust Supportive Services for Veteran Families (SSVF), Mission United SSVF United Way of Broward County, Inc.
5. **Supportive Services Only:** Archways, Inc., Broward County Elderly and Veterans Division, Broward Regional Health Planning Council, Inc., Chrysalis Health, Inc., Henderson Behavioral Health, Inc., Legal Aid, Lutheran Services Florida, Inc., and Saint Lawrence Chapel.
6. **Permanent Housing (Supportive and Rapid Re-housing):** Broward County Community Development Corporation, Inc. d/b/a Broward Housing Solutions, Broward County Family Success Division, Broward County Housing Authority, Catholic Charities of the Archdiocese of Miami, Inc., Henderson Behavioral Health, Inc., Hollywood Housing Authority, Hope South Florida, Inc., Carrfour's Operation Sacred Trust SSVF, The Salvation Army, Mission United SSVF United Way of Broward County, Inc. and Volunteers of America, Inc.

The CoC also works closely with other funders and non-profit organizations and Initiatives to end homelessness including the following: Broward Behavioral Health Coalition, Inc., State Managing Entity, and U.S. Dept. of Veteran's Affairs, Broward Health Bernard P. Alicki Health Center: HealthCare for the Homeless through Community Solutions, the National Zero 2016 and Mayor's Challenge campaigns to end homelessness for Veterans.

- Project Sponsors must comply with the County's Equal Opportunity procedures and the CoC's "A Way Home" Annual Plan.
- 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.

Weston does not have persons experiencing homelessness in their jurisdiction, however within Broward County collaborative work with the agencies already listed above that serve the homeless population, Veteran’s Administration, Public Housing Authorities, and other governmental agencies is active to end homelessness according to the Way Home Plan and HEARTH Act.

The below services and facilities in Broward County are used in combination to target the needs of 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 Fore Ending Homelessness
- United Way
- VA Healthcare for the Homeless
- Veterans Administration (Local/Regional)
- Volunteers of America

In addition, Broward County takes the below measures to ensure homeless and at-risk individuals needs are met.

- 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.
- The County funds a one-stop mainstream State benefits (including Medicaid, Food Stamps) service via 211. CoC Program participants will be screened and receive benefits 60% quicker on average as a result.
- The CoC is providing technical assistance for CoC Program Project Sponsors to increase reporting of services already being received by participants but not documented.
- Project Sponsors must comply with the County's Equal Opportunity procedures and the CoC's "A Way Home" Annual Plan.
- The Business Leaders in Action Committee endorses hiring preference for low and very low income persons.
- 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.

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

Introduction

HUD defines special needs households as those with elderly, frail elderly, persons with disabilities (mental, physical, or developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and public housing residents. In addition to households with a disability, or the homeless, the State of Florida also considers households with a survivor of domestic violence and youth aging out of foster care as special needs households. These households require initial, intermittent, or on-going supportive services from one or more community-based service provider to obtain and retain stable adequate and safe housing in their communities. This section addresses special needs facilities and services.

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 and severely cost burdened owner occupied households had the greatest need among owner occupied residences in the City. Elderly households require assistance with ADA accessibility modifications to remain in their homes.

Severely cost burdened residents are by far the greatest need within the City of Weston. Cost burdened renters are in need of direct financial assistance through Purchase Assistance programs to reduce their monthly housing expenses. Cost burdened home owners are in need of assistance with minor home repairs.

Special needs households require a variety of supportive housing needs. The various counseling, case management services, and housing facilities provided to persons with special needs throughout the County continue to remain greatly needed.

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

Broward Behavioral Health Coalition (BBHC) funds Behavioral Health Services for persons experiencing homelessness including Chronically Homeless. The Continuum of Care in Broward County is currently working to strengthen with BBHC the discharge planning process. Broward County's CoC has a network of providers with programs in place to ensure that persons returning from mental and physical health institutions receive appropriate supportive housing. For example, Henderson Behavioral Health provides a wide variety of supportive services from social skills training to adult residential and homeless services.

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)

In the next year, home repair funds will be made available to address health and safety concerns as well as accessibility related repairs in income qualified households. In addition, the City will provide purchase assistance to LMI households to address affordable housing needs. Finally, the City will continue to work with the County's network of providers to ensure the persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, homeless, and public housing residents are directed to appropriate contacts within the County.

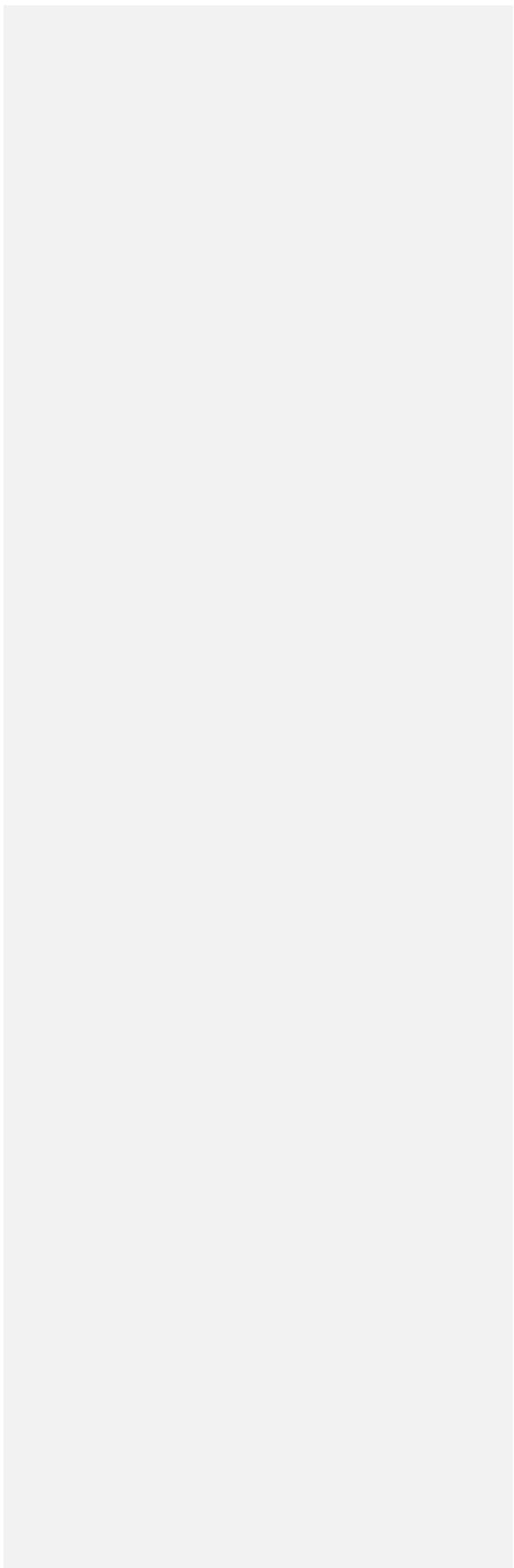
For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year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

Not Applicable

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Public policies have had no negative effects on affordable housing and residential investment.



MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section identifies non-housing community development needs and assets within the jurisdiction.

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	88	9	0	0	0
Arts, Entertainment, Accommodations	2,977	2,837	13	15	2
Construction	727	301	3	2	-1
Education and Health Care Services	3,741	3,866	16	21	5
Finance, Insurance, and Real Estate	2,553	2,060	11	11	0
Information	790	270	3	1	-2
Manufacturing	792	198	3	1	-2
Other Services	942	611	4	3	-1
Professional, Scientific, Management Services	2,878	1,670	13	9	-4
Public Administration	0	0	0	0	0
Retail Trade	3,572	2,004	16	11	-5
Transportation and Warehousing	1,372	212	6	1	-5
Wholesale Trade	2,563	4,365	11	24	13
Total	22,995	18,403	--	--	--

Table 41 - Business Activity

Data Source: 2008-2012 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	33,162
Civilian Employed Population 16 years and over	30,610
Unemployment Rate	7.70
Unemployment Rate for Ages 16-24	13.67
Unemployment Rate for Ages 25-65	5.19

Table 42 - Labor Force

Data Source: 2008-2012 ACS

Occupations by Sector	Number of People
Management, business and financial	11,961
Farming, fisheries and forestry occupations	875
Service	2,109
Sales and office	8,986
Construction, extraction, maintenance and repair	1,134
Production, transportation and material moving	807

Table 43 – Occupations by Sector

Data Source: 2008-2012 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	14,480	52%
30-59 Minutes	11,392	41%
60 or More Minutes	1,984	7%
Total	27,856	100%

Table 44 - Travel Time

Data Source: 2008-2012 ACS

Education:

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	567	71	152

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	2,720	261	1,084
Some college or Associate's degree	6,117	622	1,874
Bachelor's degree or higher	17,149	867	3,510

Table 45 - Educational Attainment by Employment Status

Data Source: 2008-2012 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	10	15	61	118	331
9th to 12th grade, no diploma	571	28	142	426	371
High school graduate, GED, or alternative	1,171	796	945	2,350	1,408
Some college, no degree	2,350	917	1,465	2,885	1,017
Associate's degree	679	503	1,297	1,557	212
Bachelor's degree	551	1,699	3,958	6,545	648
Graduate or professional degree	17	793	3,817	4,777	842

Table 46 - Educational Attainment by Age

Data Source: 2008-2012 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	23,466
High school graduate (includes equivalency)	30,962
Some college or Associate's degree	37,754
Bachelor's degree	53,971
Graduate or professional degree	82,326

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2008-2012 ACS

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

According to the 2008–2012 ACS data presented below, the major employment sectors represented within the City of Weston are Wholesale Trade (4,365 jobs or 24% of share), Education and

Health Care Services (3,866 jobs or 21% of share), and Arts, Entertainment, Accommodations (2,837 jobs or 15% share).

Major businesses include Anda, Andrx, Broward County School Board, Cleveland Clinic Florida, Cleveland Clinic, Marriott, Publix, Meridian Business Campus, Ultimate Software Group, Inc., U.S. Federal Government, and Vacation Village

Describe the workforce and infrastructure needs of the business community:

The total population of the civilian workforce is 33,162 persons, of which 30,610 are 16 years or older and employed. The unemployment rate in the City was 7.7%.

The largest represented occupation by sector was management, business and financial related occupations, followed by sales and office. These two sectors represented 81% of all occupations. Service occupations were the third largest group with 2,109 individuals, or 8% of the population. Construction, extraction, maintenance and repair occupations represented 4% of the workforce, Farming, fisheries and forestry occupations represented 4% of the population and production, transportation and material moving made up 3% of the workforce.

Among the City's employed labor force over the age of 16, 88% of 26,553 residents have some type of college education. Among this workforce, 65% have a Bachelor's degree or higher. 10%, or 2,720, of the City's population has a high school degree or equivalent.

As of March of 2016, the median income of Broward County households was \$60,900. As compared, according to the 2008-2012 ACS data, the median income in the City of Weston is \$93,886. This is 35% higher than the median household income in Broward County. In consideration of educational attainment, median earnings amongst individuals with Graduate or professional degrees was \$82,326, Bachelor's degree \$53,971, Some College or Associate's degrees was \$37,754, High school graduate or equivalent was \$30,962

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.

Moving forward, the improving national and local economies are anticipated to have a significant impact on business growth and job creation in coming years. As the economy has grown, the unemployment rate has dropped from 2007-2011 ACS levels.

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

Three of the top 3 industries have sufficient jobs to meet the local workforce. All other sectors have a deficit of jobs and do not meet local workforce needs. As Table 48 indicates, at least 48% of the population works outside of the City limits of Weston with reported travel times to work of 30 minutes or more.

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.

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

No

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.

Not Applicable

Discussion

MA-50 Needs and Market Analysis Discussion

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

There are no areas in the City where multiple housing problems are concentrated. The main housing problem encountered by City of Weston residents is cost burden. Concentration is defined as area with 51% or more of the population with the same characteristics or needs (such as income or race).

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

Section 105(c)(2)(A)(ii) of the Housing and Community Development Act of 1974, as amended, states that an activity shall be considered to principally benefit low- to moderate-income persons when "the area served by such activity is within the highest quartile of all areas within the jurisdiction of such city or county in terms of the degree of concentration of persons of low and moderate income."

HUD uses census block groups as the common denominator for determining the minimum percentage of LMI persons required for area benefit activities in communities qualified to use the *exception rule*. The total number of block groups is divided by four. If the percentage of low- to moderate-income persons in the last block group in the top quartile is less than 51 percent, that percentage becomes the grantee's low- to moderate-income threshold for area benefit activities. In the case of the City of Weston, the FY2015 exception number is 34.12%. Block Groups 1 and 2 of Census Tract 703.22 as well as Block Group 1 of Census Tract 9800 contain a concentration of 51% or more LMI households. Please note that Block Group 1 of Census Tract 9800 is located in a designated conservation area. In addition, the exception rule, the following are considered eligible area-benefit census tracts within the City of Weston: Block Group 1 of Census Tract 703.21, Block Group 4 of Census Tract 703.20, Block Group 3 of Census Tract 703.22, and Block Group 1 of Census Tract 703.13.

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

8.58% of the population of Block Groups 1 and 2 of Census Tract 703.22 is 65 and over. 51% of households are between 51% and 80% AMI. 71% of households in this census tract identify as Hispanic.

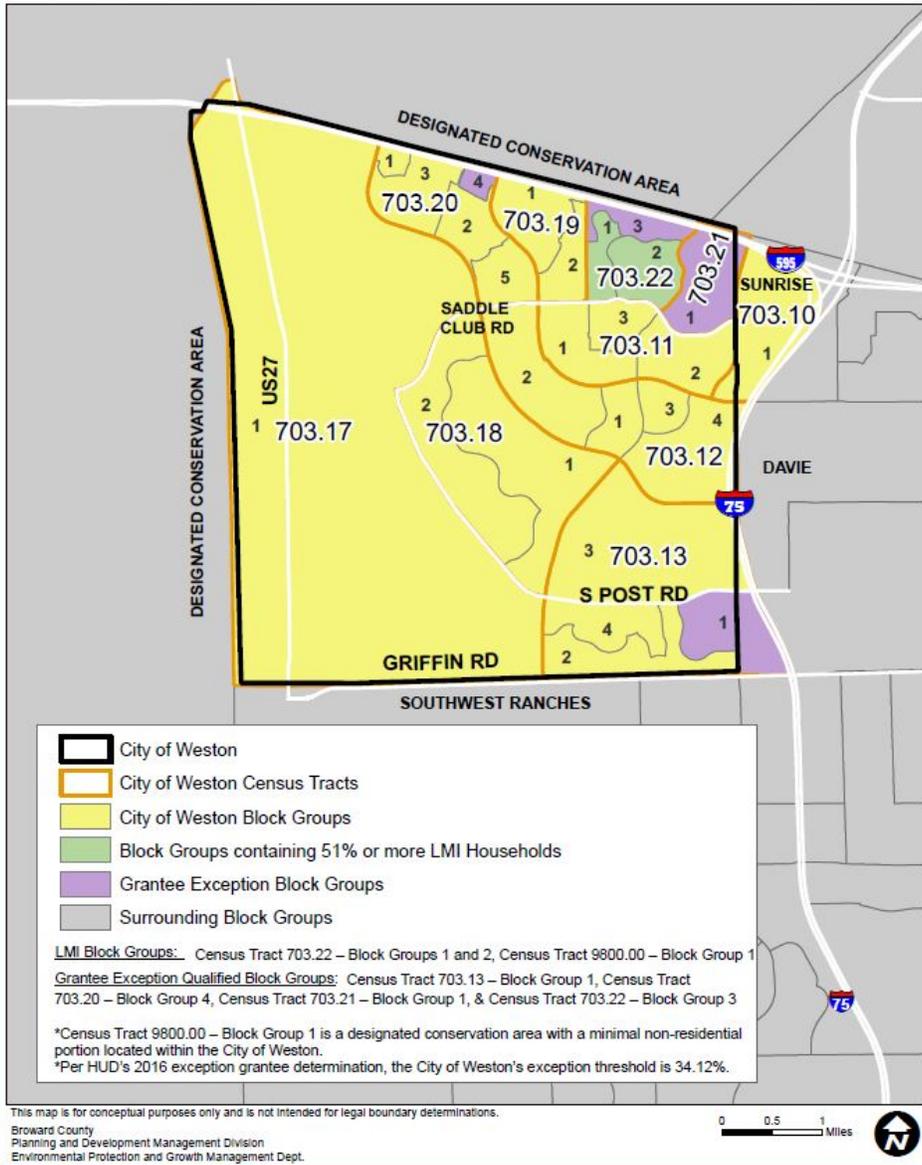
The median value of owner occupied housing is \$175,406, less than half of the citywide average of median home value of \$390,700. Median household income in this area is \$46,306 which is less than half of the median household income for the City of \$93,886.

Are there any community assets in these areas/neighborhoods?

The primary assets in these census tracts is access to public transportation ease of access to I-75 and the proximity to potential employment opportunities.

Are there other strategic opportunities in any of these areas?

The primary assets in these census tracts is access to public transportation ease of access to I-75 and the proximity to potential employment opportunities.



City of Weston Low- to Moderate-Income Census Tracts (Exception Census Tracts Included)

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The strategic portion of the 2016-2020 Consolidated Plan provides a clear outline of how funds will be invested over the next 5 years. It outlines geographic priorities for the investment and how priority needs were identified. Only activities tied to a priority need or goal listed in the strategic plan may be funded in the 2016 Action Plan and subsequent Action Plans. Any other projects or activities would require a consolidated plan amendment due to a change in priority. The plan must be amended in adherence to the adopted City of Weston Citizen Participation Plan.

The strategic plan also outlines the resources expected to be available in the next five years, the institutional structure in place to undertake the various facets of the Consolidated Plan, and the influences of market conditions. Numeric goals are outlined along with the strategies to address public housing, barriers to affordable housing, lead based paint, poverty, and monitoring of the overall program.

SP-10 Geographic Priorities – 91.215 (a)(1)

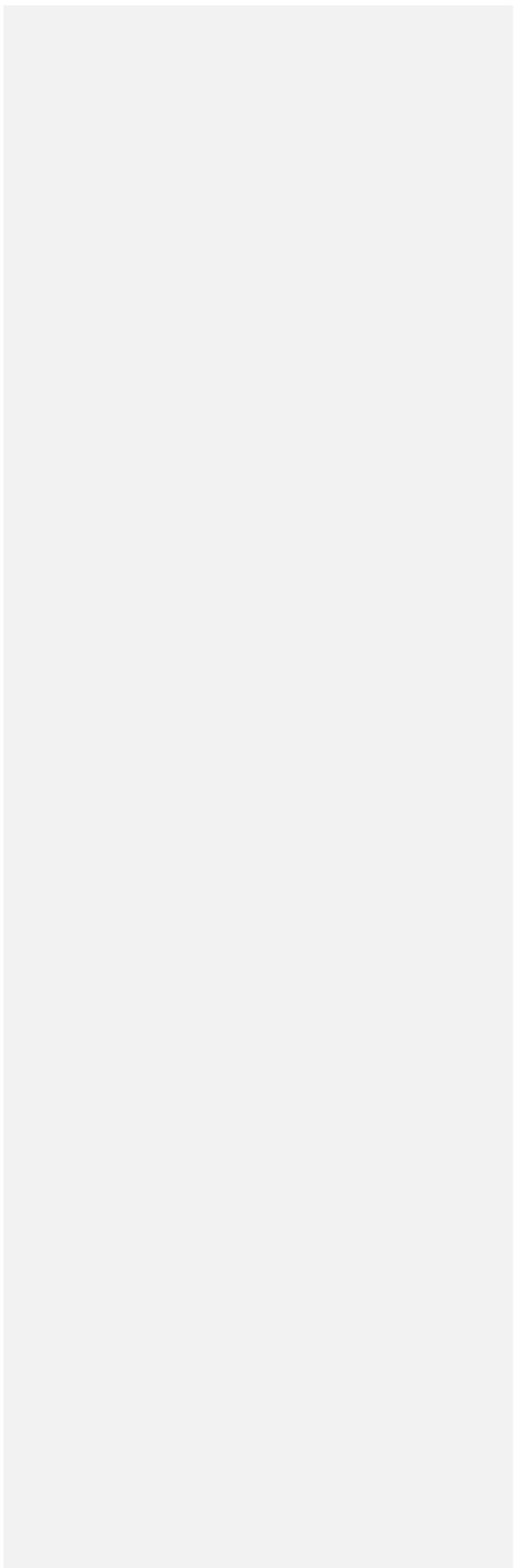
Geographic Area

Table 48 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City does not have geographic areas. Direct benefit activities are operated on a city-wide basis.



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

Priority Needs

Table 49 – Priority Needs Summary

1	Priority Need Name	Homeownership Affordability and Sustainability
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail 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
	Geographic Areas Affected	
	Associated Goals	Promote Homeownership Affordability Maintain City's Affordable Housing Stock
	Description	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.
	Basis for Relative Priority	The 2008-2012 CHAS data indicated that some degree of housing problems existed among all categorical group of needs: elderly, small and large related families, as well as those households with single individuals. Therefore, housing assistance programs will place an emphasis on owner-occupied households in the City with housing problems. In addition to the 2008-2012 CHAS data, a Community Needs Assessment Survey was conducted during the planning process of the 2016-2020 Consolidated Plan and 2016 Annual Action Plan. Respondents to this survey consistently cited affordable housing and homeowner rehabilitation assistance as priorities within the City.

2	<u>Priority Need Name</u>	Economic Opportunity
	<u>Priority Level</u>	High
	<u>Population</u>	Extremely Low Low Moderate Large Families Families with Children Elderly Frail 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
	<u>Geographic Areas Affected</u>	
	<u>Associated Goals</u>	Public Services
	<u>Description</u>	The City of Weston proposes to provide public services related to the COVID19 pandemic. Specifically, rental assistance for those affected by the virus.
	<u>Basis for Relative Priority</u>	HUD determined that funding be made available to prevent, prepare for and respond to the Coronavirus. The City of Weston determined the best way was through rental assistance.

Narrative (Optional)

Priority needs were determined from the planning process. This includes data analysis of existing conditions, trends, and gaps/needs analysis. In addition, the feedback received as a result of the Community Needs Survey supported the conclusions drawn from 2008-2012 CHAS data analysis.

SP-30 Influence of Market Conditions – 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)	There were 920 units affordable to renters with household incomes at 80% AMI or less. This represents approximately 17% of the 5396 rental units in the City. Additional resources and non-profit capacity would be required to implement this type of assistance.
TBRA for Non-Homeless Special Needs	There were 90 units affordable to renters with household incomes at 80% AMI or less. This represents approximately 17% of the 5396 rental units in the City. Additional resources and non-profit capacity would be required to implement this type of assistance.
New Unit Production	The priority housing needs addressed in the City’s Consolidated Plan are the need to alleviate cost burden, to ensure the City’s affordable housing stock is maintained, and to find opportunities to create new affordable housing (rental, ownership) with the limited land available for development and existing built units. New unit construction will require more resources, including private investment. New construction is not an eligible CDBG activity.
Rehabilitation	Market conditions indicate that units in the City of Weston are in fairly decent condition due to the presently young age of the housing stock. Rehabilitation of units will be primarily minor in nature. The City is predominantly owner-occupied. Rehabilitation will focus on single-family type rehabilitation and accessibility repairs. Rental properties in the City are primarily larger multi-family units that would require more resources, including private investment.
Acquisition, including preservation	The current market conditions indicate that there are no publicly assisted units set to expire during the next 5 years. Acquisition of these properties would require more resources, including private investment.

Table 50 – Influence of Market Conditions

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

Introduction

The FY 2016 program year grants include \$269,933 in CDBG funding. The City of Weston is not currently receiving HOME or SHIP allocations.

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	269,933	0	0	269,933	1,079,732	Although this is the first year the City of Weston is receiving its funds directly, CDBG funds have been subject to budget reductions in recent years and this trend is expected to continue into the future.

Table 51 - 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

CDBG funds will be used to reduce cost burden thorough it's Purchase Assistance program and abate housing problems in owner-occupied residences though its Residential Rehabilitation program. Federal funds will be used to leverage other resources as available to extend the level of assistance the City can provide or scope of project that can be undertaken.

The City of Weston is not currently receiving additional funding from any state or federal funding source would trigger a matching requirement. This includes HOME funding.

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

Not Applicable

Discussion

SP-40 Institutional Delivery Structure – 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 Housing Finance and Community Redevelopment Division	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction

Table 52 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Weston has contracted the planning, administration, and implementation of its Community Development Block Grant (CDBG) Program funds to the Broward County Housing Finance and Community Redevelopment Division. As such, the Broward County Housing Finance and Community Redevelopment Division, in conjunction with the City of Weston, following the approved Citizen Participation Plan, prepared the 2016 – 2020 Consolidated Plan for the City.

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. In addition to decades of experience with Consolidated Plan development, management, and implementation, due to its unique position, the Division is easily able to utilize shared knowledge and resources from experience with current and past jurisdictions in which the same or similar services are provided.

The Broward County Housing Finance and Community Redevelopment Division will have the primary responsibility of implementing the strategies defined in the 2016 – 2020 Consolidated Plan and subsequent Action Plans. In addition, the Division will be responsible for maintaining and improving the institutional structure necessary to carry out the City’s Consolidated Plan.

As part of the planning process, a list of the area’s private industries (businesses), non-profit organizations, and public institutions were identified as resources that may be available to assist with carrying out the strategies indicated in the City’s 2016 – 2020 Consolidated Plan. The different entities will be used, as necessary, for various housing, community and economic development strategies, and other priority needs.

The City of Weston does not have a public housing authority. However, where possible, it will coordinate programs with the surrounding local housing authorities that serve the community. There is currently no formal relationship between the City and the various housing authorities.

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	X
Mobile Clinics	X	X	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			
	X	X	X

Table 53 - 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 coordinates the delivery of services to the homeless as well as those affected by HIV/AIDS. The Continuum was designed so that as an individual visits a Continuum agency 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 Broward County Housing Finance and Community Redevelopment Division will be focused on carrying out the strategies identified in the 2016 - 2020 Consolidated Plan, based on established priorities. This approach will be comprehensive.

The City of Weston does not have a public housing authority. However, where possible, it will coordinate programs with the surrounding local housing authorities that serve the community. There is currently no formal relationship between the City and the various housing authorities.

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

SP-45 Goals Summary – 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	Promote Homeownership Affordability	2016	2020	Affordable Housing		Homeownership Affordability and Sustainability	CDBG: \$539,870	Direct Financial Assistance to Homebuyers: 10 Households Assisted
2	Maintain City's Affordable Housing Stock	2016	2020	Affordable Housing		Homeownership Affordability and Sustainability	CDBG: \$539,865	Homeowner Housing Rehabilitated: 10 Household Housing Unit
3	Public Services	2019	2020	Non-Housing Community Development		Economic Opportunity	CDBG-CV: \$172,764	Rental Assistance to those affected by the Coronavirus

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Promote Homeownership Affordability
	Goal Description	The City will promote the affordability of decent housing for low- to moderate-income households on a city-wide basis.
2	Goal Name	Maintain City's Affordable Housing Stock
	Goal Description	The City will maintain the availability/accessibility of decent affordable housing for low- to moderate-income households on a city-wide basis.

3	Goal Name	Public Services
	Goal Description	The City of Weston proposes to provide public services related to the COVID19 pandemic. Specifically, rental assistance for those affected by the virus.

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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)

The City of Weston anticipates assisting an estimated 2 extremely low-income, low-income, and moderate-income families per year through the Purchase Assistance program. The City anticipates assisting the same number of households each year for the next 5 years, for a combined estimated total of 10 families.

In Addition, for homeowners already residing in the City of Weston, the City anticipates assisting an estimated 2 extremely low-income, low-income, and moderate-income families per year through the Owner Occupied Residential Rehabilitation program. The City anticipates assisting the same number of households each year for the next 5 years, for a combined estimated total of 10 LMI households.

SP-50 Public Housing Accessibility and Involvement – 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 no longer has any public housing in its inventory.

Activities to Increase Resident Involvements

The City of Weston does not have a Public Housing Authority within its jurisdiction or public housing developments.

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

N/A

Plan to remove the ‘troubled’ designation

Not Applicable

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Public policies have had no negative effects on affordable housing and residential investment.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Efforts have been made to educate communities in Broward County on the need for affordable housing. Those efforts include documents published by the Broward Housing Council, Broward Housing Council public meetings, and the Annual Fair Housing Council presented by HOPE, Inc., the County's Fair Housing partner.

The City of Weston, in coordination with Broward County, will continue to educate communities in the City on the need for affordable housing.

SP-60 Homelessness Strategy – 91.215(d)

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

Per the Point-in-Time Count (PIT) and Homeless Inventory Count (HIC) in January 2016 conducted by the Broward County Continuum of Care (FL-601), the City of Weston does not have persons experiencing homelessness in their jurisdiction.

Addressing the emergency and transitional housing needs of homeless persons

Not Applicable

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 City will support the recommendations made to Broward County's Homeless Initiative Partnership to implement the 2009 HEARTH Act to increase rapid re-housing of the homeless, thus freeing up emergency and transitional units in the County. The City will also build on partnerships with those service providers that provide supportive services to chronically homeless individuals and families.

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

To address homelessness prevention, the City will promote the various homeless prevention providers already in the network of providers. Where feasible, the City will develop strategies that provide additional mortgage, rental, or utilities assistance for these individuals and families. The City will form partnerships and/or promote those providers that counsel, advocate, or provide legal assistance to prevent homelessness in the City.

SP-65 Lead based paint Hazards – 91.215(i)

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

The City of Weston will evaluate Lead-Based Paint regulation through its application process. Each applicant will be screened through the application process by determining whether the house was built prior to 1978. All homes build prior to 1978 will either be inspected by Broward County's Department of Natural Resources Protection or by a consultant. Adviron Environmental Systems Inc. was the last consultant utilized by the County. Homes will be 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 related to the extent of lead poisoning and hazards?

These actions have been successful in all current jurisdictions as there have not been any reported cases of lead poisoning in Broward County during the last ten years.

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 – 91.215(j)

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

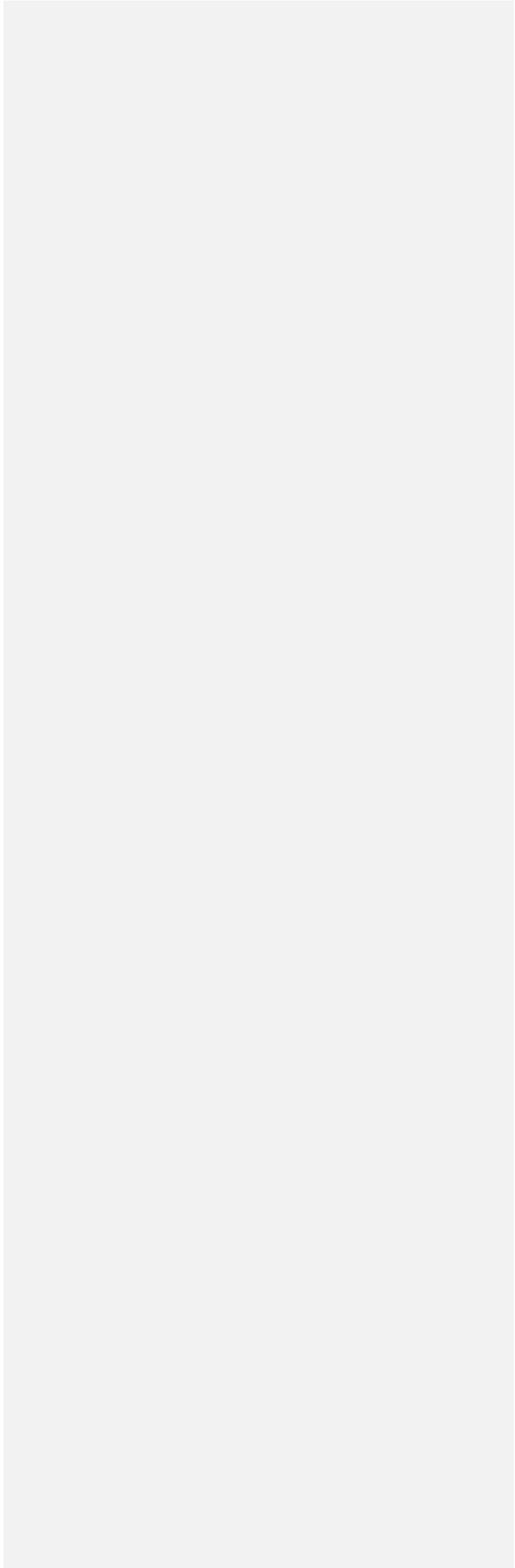
It is the City's goal is to do its part to reduce, or assist in reducing, the number of poverty level individuals and families that are assisted through the City's affordable housing programs and public service-related programs. The City's objective is to seek out opportunities to link residents to existing services and, when possible, assist with the development of new programs that aid in reducing the number of poverty level individuals and families.

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

The City will continue to establish countywide partnerships with both public and private entities to more effectively address the needs of low- to moderate-income families, including poverty level families. Where practical, the City will use CDBG dollars to explore the development of such programs that prevent, reduce, or assist in reducing the number of poverty level individuals and families in the City.

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



Expected Resources

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

Introduction

The FY 2016 program year grants include \$269,933 in CDBG funding. The City of Weston is not currently receiving HOME or SHIP allocations.

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	269,933	0	0	269,933	1,079,732	Although this is the first year the City of Weston is receiving its funds directly, CDBG funds have been subject to budget reductions in recent years and this trend is expected to continue into the future.

Table 55 - 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

CDBG funds will be used to reduce cost burden thorough it's Purchase Assistance program and abate housing problems in owner-occupied

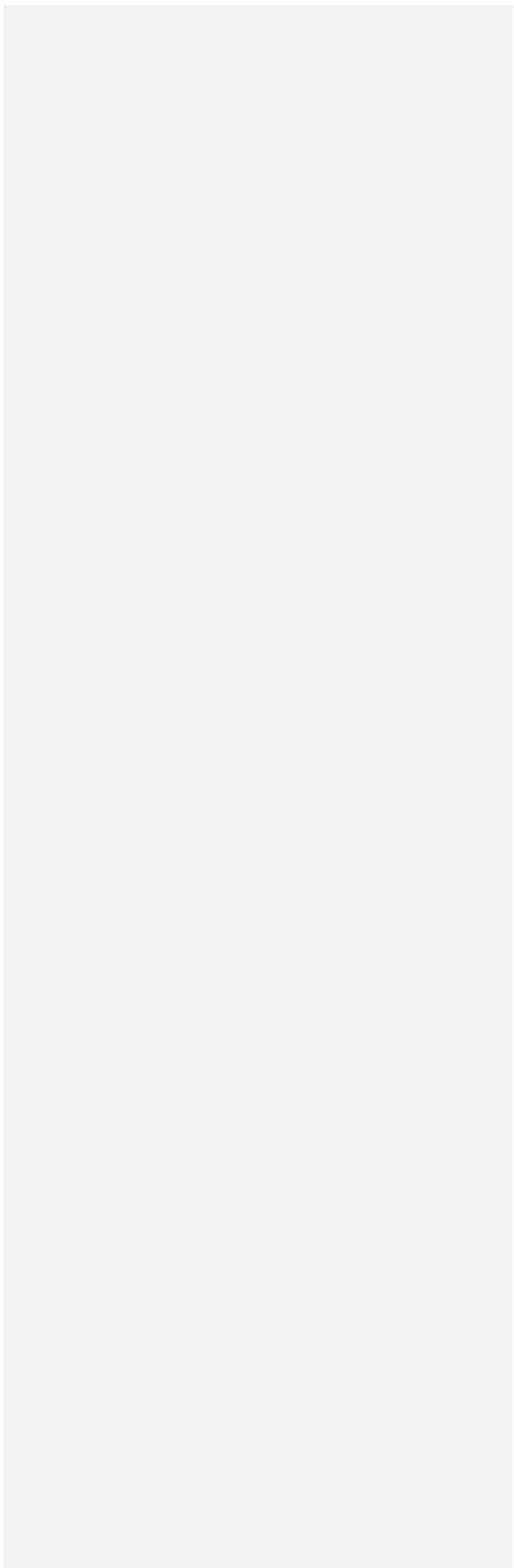
residences through its Residential Rehabilitation program. Federal funds will be used to leverage other resources as available to extend the level of assistance the City can provide or scope of project that can be undertaken.

The City of Weston is not currently receiving additional funding from any state or federal funding source would trigger a matching requirement. This includes HOME funding.

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

Not Applicable

Discussion



Annual Goals and Objectives

AP-20 Annual Goals and Objectives

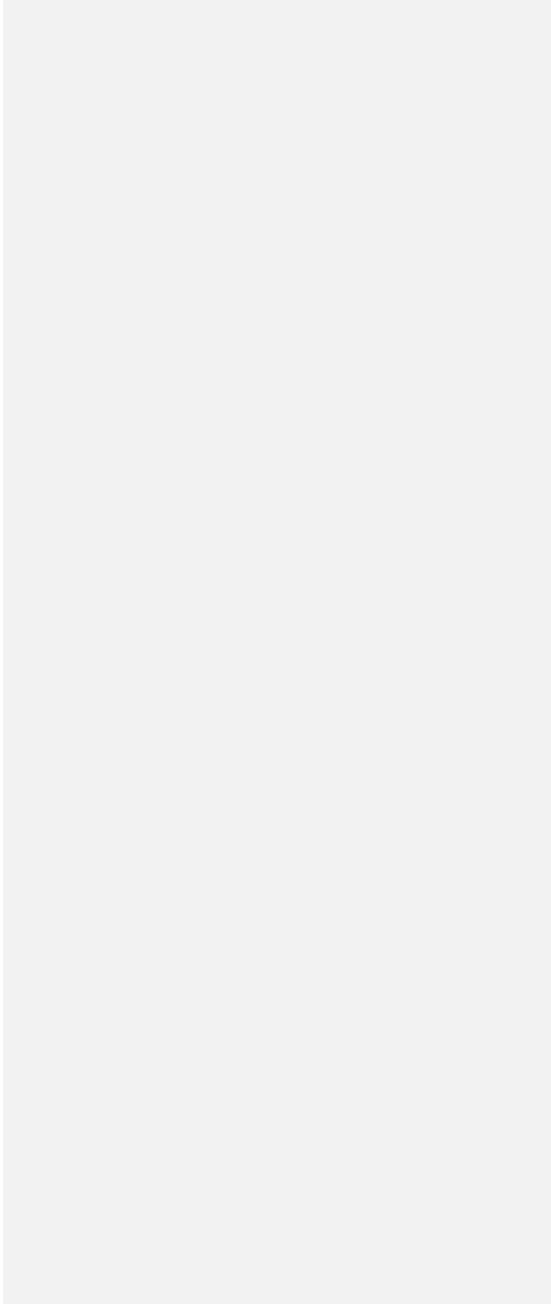
Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Promote Homeownership Affordability	2016	2020	Affordable Housing		Homeownership Affordability and Sustainability	CDBG: \$107,974	Direct Financial Assistance to Homebuyers: 2 Households Assisted
2	Maintain City's Affordable Housing Stock	2016	2020	Affordable Housing		Homeownership Affordability and Sustainability	CDBG: \$107,973	Homeowner Housing Rehabilitated: 2 Household Housing Unit

Table 56 – Goals Summary

Goal Descriptions

1	Goal Name	Promote Homeownership Affordability
	Goal Description	
2	Goal Name	Maintain City's Affordable Housing Stock
	Goal Description	



Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Weston's Five Year Consolidated Strategic Plan for the period of 2016-2020 was approved by the City's Board of Commissioners on August 15, 2016. This document establishes how current and future federal resources will be targeted to meet the social, economic and housing needs of the City of Weston's low- and moderate-income residents. The following Programs are governed by, and administered under a Consolidated Plan: The Community Development Block Grant (CDBG) Program, the HOME Investments Partnership Program, the Emergency Shelter Grant (ESG) Program, and the Housing Opportunities for Persons with AIDS (HOPWA) Program. CDBG Entitlement Jurisdictions may also apply for and receive Section 108 Guaranteed Loan Funds.

The Fiscal Year 2016 (October 1, 2016 - September 30, 2017) Annual Action Plan outlines the use of these funds in accordance with the City's 2016-2020 Strategic Plan. Responses in each section of the 2016-2017 Annual Action Plan are directly correlated to the County's Strategic Plan. Although the City of Weston currently qualifies for funding under the CDBG Program only, the City's Consolidated Plan, Annual Action Plan and Citizen Participation Plan are intended to cover all eligible programs listed above, should Weston qualify for such in the future.

Projects

#	Project Name
1	HOMEOWNERSHIP AFFORDABILITY AND SUSTAINABILITY
2	PLANNING AND ADMINISTRATION

Table 57 – Project Information

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

The 2008-2012 CHAS data indicated that some degree of housing problems existed among all categorical group of needs: elderly, small and large related families, as well as those households with single individuals. Therefore, housing assistance programs will place an emphasis on owner-occupied households in the City with housing problems.

In addition to the 2008-2012 CHAS data, a Community Needs Assessment Survey was conducted during the planning process of the 2016-2020 Consolidated Plan and 2016 Annual Action Plan. Respondents to this survey consistently cited affordable housing and homeowner rehabilitation assistance as priorities

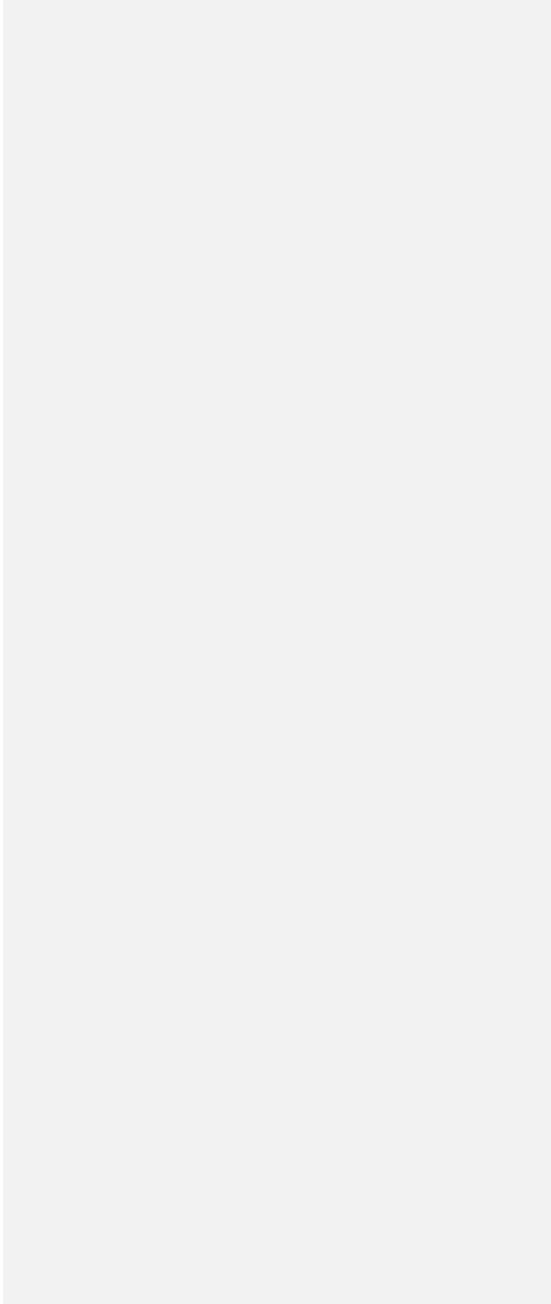
within the City.

Direct Benefit Activities

Direct benefit activities will receive high priority for funding. Direct benefit occurs when the residents/persons directly receive the benefit of the CDBG assistance. Public services, housing rehabilitation, and purchase assistance projects are direct benefit type activities. Eligible project proposals that directly benefit low to moderate income residents of the City of Weston will be highly considered for funding. These types of projects can be city-wide since the low/mod benefit test is on an individual or household basis.

Furthermore, cost burden and affordability is the number one priority need in the City of Weston. The City wishes to promote affordable housing to new and existing residents of the City. The major obstacle the City faces is not having sufficient funds to address priority needs. The City will continue to explore additional funding opportunities to leverage the resources it already has.

AP-38 Project Summary
Project Summary Information



1	Project Name	HOMEOWNERSHIP AFFORDABILITY AND SUSTAINABILITY
	Target Area	
	Goals Supported	Promote Homeownership Affordability Maintain City's Affordable Housing Stock
	Needs Addressed	Homeownership Affordability and Sustainability
	Funding	CDBG: \$215,947
	Description	The priority housing needs that will be addressed within this project are cost burden and owner occupied residential rehabilitation.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	The City of Weston anticipates assisting an estimated 2 extremely low-income, low-income, and moderate-income families through the Purchase Assistance program. In Addition, for homeowners already residing in the City of Weston, the City anticipates assisting an estimated 2 extremely low-income, low-income, and moderate-income families through the Owner Occupied Residential Rehabilitation program.
	Location Description	This project and its activities will be carried out on a city-wide basis.
Planned Activities	Purchase Assistance- The City of Weston anticipates assisting an estimated 2 extremely low-income, low-income, and moderate-income first-time homebuyers with direct financial assistance in the 2016 program year. Residential Rehabilitation - The City of Weston anticipates assisting an approximately 2 extremely low-income, low-income, and moderate-income households with minor home repairs in the 2016 program year.	
2	Project Name	PLANNING AND ADMINISTRATION
	Target Area	
	Goals Supported	Promote Homeownership Affordability Maintain City's Affordable Housing Stock
	Needs Addressed	Homeownership Affordability and Sustainability
	Funding	CDBG: \$53,986
	Description	This project will be used to carry out the FY2016 Purchase Assistance and Residential Rehabilitation activities on behalf of the City of Weston.
	Target Date	

Estimate the number and type of families that will benefit from the proposed activities	This project will be used to carry out the FY2016 Purchase Assistance and Residential Rehabilitation activities on behalf of the City of Weston.
Location Description	This project and its activities will be carried out on a city-wide basis.
Planned Activities	Planning and Administration - This activity will be used to carry out the FY2016 Purchase Assistance and Residential Rehabilitation activities on behalf of the City of Weston.

AP-50 Geographic Distribution – 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 CDBG funds received will be allocated to low- to moderate-income households throughout the City of Weston.

Geographic Distribution

Target Area	Percentage of Funds

Table 58 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

As the greatest need within the City of Weston is affordable housing and the sustainability of its current housing stock, the City will not prioritize funding allocations geographically. The City does not want to concentrate low- to moderate-income homebuyers or limit homeownership choices.

Discussion

None

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

This section identifies the City's Program Year 2016 goals for affordable housing with all resources available.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	4
Special-Needs	0
Total	4

Table 59 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	2
Acquisition of Existing Units	2
Total	4

Table 60 - One Year Goals for Affordable Housing by Support Type

Discussion

The 2007 - 2011 CHAS data indicated that some degree of housing problems existed among all categorical group of needs: elderly, small and large related families, as well as those households with single individuals. Therefore, housing assistance programs will place an emphasis on owner-occupied households in the City with housing problems.

AP-60 Public Housing – 91.220(h)

Introduction

The Housing Authority has been committed to providing safe, decent, and affordable housing to low-income residents in Broward County since 1938. In addition to offering affordable rental housing and several public housing sites, the Housing Authority administers a number of programs, such as the Family Self-Sufficiency Program, the Housing Choice Voucher Homeownership Program, and the Step-Up Apprenticeship Initiative, to promote self-sufficiency and economic opportunity for local residents.

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

The Housing Authority is a direct recipient of HUD funds, as such their funds are targeted to acquiring new units, rehabilitating some existing units and constructing new units.

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

The City of Weston has encouraged a more widespread use of the Housing Choice Voucher Homeownership Program, which is a housing authority program.

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

N/A

Discussion

The Housing Authority and its affiliated organizations were not provided a direct allocation of funding during the 2015-2016 Annual Action Plan. However, the City will be exploring other opportunities to work together in the future.

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

Introduction

The CoC plans to continue to use McKinney-Vento funds to support Homeless Outreach, Emergency Shelter, Mental Health Safe Haven, Transitional Housing, Permanent Supportive Housing and other Supportive Services.

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 Homeless Continuum of Care (CoC) has prioritized the creation of new Chronic beds for Chronically Homeless Individuals and Families. The CoC intends to submit via the 2012 HUD Homeless CoC NoFA an application for a bonus project serving chronically homeless persons. Additionally, the CoC is working with currently funded Shelter Plus Care and Supportive Housing Project Sponsors to increase the number of chronically homeless beds in currently funded projects. Barriers include funding for supportive services match required for Shelter Plus Care funding (100%) and referrals from Community Mental Health Providers.

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 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 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 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.

Discussion

None

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

This section identifies actions taken to remove barriers to affordable housing during the 2016 program year.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Weston continuously works to ensure that this organization employs as comprehensive and inclusive a policy as possible in addressing the housing and community development issues and needs.

Additionally, efforts have been made to educate communities in Broward County on the need for affordable housing. Those efforts include documents published by the Broward Housing Council, Broward Housing Council public meetings, and the Annual Fair Housing Council presented by HOPE, Inc., the County's Fair Housing partner.

The City of Weston, in coordination with Broward County, will continue to educate communities in the City on the need for affordable housing.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

The following section identifies other actions that will be undertaken during the 2016 program year.

Actions planned to address obstacles to meeting underserved needs

The City will adjust its funding priorities as needed in order to address underserved need. This will occur under the parameters of citizen participation requirements.

Actions planned to foster and maintain affordable housing

The greatest need within the City of Weston is affordable housing. According to the 2008-2012 American Community Survey data, severe cost burden is the greatest problem within the City. Although owner occupied households within the 30-50% AMI and 50-80% AMI categories and renter occupied households within the 30-50% AMI category have felt the greatest impact, housing cost burden is being felt over all income categories in both renter occupied and owner occupied LMI households. The City will be using a combination of Purchase Assistance and Residential Rehabilitation programs to assist no less than 2 first-time homebuyers and 2 income eligible owner-occupied units within the City. Both programs will be run on a city-wide basis. These priorities may be adjusted to meet future needs of the City.

Actions planned to reduce lead-based paint hazards

The City of Weston 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 by a licensed and lead-certified Environmental Housing Inspector. Homes were evaluated through Visual Assessment, Paint Testing, or Risk Assessment (or Lead hazard Screen). If incidents are reported, the City will fund lead testing through the City'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

The City of Weston, as an Entitlement community relies on the Continuum of Care and the Broward County Housing Authority to address housing and homeless issues. It coordinates closely with both of these organizations as well as several non-profits that provide pivotal resources. The City 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 develop institutional structure

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

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

The County plans to continue to stay abreast of local socio-economic and market conditions 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:

None

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

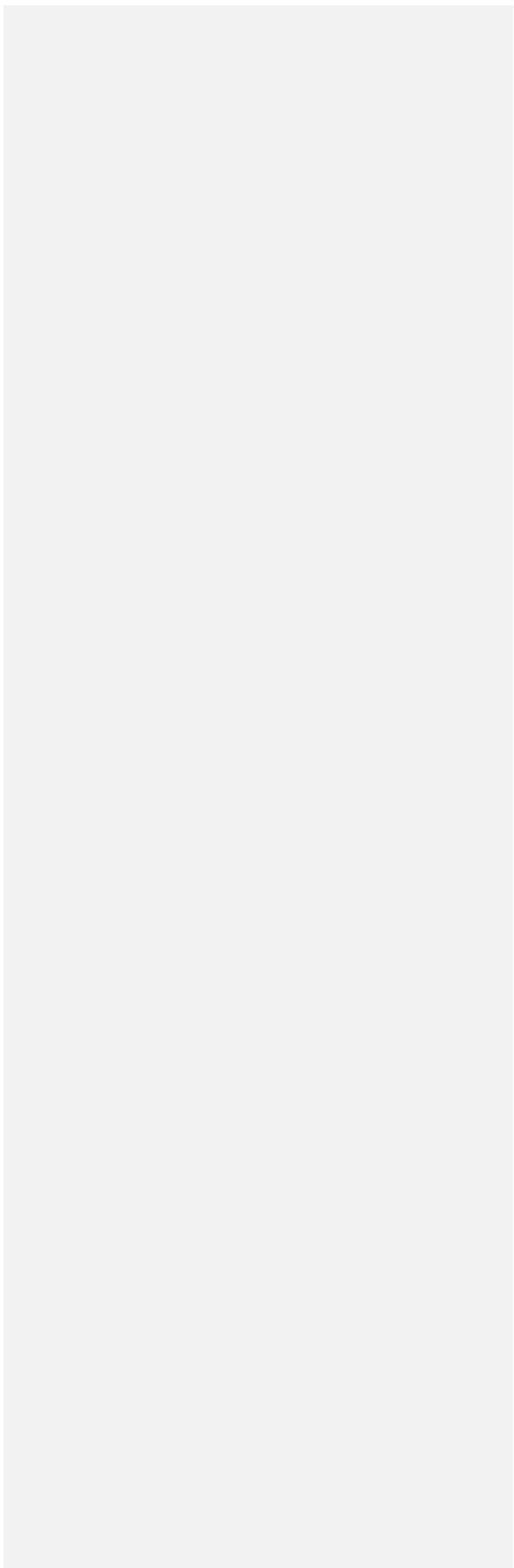
Reference 24 CFR 91.220(l)(1)

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.

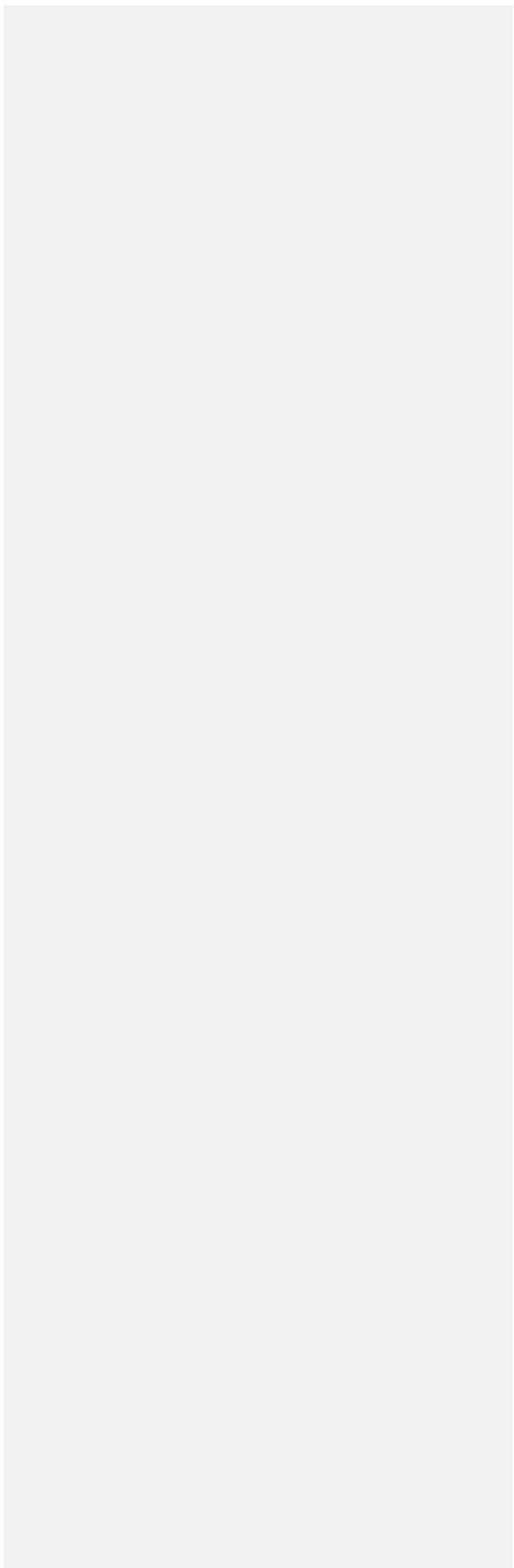
1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified 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%



Attachments



Citizen Participation Comments

Pre-Development Public Notice Comments

No public comments were received as a result of the Pre-Development Public Notice.

Pre-Development Public Hearing Comments

The City of Weston 2016-2020 Consolidated Plan Pre-Development Public Hearing was held on Tuesday June 14, 2016 at 2:00 PM – 2:50 PM at the Commission Chambers located at City Hall.

Question: How are allocations determined?

Suzanne Fejes provided a briefing on allocations and entitlement thresholds as well as roles of the Department of Housing and Urban Development (HUD) along with Broward County in the City of Weston's CDBG program development.

Question: What types of programs are available and what makes them eligible?

Suzanne Fejes provided an explanation eligible activities, assistance methods and terms, application process, waiting list, income certification standards and selection criteria.

Question: When does the money become available?

Yvette Lopez provided an explanation of the funding cycle as well as an anticipated arrival of October 1, 2017.

Question: How do you find people?

Yvette Lopez provided an explanation of the first come, first qualified, first served basis.

Question: How are the low-income areas determined?

Suzanne Fejes provided an explanation of the census data as well as the threshold and exception status of the City of Weston.

Question: Who determines how the funds are split?

Suzanne Fejes explained the Consolidated Plan process as well as the City's role in project selection.

Suggestion: "I can see a need for a senior transportation program or other services angled towards low-income families"

Pre-Adoption Public Notice Comments

No public comments were received as a result of the Pre-Adoption Public Notice.

Pre-Adoption Public Hearing Comments

The City of Weston 2016-2020 Consolidated Plan Pre-Adoption Public Hearing was held on Monday August 15, 2016 at 7:00 PM at the Commission Chambers located at City Hall.

No public comments were received during the Pre-Adoption Public Hearing.

Grantee Unique Appendices

**CITY OF WESTON, FLORIDA
RESOLUTION NO. 2016-94**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WESTON, FLORIDA, APPROVING CITY OF WESTON'S FISCAL YEAR 2016-2020 CONSOLIDATED PLAN AND CITIZEN PARTICIPATION PLAN, THE FISCAL YEAR 2016-2017 ANNUAL ACTION PLAN FOR OCTOBER 1, 2016, TO SEPTEMBER 30, 2017, FOR THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) GRANT ("PROGRAMS"); APPROVING ESTIMATED FUNDING FROM THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM; AUTHORIZING THE CITY MANAGER TO TRANSMIT THE CONSOLIDATED PLAN AND ANNUAL ACTION PLAN TO HUD; AND TAKE ALL NECESSARY ADMINISTRATIVE ACTIONS FOR IMPLEMENTATION OF THE PROGRAMS.

WHEREAS, First, the City Commission of the City of Weston, via Resolution No. 2014-46 dated December 1, 2014, authorized the execution of the Cooperation Agreement between Broward County and the City of Weston providing for Broward County's management of the City's Community Development Block Grant Program, and authorizing the City manager to notify HUD of the City's intent to join Broward County's Urban County CDBG Entitlement Program through a Joint Cooperation Agreement for a three year period (Federal Fiscal Years 2015 – 2017); and

WHEREAS, Second, the U.S. Department of Housing and Urban Development ("HUD"), pursuant to Title 24, Code of Federal Regulations, Part 91, requires the submission of a Consolidated Plan and an Annual Action Plan by the City, as a grantee applying for funds under the Community Development Block Grant ("CDBG") Program.

NOW, THEREFORE BE IT RESOLVED by the City Commission of the City of Weston, Florida:

Section 1: The foregoing recitals contained in the preamble to this Resolution are incorporated by reference herein.

Section 2: The Weston City Commission approves the Fiscal Year 2016-2020 Consolidated Plan, the Fiscal Year 2016-2017 Annual Action Plan, the Citizen Participation Plan, and the estimated CDBG Program funding in the amount of (Two Hundred Sixty-nine Thousand Nine Hundred Thirty-three Dollars (\$269,933), attached as Exhibit "A".

Section 3: The City Commission approves the proposed activities for funding under the Plan, including projects and project amounts, for FY2016-2017 for the CDBG Program.

Section 4: The City Manager is authorized to transmit the Plan to HUD and take all necessary administrative actions for implementation of the Consolidated Plan and Annual Action Plan.

Section 5: The City Manager is authorized to increase or decrease the estimated funding amounts and project service deliverables for the projects set forth due to changes in the City's final grant allocation from HUD.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WESTON, FLORIDA, APPROVING CITY OF WESTON'S FISCAL YEAR 2016-2020 CONSOLIDATED PLAN AND CITIZEN PARTICIPATION PLAN, THE FISCAL YEAR 2016-2017 ANNUAL ACTION PLAN FOR OCTOBER 1, 2016, TO SEPTEMBER 30, 2017, FOR THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) GRANT ("PROGRAMS"); APPROVING ESTIMATED FUNDING FROM THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM; AUTHORIZING THE CITY MANAGER TO TRANSMIT THE CONSOLIDATED PLAN AND ANNUAL ACTION PLAN TO HUD; AND TAKE ALL NECESSARY ADMINISTRATIVE ACTIONS FOR IMPLEMENTATION OF THE PROGRAMS.

Section 6: If any portion of this Resolution is determined by any Court to be invalid, the invalid portion shall be stricken, and such striking shall not affect the validity of the remainder of this Resolution. If any Court determines that this Resolution, or any portion hereof, cannot be legally applied to any individual(s), group(s), entity(ies), property(ies), or circumstance(s), such determination shall not affect the applicability hereof to any other individual, group, entity, property, or circumstance.

Section 7: The appropriate City officials are authorized to execute all necessary documents to effectuate the intent of this Resolution.

Section 8: This Resolution shall take effect upon its adoption.

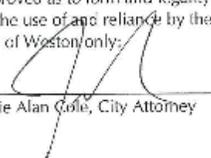
ADOPTED by the City Commission of the City of Weston, Florida, this 15th day of August 2016.


Daniel J. Stermer, Mayor

ATTEST:


Patricia A. Bates, City Clerk

Approved as to form and legality
for the use and reliance by the
City of Weston only:


Jamie Alan Cole, City Attorney

Roll Call:

Commissioner Norton	<u>Yes</u>
Commissioner Feuer	<u>Yes</u>
Commissioner Kallman	<u>Yes</u>
Commissioner Gomez	<u>Yes</u>
Mayor Stermer	<u>Yes</u>

CERTIFICATION

I CERTIFY THIS TO BE A TRUE & CORRECT
COPY OF THE ORIGINAL DOCUMENT ON
FILE.

WITNESS MY HAND AND OFFICIAL SEAL OF
THE CITY OF WESTON, IN THE COUNTY OF
DEWAR, FLORIDA, THIS 15th DAY OF
August, 2016.

CITY CLERK

SUN SENTINEL
Published Daily

Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

STATE OF FLORIDA

COUNTY OF BROWARD/PALM BEACH/MIAMI-DADE

Before this undersigned authority personally appeared Mark Kuzniec, who on oath says that he/she is a duly authorized representative of the Classified Department of the Sun-Sentinel, daily newspaper published in Broward/Palm Beach/Miami-Dade County, Florida, that the attached copy of advertisement, being, a PUBLIC NOTICE in the matter of THE CITY OF WESTON - BRE ADOPTION HEARINGS COMPLAINT & AAP appeared on JULY 16th, 2016, 2016 A.D. 106-4322841, affiant further says that the said Sun-Sentinel is a newspaper published in said Broward/Palm Beach/Miami-Dade County, Florida, and that this said newspaper has heretofore been continuously published in said Broward/Palm Beach/Miami-Dade County, Florida, each day, and has entered as second class matter at the post office in Fort Lauderdale, in said Broward County, Florida, for a period of one year next preceding the first publication of this attached copy of advertisement and affiant says that he/she has neither paid, nor promised, any person, firm or corporation any discount, rebate, commission or reward for the purpose of securing this advertisement for publication in said newspaper.

Mark Kuzniec
Mark Kuzniec, Affiant

Began to and subscribed before me on JULY 18, 2016, A.D.



Marcia Ingrid Smith
Signature of Notary Public

(Name of Notary Public, printed or stamped)

Personally known X or Produced Identification _____

Legal Notice Attached

Ad Number: 4322641-1
Insertion Number: 3 x 21
Size: B&W
Color Type:
Client Name: / PO# s hahn
Advertiser: City of Weston City Clerk
Section/Page/Zone: Local/B002/SB
Description: consolidation plan

PUBLIC NOTICE CITY OF WESTON PRE-DEVELOPMENT PUBLIC HEARING Community Development Block Grant (CDBG) Program FY 2016 – 2020 Consolidated Strategic Plan FY 2016 Annual Action Plan & Citizen Participation Plan July 16, 2016

The City of Weston is an entitlement recipient of federal funds from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Program. The City of Weston anticipates receiving \$269,933 in CDBG funds during the 2016 program year to address community development and housing needs within the City. As mandated by Federal Regulations 24 CFR Part 91, in order to receive these funds, the City of Weston is required to develop and implement a five-year Consolidated Strategic Plan. The Consolidated Strategic Plan is a long range strategic plan submitted to HUD to identify, prioritize and address the housing and community development needs of the City. In addition, the City must develop and adopt an Annual One Year Action Plan that is consistent with its 2016-2020 Consolidated Strategic Plan priorities.

Citizen Participation Plan Summary

As an entitlement recipient of federal funds, the City has a citizen participation plan to ensure opportunity for citizen participation in the development of the consolidated plan, annual action plans, performance reports and amendments. The City encourages residents, public and private agencies, business owners and members of the general public to submit written comments regarding the priorities and activities outlined in the City's 2016 – 2020 Consolidated Plan and to attend the public hearings. The City also hereby notifies adjacent local governments about priority non-housing community development needs identified in its five-year plan and welcomes comments regarding priorities and planned activities.

Consolidated Plan Summary

The 2016 – 2020 Consolidated Plan consists of the following:
• Description of activities that will be undertaken to address priority needs in the next five (5) years; and
• Actions to maintain the affordable housing stock and increase the availability of permanent housing in standard condition and affordable cost to low-income and moderate income families; and
• Actions to increase the availability of affordable permanent housing to low- and moderate-income families seeking homeownership throughout the City of Weston

2015 Annual Action Plan Summary

For Program Year 2016, the City is proposing to undertake the following projects with the \$269,933 it is scheduled to receive from HUD. This funding is anticipated being available October 1, 2016.

Purchase Assistance \$107,974
This activity will provide purchase assistance to eligible households (first-time homebuyers?) to purchase their primary residence in the City of Weston. Assistance may provide up to 50% of required down payment, pay reasonable closing costs, provide principle write down assistance, and subsidize interest rates. This direct homeownership assistance is eligible under 24 CFR section 570.201(n) and will directly benefit low- and moderate-income persons as qualified under 570.208(a).

Residential Rehabilitation (Minor Home Repair) \$107,973
This activity will provide home repair assistance to homeowners who are experiencing conditions in and around their homes that pose a threat to their health, safety, and welfare. The home repair program is limited to low- to moderate-income homeowners and is available on a first qualified, first served basis. The repairs and appliances purchased in the program are encouraged to promote green and sustainable products. Products and home improvements consistent with the Energy Star Program are preferred. This project will be carried out on a citywide basis. This activity is eligible under 24 CFR section 570.202(a), and will benefit low and moderate income persons as qualified under 24 CFR section 570.208 (a)(3).

Program Administration \$53,986
This activity will provide general management, oversight, and coordination of the programs. Also, this activity will provide fair housing services designed to further the fair housing objectives of the Fair Housing Act (42 U.S.C. § 3601-20). These activities are assumed to benefit low and moderate-income persons and are eligible under 24 CFR section 570.206(a).

Citizens are encouraged to review the 2016 – 2020 Draft Consolidated Plan, and 2016 Program Year Draft Action Plan and provide written comment. Copies of the documents are available for review and comment during the 30-day period commencing July 16, 2016 and ending August 15, 2016 at the Broward County Housing and Community Redevelopment Division located at the 110 NE 3rd Street, Suite 300, Fort Lauderdale, Florida, 33301 between 8:30 AM and 5:00 PM. Prior to adoption, the City of Weston Commission will hold a public hearing on the proposed FY 2016 Action Plan and 2016 – 2020 Consolidated Plan on Monday, August 15, 2016 at 7:00 PM in the Commission Chamber at City Hall, located at, 17200 Royal Palm Boulevard, Weston, Florida 33326. Interested parties are encouraged to attend and participate. For additional information on this hearing, please contact Yvette Lopez, Manager, Broward County Housing Finance and Community Redevelopment Division at (954) 357-4930 or ylopez@broward.org.

Translation services available upon request.
Servicios de traducción pueden ser disponibles bajo petición. To request this information please contact Yvette Lopez, Manager, Broward County Housing Finance and Community Redevelopment Division at (954) 357-4930 or ylopez@broward.org.

In accordance with the Americans with Disabilities Act and Florida Statutes Section 286.26, persons with disabilities needing special accommodation to participate in this hearing should contact the above phone number at least 48 hours prior to the hearing.

Publish: The Sun Sentinel, Sunday, July 16, 2016

Bulletin Board COMPILED BY MADDY MESA

SATURDAY
Algae Bloom updates: Toll free, call 1-855-305-3903 or report observations on line at www.reportalgaebloom.com
Free Tree Giveaway: 8 a.m. to 3 p.m. at the City Nursery, 5000 NE Third Ave., Pompano Beach, Free. Call 954-345-7014.
Children's Activities at The PATCH: 4 p.m. to 10 p.m. at the Dania Beach PATCH, 1201 W. First St., Dania Beach. Free. Call 954-345-8682.
Health & Wellness Fair: 9 a.m. to 1 p.m. at Atlantic Technical College, 4001 NW 11th Ave., Fort Lauderdale. \$10 per class. Call 954-565-5790.
Annual Free Children's Summer Film Festival: The Good Dinosaur, 10 a.m. at the River of Grass ArtPark in the Sugar B Lutz Theatre, 1789 Sheridan St., Pembroke Pines. Free. Call 954-886-9277.
North Beach Village Yoga: 9:30 to 10:30 a.m. at Beach Gardens Hotel, 533 Orion Ave., Fort Lauderdale. \$10 per class. Call 954-565-5790.
Spaholic Café: 4:30 to 7:30 p.m. at South Regional Broward College Library, 7300 Pines Blvd., Pembroke Pines. Free. Call 954-201-8849.

SUNDAY
Guided Nature Walk: 8:30 to 10:30 a.m. and 3:30 to 4:30 p.m. at Secret Woods Nature Center, 2701 W. State Road 84, Dania Beach. Free. To register, call 954-357-8884.
North Beach Village Yoga: 9:30 to 10:30 a.m. at Beach Gardens Hotel, 533 Orion Ave., Fort Lauderdale. \$10 per class. Call 954-565-5790.
Skate Park: for ages 6 and older, 10:45 a.m. to 7:30 p.m. at Brian Ferriter Center, 2901 Sheridan St., Cooper City. \$4 per session and \$4 all day for members. \$8 per session and \$14 all day for non-members. Call 954-357-9760.
Alzheimer's Caregiver Support: 1 to 2:30 p.m. at Heartland of Lauderdale, 2599 NW 55th Ave., Lauderdale. Free. Call 954-886-1862.

MONDAY
Budget Presentation and Workshop: 9 a.m. at City Commission Chambers, 900 W. Atlantic Blvd., Pompano Beach. Free. Call 954-356-5227.
Enhance Fitness: 10 to 11 a.m. or noon to 1 p.m. at NE Focal Point Senior Center, 227 New Second St., Deerfield Beach. \$10 per month. Call 954-480-4449.
Depression Support Group: 10:30 a.m. to noon at 9Auses Art Center, 7179 W. Oakland Trail Blvd., Lauderdale. Free. Call 954-746-2025.

North Mental Health Consumer Support Group: 10 a.m. at Health Drop-in Center, Memorial Hospital, 3400 N. 29th Ave., Hollywood. Free. Call 954-761-9167.
Take Off Pounds Sensibly: 4:17 p.m. at Plantation Community Church, 6501 W. Broward Blvd., Plantation. Call 954-258-6369 or 954-261-2903.
Game Room: for adults, 4 to 8 p.m. at Franklin Park, 2501 Franklin Drive, Fort Lauderdale. Free. Call 954-357-7803.
Broward Society of South Florida monthly meeting: 7 p.m. at the Delco Auditorium, 5701 Cypress Road, Plantation. Free. Call 954-779-8117.
Coral Springs Orchid Society meeting: 7:30 p.m. at Cypress Hill, 5300 Coral Springs Ave., Coral Springs. Free. Visit coral-springsorchidsociety.org.

Bulletin Board lists events open to the public. Submit items two weeks in advance to Bulletin Board, Sun Sentinel, 500 E. Broward Blvd., Fort Lauderdale, FL 33309 or email bulletinboard@sunsentinel.com

AFFORDABLE DENTAL CARE Dr. Thomas Schopler and Associates

*Monday – Friday 8a.m. – 6p.m.
*Saturday and Sunday Hours
*Walk In Welcome - No Appointment Necessary
*All Phases of Dentistry
*Dental Implant \$1899.00
*Staff of 7 Experienced Dentists
Zero Percent Financing Available

Atlantic Florida Dental
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PUBLIC NOTICE

**BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
HUMAN SERVICES DEPARTMENT, COMMUNITY PARTNERSHIPS DIVISION
Byrne JAQ Request for Proposals Fiscal Year 2017**

Broward County Government is announcing a Request for Proposals for the provision of services under the Edward Byrne Memorial Justice Assistance Grant (Byrne JAQ) Program for the County's 2017 Fiscal Year. All agencies in Broward County interested in submitting proposals for Byrne JAQ Countywide funding must utilize the Broward County Human Services Department grant application process.

FUNDING HIGHLIGHTS:

- **WHO CAN APPLY:** Not-for-profit organizations (NPO) incorporated in the State of Florida with a 501(c)(3) status and non-Federal entities.
- **ELIGIBLE SERVICES:** Funding opportunities are only as advertised in the RFP. Funding is available for the provision of employability skills training and job coaching services for youth in the designated target population.
- **TARGET POPULATION TO RECEIVE SERVICES:** Youth with Behavioral Health problems (Mental Health and/or Substance Abuse) served by the Broward County Juvenile Prearrestation Services Project (JPS) or youth served by the Broward County pilot project that provides High Quality Programmatic Case Management services for crossover youth who are dually involved in the Child Welfare and Juvenile Justice systems (Crossover Pilot Project).
- **AMOUNT AVAILABLE:** Approximately \$40,643 is anticipated to be awarded to one Applicant Agency. Funds advertised are estimates only, and are contingent upon an award to Broward County from the Florida Department of Law Enforcement (FDLE) and the United States Department of Justice.
- **CONTRACT DATES:** Services to start October 1, 2016 through September 30, 2017. Agreement will be for a term of one year.

More detailed information regarding the application process, proposal criteria and eligible services may be found in the RFP. To download the RFP, potential applicants must register on the Human Services Department Community Partnerships Division website, located at <http://webapps.broward.org/CommunityPartnershipsRFP>. Registration is free. The RFP will be available for download beginning Monday, July 18, 2016 at 9:30 A.M.

It is recommended that potential applicants attend the Applicant Workshop, to be held on Friday, July 22, 2016 at 9:00 A.M. in Room 4035 of the Governmental Center Annex, 115 S. Andrews Avenue, Fort Lauderdale, Florida. Hard copies of the RFP will not be provided.

Complete proposals, including all required copies and supporting documentation as indicated in the RFP, must be submitted to the Community Partnerships Division, Room 4035, in the Governmental Center Annex, 115 S. Andrews Avenue, Fort Lauderdale, Florida, no later than **Friday, August 19, 2016, 5:00 P.M.** Late submissions will not be eligible for funding.

FLORIDA'S LOTTERY

Selected Friday
Cash 3 (midday): 9-3-2
Cash 3 (evening): 7-4-0
Play 4 (midday): 1-4-3-4
Play 4 (evening): 7-4-3-9
For more results, call 1-800-921-7529

Selected Thursday
Fantasy 5: 14-20-27-28-30

no.	times	prize
1	20	\$42.00
2	20	\$42.00
3	20	\$14.00

To obtain winning numbers of payouts from other drawings, or for game information and data on how lottery dollars are spent:

Florida Lottery
Casino complex
Tallahassee, FL 32309-4016
Floridalottery.com

TAX

Continued from Page 18

place two artificial turf fields and two basketball courts at Pine Trails Park, build a new tennis center at Quigley Park, and fund riding arena improvements at the Equestrian Center.

The city will also save Camp Tologia, a Girl Scout camp for 55 years and the only Girl Scout camp in Broward County, as open green space.

Girl Scouts officials said it would be pricey to bring the camp into "good use-able condition," including new roofs, bathroom upgrades and a new front gate. And leaders, parents and girls are concerned about security there, a lack of space, insufficient parking, and said the girls preferred camps that have water, so they can swim and canoe.

Parkland plans to purchase 12.5 acres of the complex from Broward County once they take possession from the Girl Scouts. Then, the city plans to purchase the remaining 3 acres of the site on Holmberg Road directly from the Girl Scouts. The Girl Scouts plan to close the site to all events in June 2017.

Udine said Parkland residents want to see more open green space.

"We want to make sure nothing gets developed on this," he said.

The city has budgeted \$635,000 for the purchase and maintenance.

thuriah@sunsentinel.com or 954-672-2028

ROBBERY

Continued from Page 18

armed robber was last seen driving off in a gold-colored Saturn, detectives said.

Investigators are asking anyone with information to call Detective Theophilus Woulard at 954-231-4270, make an anonymous call to Broward Crime Stoppers at 954-403-8477, or go online to browardcrimestoppers.org to be eligible for a reward of up to \$3,000 for tips that lead to an arrest.

welovestan@sunsentinel.com or 954-356-4303



City of Weston

Citizen Participation Plan

For Housing and Urban & Development (HUD)

Community Developments Program

Adopted:

August 15, 2016

1

Table of Contents

Section I – Introduction..... 4

Section II – Purpose of the Citizen Participation Plan 5

Section III – The Consolidated Plan Citizen Participation and Consultation Process..... 6

Section IV – Citizen Review and Comment on the Plan 9

Section V – Adoption of the Consolidated Plan 10

Section VI – Submission of Plans/Program Start Date..... 10

Section VII – Amendments to the Consolidated Plan and Citizen Participation Plan 10

Section VIII – Availability and Dissemination of Program Records/Documents..... 11

Section IX – Technical Assistance: 12

Section X – Administration of Grant Program(s)..... 13

Section XI – Assessing Annual Performance..... 13

Section XII – Anti-Displacement and Relocation Plan..... 14

Section XIII – Response to Citizen Complaints 14

Section XIV – Meetings - Compliance with Sunshine Law Requirements 15

Section XV – Conflicts of Interest..... 15

Exhibit 1: Resolution Adopting Citizen Participation Plan – Pending

Exhibit 2: Map - City of Weston Boundaries

Section I – Introduction

The City of Weston is an Entitlement Recipient of Federal funds from the United States Department of Housing and Urban Development (HUD). The goal of HUD community planning and development programs is to develop viable urban communities by providing decent housing and a suitable living environment, and to expand economic opportunities principally for low- and moderate-income individuals and families. To meet this goal, HUD requires Entitlement Recipients to prepare a Consolidated Plan, which is a five (5) year strategy with incremental one-year action plans, whereby a community establishes a unified vision for community development actions. The Consolidated Plan provides the City of Weston an opportunity to strengthen partnerships among various levels of government and private for-profit and not-for-profit organizations to shape an effective, coordinated, neighborhood and community development strategy. The Consolidated Plan Facilitates “bottom up” planning by creating a planning process that renews commitment and generates new citizen involvement, enables HUD to work creatively with local governments to provide a forum for planning an integrated approach and helps to improve program accountability and supports result-oriented management.

The Consolidated Plan serves several functions including:

- A long and short-term planning document for the City of Weston, which builds on a participatory process at the grassroots level;
- An application for Federal funds;
- A strategy to be followed in carrying out HUD programs; and
- An annual action plan that provides a basis for assessing and monitoring program performance.

The following programs are governed by, and administered under the Consolidated Plan: The Community Development Block Grant (CDBG) Program, the Home Investments Partnership (HOME) Program, the Emergency Shelter Grant (ESG) Program, and the Housing Opportunities for Persons with AIDS (HOPWA) Program. CDBG Entitlement Recipients may also apply for and receive Section 108 Guaranteed Loan Funds.

Although the City of Weston currently qualifies for funding only under the CDBG Program, the City's Consolidated Plan and Citizen Participation Plan are intended to cover all eligible programs listed above, should the City qualify for those programs in the future.

The staff of the Broward County Housing Finance and Community Redevelopment Division is responsible for the planning, preparation and submission of the Consolidated Plan for federal

4

funds, as well as the incremental action plans, and necessary amendments thereto. The Citizen Participation Plan has been developed in compliance with Federal regulations, 24 CFR Part 91.105 Citizen Participation and Consultation, 24 CFR 91.100(a)(i).

Section II – Purpose of the Citizen Participation Plan

As a recipient of Federal funds, the City of Weston is required to adopt and implement a Citizen Participation Plan that sets forth the City's policies and procedures for citizen participation in developing the Consolidated Plan and incremental action plans, any substantial amendments to such plans, and for developing the Consolidated Annual Performance Report. The Citizen Participation Plan and Consolidated Plan documents are available to all residents and the City of Weston, upon request will provide the Citizen Participation Plan in a form accessible to persons with disabilities (i.e. oral or large print for visually impaired). In addition, upon request copies can be delivered to the homebound.

It is the City's goal to ensure effective citizen involvement in an advisory role in the planning, implementation, and assessment of the programs covered by the Consolidated Plan. The City of Weston encourages citizen involvement with particular emphasis on participation by low- and moderate-income persons, particularly those residents living in blighted areas, areas targeted for CDBG assistance and areas/neighborhoods that are predominately low- and moderate-income. Predominately low- and moderate-income areas/neighborhoods are defined as Census block groups that contain 51% (or number determined by HUD for the Community) or more low- to moderate-income households. In addition, the City of Weston hopes to increase governmental responsiveness through the provision of information and technical assistance to all citizens interested in community development and related programs.

Low- to moderate-income estimates are provided by the U.S. Department of Housing and Urban Development. Estimates are calculated at three income levels: Moderate Income (80 percent) level, Low Income (50 percent), and Very Low Income (30 percent) level. Estimates are calculated for (1) the number of family households below each income level; (2) the number of non-family households below each income level; (3) persons in family households below each income level; (4) persons in non-family households below each income level; (5) total households below each income level; and (6) total persons in households below each income level.

All aspects of the citizen participation process shall be conducted in an open manner, with freedom of access for all interested persons. Citizens will be provided with timely access to community meetings, public hearings, grant documents, copies of the Consolidated Plan and all One-Year Action Plans, and the Consolidated Annual Performance Report, in accordance with the Federal regulations at 24 CFR Part 91.105.

5

Prior to adoption of a Consolidated Plan and/or One-Year Action Plan, the City of Weston will make information available to residents, public agencies, and other interested parties, in a manner that describes the amount of Federal assistance that the City is expected to receive (including entitlement grants and program income), and the range of activities that may be undertaken, including the estimated amount that will benefit low- and moderate-income persons.

The City of Weston encourages the participation of all of its citizens, including minorities and non-English speaking persons, as well as persons with disabilities. The City will take appropriate actions to encourage such participation at all stages of the Consolidated Planning process. This may include, but is not limited to, publication of materials, notices, or other records in an additional language (if determined necessary by the City of Weston). Further, the City will ensure that hearing, sight, and mobility impaired persons have full and timely access to meetings.

Section III – The Consolidated Plan Citizen Participation and Consultation Process

The City of Weston's citizen participation and consultation process will include, but is not limited to the following.

1) Public Hearings:

Every year, the City of Weston shall hold at least two (2) public hearings on the Consolidated Plan and/or One-Year Action Plan, and any amendments thereto. This is required by HUD. The purpose of these hearings is to ascertain community needs, obtain citizen input, and to respond to proposals and questions. One of the two public hearings will be held prior to developing the draft of the Consolidated Plan (Pre-Development Public Hearing) and shall include a discussion of housing and community development needs and past program performance. A subsequent public hearing will be held after a draft of the Consolidated Plan has been developed and made available for public comment (Pre-Adoption Public Hearing) and will reiterate housing and community development needs, past performance and the development of proposed activities. Additionally, the Plan will be published for citizen comment, prior to adoption by the City of Weston, in the manner prescribed in this plan.

a) Location:

These public hearings will be held at times and places which are convenient to potential and actual beneficiaries, and which can accommodate persons with disabilities. It is contemplated that meetings and/or hearings will be held in the City Commission Chambers, City Hall or the City's community/recreational centers, neighborhood schools or other locations where residents (potential and actual beneficiaries) feel comfortable and that are appropriate to encourage participation. Non-English speaking residents will be

6

accommodated with translation services if a significant number (greater than 50%) of the participants are expected to attend.

b) Hearing Notices:

Notice of all Public Hearings will be published at least two (2) weeks [24 CFR 91.105(e)(2)] prior to the hearing, in a non-legal section (i.e. display advertisement) of at least one newspaper(s) of general circulation. If deemed necessary by the City of Weston, the hearing notice may also be published in a non-English newspaper. When appropriate, the City may send hearing notices to interested parties, including but not limited to residents of low- and moderate- income areas, and organizations representing neighborhoods, homeowners and local businesses.

2) Community Meetings:

In addition to the two (2) public hearings to be held on the Consolidated Plan and/or One-Year Action Plan (one at the pre-development state and one after the plan is drafted, but prior to adoption), the City of Weston may desire to hold additional public meetings or town forums to discuss the Consolidated Plan contents, goals and objectives, and program performance. Such meetings are at the discretion of the City of Weston. Notices of community meetings will be provided through host organizations representing neighborhoods, homeowners or local businesses, through publication of notices in general circulation newspaper, non-English language newspapers or community newsletters whichever is most appropriate [24 CFR 91.105(a)(2)(ii)].

3) Inter-Jurisdictional and Inter-Agency Consultation:

a) Housing and Social Service Agencies

When preparing the Consolidated Plan, the City of Weston shall consult with other public and private agencies that provide health services, assisted housing, and social services including those focusing on services to children, elderly persons, persons with disabilities, and other special needs populations. This includes public health organizations and child welfare agencies.

b) Local Governments Consultation [24 CFR 91.100(a)(i)]:

When preparing the description of the non-housing community development needs, the City of Weston will notify adjacent local governments, to the extent practical, and will submit a copy of the draft of the Consolidated Plan local surrounding jurisdictions for review and reasonable amount of time to obtain comments.

7

The City of Weston will also consult with local government agencies with metropolitan-wide planning responsibilities, particularly for problems and solutions that go beyond a single jurisdiction.

c) Housing Authorities and Public/Assisted Housing Residents:

Currently, there is no public housing authority in the City of Weston. However, the City of Weston will consult with the Broward County and other public housing agencies, which participate in the Comprehensive Grant Program, concerning consideration of public housing needs and planned activities while developing the Consolidated Plan.

The housing authorities will be provided with information about the City's proposed use of CDBG funds that may affect the residents of any public or assisted housing development, so that the information can be shared with interested residents at the annual public hearing held on the Comprehensive Grant Program.

The City will encourage the participation of residents of public and assisted housing developments/units, along with other low- and moderate- income residents of targeted revitalization areas in which the housing developments/units are located.

d) Housing Opportunities for Persons with AIDS (HOPWA):

Broward County, as the largest local government entity, is required to prepare the Housing Opportunities for Persons With AIDS (HOPWA) Grant application, and must develop a metropolitan-wide strategy for addressing the needs of affected and infected persons and their families living throughout the entire County. To the extent practical, the City of Weston will collaborate with the County in this process.

e) Lead-Based Paint:

When preparing the portion of the Plan concerning lead-based paint hazards, the City of Weston will consult with applicable State or local health and child welfare agencies and examine existing data related to lead-based paint hazards and poisonings, including health department data on the number and location of housing units in which children have been identified as lead poisoned.

4) Oral Interviews and Written Comments:

Input may also be gathered by interviews with the Mayor and City Commission, the City Manager, Department Directors and applicable City Staff, service providers, community

leaders, persons attending the various public meetings and hearings, and written comments from citizens and interested groups received throughout the planning process.

Section IV – Citizen Review and Comment on the Plan

In order to encourage citizen participation in all phases of the development of the Plan, the following actions will be taken:

1) Publication of the Plan:

Prior to adoption of the Consolidated Plan and/or the One-Year Action Plan, the City of Weston will make available a draft copy of the plan to the public, which will include:

- The amount of Federal assistance (including grant funds and projected program income) that the City expects to receive,
- Range of activities to be undertaken, including the amount that will benefit low- and moderate-income persons
- if applicable, the local government’s plans to minimize displacement of persons and to assist any persons displaced, specifying the types and levels of assistance the local government will make available (or require others to make available to persons displaced, even if the local government expect no displacement to occur; and
- when and how the local government will make this information available.

A copy of the draft plan will be made available for review at the Office of the City Clerk, located at City Hall, 17200 Royal Palm Boulevard, Weston, Florida 33326. A reasonable number of copies will be made available, at no charge, at the Broward County Housing Finance and Community Redevelopment Division located at 110 NE 3rd St, Suite 300, Fort Lauderdale, FL 33301. The draft plan will also be posted on the City of Weston’s website (www.westonfl.org) for review and comment through the use of the Internet.

Additionally, a summary of the Plan will be published as a display ad in a newspaper of general circulation in a manner that will afford citizens the opportunity to provide written comments for the 30-day period prior to adoption. This summary will describe the contents and purpose of the Plan and where a copy of the Plan can be examined. Persons needing special assistance in examining these documents should notify the Development Services Department.

2) Citizen Comments on the Plan:

The City of Weston encourages citizens to be involved at all stages of the Consolidated Plan, particularly at the pre-development hearing, and the final public hearing held by the City Commission prior to adoption of the Plan.

The City of Weston will consider any citizen comments received in writing or orally at public meetings or public hearings, when preparing the Consolidated Plan. A summary of these views, and a summary of any views or comments not accepted and the reasons therefore, shall be attached to the Consolidated Plan.

Section V – Adoption of the Consolidated Plan

Following the citizen participation and consultation process outlined in this Citizen Participation Plan, the Consolidated Plan will be adopted by a formal resolution of the Weston City Commission. Copies of the adopted plan and authorizing resolution will be made available to interested residents and citizens at the Office of the City Clerk, located in City Hall.

Section VI – Submission of Plans/Program Start Date

The City of Weston has selected October 1st as the start date for the Federal programs covered under the Consolidated Plan. Thus, October 1st through September 30th will be the designated Program Year for all Federal grants received from HUD. Based on this start date, the Consolidated Plan and/or One-Year Action Plan, will be submitted to the U.S. Department HUD on or before August 16th of each year, consistent with the HUD regulations at 24 CFR 91.15, which requires that the City's Plan be submitted 45 days in advance of the start of the Program Year.

Section VII – Amendments to the Consolidated Plan and Citizen Participation Plan

The City of Weston will provide citizens with a reasonable opportunity to comment on substantial amendments to the Consolidated Plan and/or Citizen Participation Plan as follows.

1) Publication:

A summary of any proposed substantial amendment to the Consolidated Plan and/or Citizen Participation Plan will be published in a newspaper of general circulation in a manner that will afford citizens the opportunity to provide written comments for a 30-day period prior to adoption. Copies of the proposed amendment will be made available for review at the Office of the City Clerk, located in City Hall, and posted on the City of Weston's website.

10

2) Criteria for Substantial Amendments to the Plans:

The City of Weston shall amend its Consolidated Plan whenever it makes one of the following determinations:

- a) To make a change in its priorities;
- b) To change the method of distributing funds;
- c) To carry out an eligible activity not previously described in the One-Year Action Plan (i.e. add a new eligible activity);
- d) To delete an activity that was previously described in the One-Year Action Plan;
- e) To change the purpose, scope, location or number and types of persons benefiting from an activity; and
- f) To increase or decrease the budget of any individual project or activity by 50%.
- g) To update its Citizen Participation Plan.

3) Consideration of Citizen's Comments.

The City of Weston will consider any comments received in writing or orally at public hearings (if applicable), in preparing the Substantial Amendment to the Consolidated Plan. A summary of these views, and a summary of any views or comments not accepted and the reasons therefore, shall be attached to the substantial amendment.

4) Adoption and Submission to HUD:

All substantial amendments to the Consolidated Plan will be adopted by formal resolution by the Weston City Commission. Any person requiring auxiliary aids and services at this City Commission meeting may contact the City Clerk's Office City Clerk at 954-385-2000 at least 72 hours prior to the meeting.

Upon adoption, the City of Weston will make the amendment public and must notify HUD that an amendment has been made. Copies of such amendment(s) will be retained on file in the Office of the City Clerk, located in City Hall.

Section VIII – Availability and Dissemination of Program Records/Documents

The City of Weston will provide for full public access to program information and will take affirmative efforts to make information available to citizens, especially to low- and moderate-income persons, and/or residents of targeted revitalization areas.

The City of Weston will provide for full and timely disclosure of all program records and information consistent with applicable Federal, State, and local laws regarding personal privacy and obligations of confidentiality.

Documents relevant to the program will be made available for review upon request during normal business hours, at the Broward County Housing Finance and Community Redevelopment Division located at 110 NE 3rd St, Suite 300, Fort Lauderdale, FL 33301. In accordance with the State Statutes governing public records, a reasonable notice period must be provided to the City. A reasonable and customary fee may be charged, in order to fulfill copying requests of an extensive nature.

A reasonable number of copies of the Consolidated Plan, One-Year Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER) will be made available at no charge to those interested citizens and/or organizations. Additionally, a summary of the Consolidated Plan and/or One-Year Action Plan will also be advertised prior to its adoption by the City Commission, thus allowing for citizen comments directly to the elected officials.

Persons needing special assistance in examining program documents should notify the Office of the City Clerk at 954-385-2000 or the Broward County Housing Finance and Community Redevelopment Division at 954-357-4900.

Section IX – Technical Assistance

The City of Weston will assist citizens, as necessary, so that they may adequately participate in the planning, implementation and assessment of the programs covered by the Consolidated Plan and any amendments thereto, as well as preparation of the Consolidated Annual Performance Report.

The City of Weston will also provide reasonable technical assistance to groups, representative of low- and moderate- income persons that request assistance in developing proposals for funding assistance under any of the programs covered by the Plan, in a manner determined by the Broward County Housing Finance and Community Redevelopment Division to be reasonable and appropriate. This will not include the provision of funds to this group.

Citizens desiring technical assistance should contact the Broward County Housing Finance and Community Redevelopment Division at 954-357-4900, sufficiently in advance of the date that the service is needed, e.g. one week in advance of a meeting or public hearing, if audio visual or slide presentation equipment is needed. Persons requiring assistance in developing written proposals or responses to Request For Proposals (RFP) are encouraged to contact the Broward County Housing Finance and Community Redevelopment Division well in advance, e.g. 30 days prior to the applicable deadline.

Section X – Administration of Grant Program(s)

The staff of the Broward County Housing Finance and Community Redevelopment Division is responsible for the planning, preparation and submission of a Consolidated Plan for Federal funds and all necessary amendments to the Consolidated Plan, the One-Year Action Plan, and the Consolidated Annual Performance Report.

The City administration shall determine the annual costs necessary to apply for, administer, and monitor the Community Development Block Grant (CDBG) Program, not to exceed 20% of the annual entitlement allocation including projected program income, if applicable, for the CDBG program. The City will comply with other such applicable administrative caps as may be imposed by the Federal government, on other related HUD program grants.

Section XI – Assessing Annual Performance

Evaluating program performance against previously established milestones is an important part of administering Federal grant programs. In order to ensure programmatic compliance and fiscal integrity, the City of Weston will take the following actions:

1) Monitor Program Progress:

The City's Consolidated Plan will describe the standards and procedures that the City of Weston will utilize to monitor activities carried out in furtherance of the Consolidated Plan, and will use such standards to ensure long-term compliance with the requirements of the program(s) involved. It is anticipated that the Broward County Housing Finance and Community Redevelopment Division will oversee such monitoring and evaluation as the lead agency.

2) Consolidated Annual Performance and Evaluation Report (CAPER):

HUD requires that each jurisdiction that has an approved Consolidated Plan, annually review and report to the U.S. Department of HUD on the progress it has made in carrying out its Five-Year Strategic Plan and One-Year Action Plan, in a form prescribed by HUD. This report will be submitted to HUD within 90 days after the close of the program year.

The Consolidated Annual Performance and Evaluation Report (CAPER) must include a description of the resources made available, the investment of available resources, the geographic distribution and location of investments, the families and persons assisted, including racial and ethnic status of persons assisted, actions taken to affirmatively further fair housing, and other actions indicated in the Five-Year Strategic Plan and the One-Year Action Plan.

The report shall also include an evaluation of the City's progress in meeting its specific objective of providing affordable housing, including the number and type of families served.

Once the CAPER has been drafted, the City of Weston will advertise its availability in a newspaper of general circulation, and will afford citizens a 15-day review/comment period. Copies of the Consolidated Annual Performance Report will be available to the public at the Office of the City Clerk, located in City Hall, and may be posted on the City of Weston's website. A reasonable number of copies may be made available, at no charge, at the Broward County Housing Finance and Community Redevelopment Division

Citizens are encouraged to participate in the development of the Consolidated Annual Performance Report. A summary of the written comments received will be appended to the Consolidated Annual Performance Report when submitted to HUD.

Section XII – Anti-Displacement and Relocation Plan

The City of Weston, as a part of its Consolidated Plan, will prepare and publish an Anti-Displacement and Relocation Plan (ADRP) which describes those actions that the City will take to minimize displacement of its residents and businesses in carrying out the Plan. The ADRP will also prescribe the type and amount of benefits that will be made available if such displacement and relocation occurs.

It is the City's goal to minimize all such displacement when developing its long-term and short-term goals and objectives and annual priorities for the use of the Federal funds.

Section XIII – Response to Citizen Complaints

Any citizen may file a complaint with the Broward County Housing Finance and Community Redevelopment Division at 954-357-4900 concerning the Consolidated Plan, the One-Year Action Plan, Consolidated Annual Performance Report, and/or general performance of the programs covered under such plan or report.

When written complaints are received, the Broward County Housing Finance and Community Redevelopment Division will provide a substantive written response within 15 working days, where practicable.

Citizen comments and proposals submitted in response to the 30-day public comment period for the Consolidated Plan and/or One-Year will be given consideration, and the plan may be modified, if deemed necessary by the City Commission. A summary of all comments received will be appended to the plan.

Section XIV – Meetings - Compliance with Sunshine Law Requirements

All meetings of any board or commission of a municipal corporation at which official acts are to be taken are declared public meetings and open to the public at all times, and no rule or resolution or formal action shall be considered binding except as may be taken at such meeting.

The “Open Meeting Law” applies to all boards and committees, whether advisory or not. Any meeting at which two appointed or elected public officials from any board or committee discuss items, on which they may foreseeably have to vote, must be public.

A public body must avoid secret meetings, or gatherings from which the public and the press are excluded, such as a meeting preceding an official meeting, even though ostensibly for social purposes. No votes may be taken by secret ballot, and minutes must be taken of every meeting.

Sanctions or penalties for non-compliance are:

- a) Members of the public body may be guilty of a second-degree misdemeanor, which carries penalties of imprisonment not to exceed 60 days and a fine not to exceed \$500 or both.
- b) Actions of the body taken outside of a public meeting may be declared null and void.

Section XV – Conflicts of Interest

The City of Weston will comply with all Federal regulations governing conflicts of interest, as specifically outlined in 24 CFR 570.611, as may be amended from time-to-time.

15



Grantee SF-424's and Certification(s)

OMB Number: 4040-0004
 Expiration Date: 03/31/2018

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		
* If Revision, select appropriate item(s): <input type="text"/> * Other (Specify): <input type="text"/>		
* 3. Date Received: 08/16/2015		* 4. Applicant Identifier: <input type="text"/>
* 5a. Federal Entity Identifier: <input type="text"/>		* 5b. Federal Award Identifier: <input type="text"/>
State Use Only:		
* 6. Date Received by State: <input type="text"/>		* 7. State Application Identifier: <input type="text"/>
B. APPLICANT INFORMATION:		
* a. Legal Name: City of Nassau		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 05-0722151		* c. Organizational DUNS: F593416489000
d. Address:		
* Street1: 17200 Royal Palm Blvd		
Street2: <input type="text"/>		
* City: Weston		
County/Parish: <input type="text"/>		
* State: FL: Florida		
Province: <input type="text"/>		
* Country: USA: UNITED STATES		
* Zip / Postal Code: 33326-2301		
e. Organizational Unit:		
Department Name: <input type="text"/>		Division Name: <input type="text"/>
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Dr.	* First Name: Ralph	
Middle Name: <input type="text"/>		
* Last Name: Stone		
Suffix: <input type="text"/>		
Title: Director		
Organizational Affiliation: Escrowed County Housing Finance and Community Development		
* Telephone Number: 850-337-4900	Fax Number: <input type="text"/>	
* Email: ESStone@Escrowed.org		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="text" value="City or Township Government"/> Type of Applicant 2: Select Applicant Type: <input type="text"/> Type of Applicant 3: Select Applicant Type: <input type="text"/> * Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: <input type="text" value="Department of Housing and Urban Development"/>	
11. Catalog of Federal Domestic Assistance Number: <input type="text"/> CFDA Title: <input type="text"/>	
* 12. Funding Opportunity Number: <input type="text" value="14-218"/> * Title: <input type="text" value="Community Development Block Grant (CDBG) - Program Year 2015-2017"/>	
13. Competition Identification Number: <input type="text"/> Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
* 15. Descriptive Title of Applicant's Project: <input type="text" value="City of Weston 2018 Annual Action Plan and 2018-2020 CDBG Consolidated Plan"/>	
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/>	

Application for Federal Assistance SF-424

16. Congressional Districts Of:
 * a. Applicant: [FL23746] * b. Program/Project: [FL23746]

Attach an additional list of Program/Project Congressional Districts if needed:

17. Proposed Project:
 * a. Start Date: [10/01/2015] * b. End Date: [09/30/2017]

18. Estimated Funding (\$):

* a. Federal	250,000.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	250,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**
 a. This application was made available to the State under the Executive Order 12372 Process for review on []
 b. Program is subject to E.O. 12372 but has not been selected by the State for review.
 c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**
 Yes No
 If "Yes" provide explanation and attach:

21. "By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)**
 ** I AGREE
 ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: [Dr.] * First Name: [Julia]
 Middle Name: [E.]
 * Last Name: [Piant]
 Suffix: []
 * Title: [City Manager]
 * Telephone Number: [561-385-2000] Fax Number: [561-385-2010]
 * Email: [jpiant@westonfl.org]
 * Signature of Authorized Representative:  * Date Signed: [8-15-16]

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-L.L.L., "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPEWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official Date 8-16-15

Specific CDBG Certifications

The Entitlement: Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2016 , 2017 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.



Signature/Authorized Official

8-15-16

Date

CITY MANAGER

Title

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.


Signature/Authorized Official 8-15-16
Date

CITY MANAGER
Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 21, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Appendix - Alternate/Local Data Sources

1	Data Source Name FY 2016 Fair Market Rent Documentation System
	List the name of the organization or individual who originated the data set. The Department of Housing and Urban Development
	Provide a brief summary of the data set. Additional information related to this data set can be found at: https://www.huduser.gov/portal/datasets/fmr/fmr_il_history/data_summary.odn
	What was the purpose for developing this data set? This data was developed by the Department of Housing and Urban Development as a means to establish local fair market rent standards for federally funded housing programs.

How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. 2009-2013 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area are used as the new basis for FY2016 provided the estimate is statistically reliable. The test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself. If an area does not have a reliable 2009-2013 5-year, HUD checks whether the area has had a reliable estimate in any of the past 5 years. If so, the most recent reliable estimate is updated by the change in the area's corresponding State metropolitan or non-metropolitan area from the year of the most recent reliable estimate to 2009. This update value becomes the basis for FY2016. If an area has not had a reliable estimate in the past 5 years, the estimate State for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area is used as the basis for FY2016.
2. HUD calculates a recent mover adjustment factor by comparing a 2013 1-year 40th percentile recent mover 2-bedroom rent to the 2009-2013 5-year 40th percentile adjusted standard quality gross rent. If either the recent mover and non-recent mover rent estimates are not reliable, HUD uses the recent mover adjustment for a larger geography. For metropolitan areas, the order of geographies examined is: FMR Area, Entire Metropolitan Area (for Metropolitan Sub-Areas), State Metropolitan Portion, Entire State, and Entire US; for non-metropolitan areas, the order of geographies examined is: FMR Area, State Non-Metropolitan Portion, Entire State, and Entire US. The recent mover adjustment factor is floored at one.
3. HUD calculates the appropriate recent mover adjustment factor between the 5-year data and the 1-year data and applies this to the 5-year base rent estimate.
4. Rents are calculated as of 2014 using the relevant (regional or local) change in gross rent Consumer Price Index (CPI) from annual 2013 to annual 2014.
5. All estimates are then inflated from 2014 to FY2016 using a trend factor based on the forecast of gross rent changes through FY2016.
6. FY2016 FMRs are then compared to a State minimum rent, and any area whose preliminary FMR falls below this value is raised to the level of the State minimum.

What time period (provide the year, and optionally month, or month and day) is covered by this data set?

The Office of Management and Budget release new Core Based Statistical Area definitions in February 2013. The Census American Community Survey incorporated these definitions in the ACS2013 release, which are the basis for FY2016 Fair Market Rents. HUD has elected to continue use of the pre-2013 definitions except where the post-2013 definitions result in a smaller FMR area. This is consistent with HUD's objective to maximize tenant choice by allowing FMRs to vary locally.

What is the status of the data set (complete, in progress, or planned)?

The status of the data set is complete.



City of Weston

Citizen Participation Plan

For Housing and Urban & Development (HUD)

Community Developments Program

Adopted:

August 15, 2016

Table of Contents

Section I – Introduction4

Section II – Purpose of the Citizen Participation Plan5

Section III – The Consolidated Plan Citizen Participation and Consultation Process6

Section IV – Citizen Review and Comment on the Plan9

Section V – Adoption of the Consolidated Plan10

Section VI – Submission of Plans/Program Start Date10

Section VII – Amendments to the Consolidated Plan and Citizen Participation Plan10

Section VIII – Availability and Dissemination of Program Records/Documents11

Section IX – Technical Assistance12

Section X – Administration of Grant Program(s)13

Section XI – Assessing Annual Performance13

Section XII – Anti-Displacement and Relocation Plan14

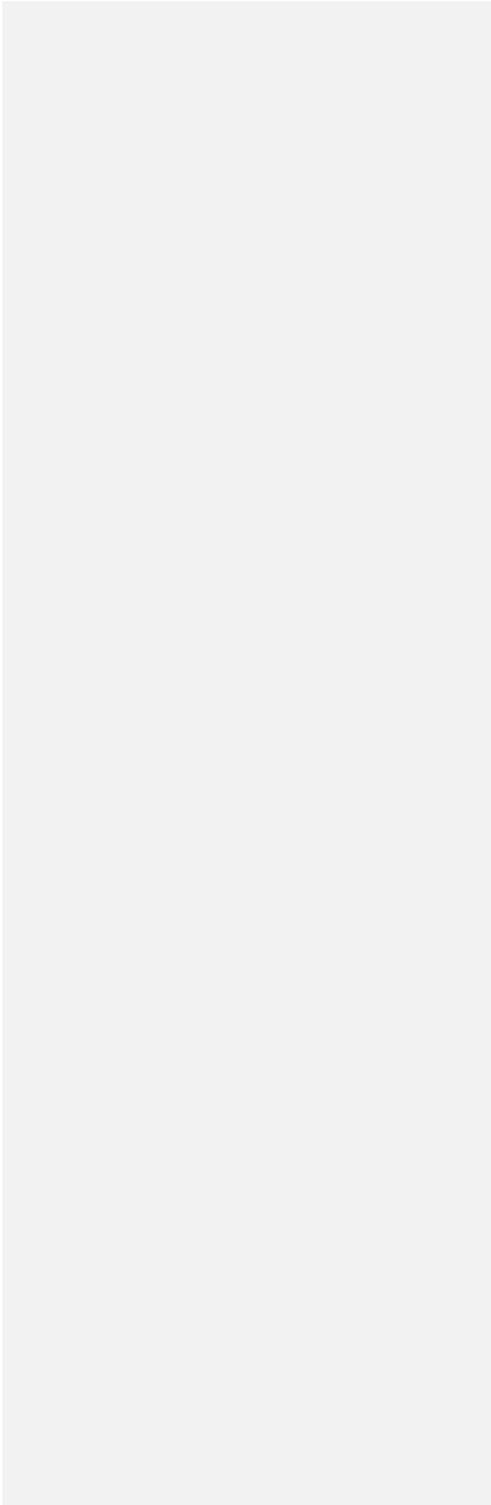
Section XIII – Response to Citizen Complaints14

Section XIV – Meetings - Compliance with Sunshine Law Requirements15

Section XV – Conflicts of Interest15

Exhibit 1: Resolution Adopting Citizen Participation Plan – Pending

Exhibit 2: Map - City of Weston Boundaries



Section I – Introduction

The City of Weston is an Entitlement Recipient of Federal funds from the United States Department of Housing and Urban Development (HUD). The goal of HUD community planning and development programs is to develop viable urban communities by providing decent housing and a suitable living environment, and to expand economic opportunities principally for low- and moderate-income individuals and families. To meet this goal, HUD requires Entitlement Recipients to prepare a Consolidated Plan, which is a five (5) year strategy with incremental one-year action plans, whereby a community establishes a unified vision for community development actions. The Consolidated Plan provides the City of Weston an opportunity to strengthen partnerships among various levels of government and private for-profit and not-for-profit organizations to shape an effective, coordinated, neighborhood and community development strategy. The Consolidated Plan Facilitates “bottom up” planning by creating a planning process that renews commitment and generates new citizen involvement, enables HUD to work creatively with local governments to provide a forum for planning an integrated approach and helps to improve program accountability and supports result-oriented management.

The Consolidated Plan serves several functions including:

- A long and short-term planning document for the City of Weston, which builds on a participatory process at the grassroots level;
- An application for Federal funds;
- A strategy to be followed in carrying out HUD programs; and
- An annual action plan that provides a basis for assessing and monitoring program performance.

The following programs are governed by, and administered under the Consolidated Plan: The Community Development Block Grant (CDBG) Program, the Home Investments Partnership (HOME) Program, the Emergency Shelter Grant (ESG) Program, and the Housing Opportunities for Persons with AIDS (HOPWA) Program. CDBG Entitlement Recipients may also apply for and receive Section 108 Guaranteed Loan Funds.

Although the City of Weston currently qualifies for funding only under the CDBG Program, the City’s Consolidated Plan and Citizen Participation Plan are intended to cover all eligible programs listed above, should the City qualify for those programs in the future.

The staff of the Broward County Housing Finance and Community Redevelopment Division is responsible for the planning, preparation and submission of the Consolidated Plan for federal

funds, as well as the incremental action plans, and necessary amendments thereto. The Citizen Participation Plan has been developed in compliance with Federal regulations, 24 CFR Part 91.105 Citizen Participation and Consultation, 24 CFR 91.100(a)(i).

Section II – Purpose of the Citizen Participation Plan

As a recipient of Federal funds, the City of Weston is required to adopt and implement a Citizen Participation Plan that sets forth the City's policies and procedures for citizen participation in developing the Consolidated Plan and incremental action plans, any substantial amendments to such plans, and for developing the Consolidated Annual Performance Report. The Citizen Participation Plan and Consolidated Plan documents are available to all residents and the City of Weston, upon request will provide the Citizen Participation Plan in a form accessible to persons with disabilities (i.e. oral or large print for visually impaired). In addition, upon request copies can be delivered to the homebound.

It is the City's goal to ensure effective citizen involvement in an advisory role in the planning, implementation, and assessment of the programs covered by the Consolidated Plan. The City of Weston encourages citizen involvement with particular emphasis on participation by low- and moderate-income persons, particularly those residents living in blighted areas, areas targeted for CDBG assistance and areas/neighborhoods that are predominately low- and moderate-income. Predominately low- and moderate-income areas/neighborhoods are defined as Census block groups that contain 51% (or number determined by HUD for the Community) or more low- to moderate-income households. In addition, the City of Weston hopes to increase governmental responsiveness through the provision of information and technical assistance to all citizens interested in community development and related programs.

Low- to moderate-income estimates are provided by the U.S. Department of Housing and Urban Development. Estimates are calculated at three income levels: Moderate Income (80 percent) level, Low Income (50 percent), and Very Low Income (30 percent) level. Estimates are calculated for (1) the number of family households below each income level; (2) the number of non-family households below each income level; (3) persons in family households below each income level; (4) persons in non-family households below each income level; (5) total households below each income level; and (6) total persons in households below each income level.

All aspects of the citizen participation process shall be conducted in an open manner, with freedom of access for all interested persons. Citizens will be provided with timely access to community meetings, public hearings, grant documents, copies of the Consolidated Plan and all One-Year Action Plans, and the Consolidated Annual Performance Report, in accordance with the Federal regulations at 24 CFR Part 91.105.

Prior to adoption of a Consolidated Plan and/or One-Year Action Plan, the City of Weston will make information available to residents, public agencies, and other interested parties, in a manner that describes the amount of Federal assistance that the City is expected to receive (including entitlement grants and program income), and the range of activities that may be undertaken, including the estimated amount that will benefit low- and moderate-income persons.

The City of Weston encourages the participation of all of its citizens, including minorities and non-English speaking persons, as well as persons with disabilities. The City will take appropriate actions to encourage such participation at all stages of the Consolidated Planning process. This may include, but is not limited to, publication of materials, notices, or other records in an additional language (if determined necessary by the City of Weston). Further, the City will ensure that hearing, sight, and mobility impaired persons have full and timely access to meetings.

Section III – The Consolidated Plan Citizen Participation and Consultation Process

The City of Weston’s citizen participation and consultation process will include, but is not limited to the following.

1) Public Hearings:

Every year, the City of Weston shall hold at least two (2) public hearings on the Consolidated Plan and/or One-Year Action Plan, and any amendments thereto. This is required by HUD. The purpose of these hearings is to ascertain community needs, obtain citizen input, and to respond to proposals and questions. One of the two public hearings will be held prior to developing the draft of the Consolidated Plan (Pre-Development Public Hearing) and shall include a discussion of housing and community development needs and past program performance. A subsequent public hearing will be held after a draft of the Consolidated Plan has been developed and made available for public comment (Pre-Adoption Public Hearing) and will reiterate housing and community development needs, past performance and the development of proposed activities. Additionally, the Plan will be published for citizen comment, prior to adoption by the City of Weston, in the manner prescribed in this plan.

a) Location:

These public hearings will be held at times and places which are convenient to potential and actual beneficiaries, and which can accommodate persons with disabilities. It is contemplated that meetings and/or hearings will be held in the City Commission Chambers, City Hall or the City’s community/recreational centers, neighborhood schools or other locations where residents (potential and actual beneficiaries) feel comfortable and that are appropriate to encourage participation. Non-English speaking residents will be

accommodated with translation services if a significant number (greater than 50%) of the participants are expected to attend.

[During declared emergency situations, such as pandemics or natural disasters, the public comment period may be shortened, as described by HUD, to as little as five \(5\) days to accelerate the process. In these cases, public documents will be made available on the City of Weston website only.](#)

b) Hearing Notices:

Notice of all Public Hearings will be published at least two (2) weeks [24 CFR 91.105(e)(2)] prior to the hearing, in a non-legal section (i.e. display advertisement) of at least one newspaper(s) of general circulation. If deemed necessary by the City of Weston, the hearing notice may also be published in a non-English newspaper. When appropriate, the City may send hearing notices to interested parties, including but not limited to residents of low- and moderate- income areas, and organizations representing neighborhoods, homeowners and local businesses.

[During declared emergency situations, such as pandemics or natural disasters, the public comment period may be shortened, as described by HUD, to as little as five \(5\) days to accelerate the process. In these cases, public documents will be made available on the City of Weston website only.](#)

2) Community Meetings:

In addition to the two (2) public hearings to be held on the Consolidated Plan and/or One-Year Action Plan (one at the pre-development state and one after the plan is drafted, but prior to adoption), the City of Weston may desire to hold additional public meetings or town forums to discuss the Consolidated Plan contents, goals and objectives, and program performance. Such meetings are at the discretion of the City of Weston. Notices of community meetings will be provided through host organizations representing neighborhoods, homeowners or local businesses, through publication of notices in general circulation newspaper, non-English language newspapers or community newsletters whichever is most appropriate [24 CFR 91.105(a)(2)(ii)].

3) Inter-Jurisdictional and Inter-Agency Consultation:

a) Housing and Social Service Agencies

When preparing the Consolidated Plan, the City of Weston shall consult with other public and private agencies that provide health services, assisted housing, and social services including

those focusing on services to children, elderly persons, persons with disabilities, and other special needs populations. This includes public health organizations and child welfare agencies.

b) Local Governments Consultation [24 CFR 91.100(a)(i)]:

When preparing the description of the non-housing community development needs, the City of Weston will notify adjacent local governments, to the extent practical, and will submit a copy of the draft of the Consolidated Plan local surrounding jurisdictions for review and reasonable amount of time to obtain comments.

The City of Weston will also consult with local government agencies with metropolitan-wide planning responsibilities, particularly for problems and solutions that go beyond a single jurisdiction.

c) Housing Authorities and Public/Assisted Housing Residents:

Currently, there is no public housing authority in the City of Weston. However, the City of Weston will consult with the Broward County and other public housing agencies, which participate in the Comprehensive Grant Program, concerning consideration of public housing needs and planned activities while developing the Consolidated Plan.

The housing authorities will be provided with information about the City's proposed use of CDBG funds that may affect the residents of any public or assisted housing development, so that the information can be shared with interested residents at the annual public hearing held on the Comprehensive Grant Program.

The City will encourage the participation of residents of public and assisted housing developments/units, along with other low- and moderate- income residents of targeted revitalization areas in which the housing developments/units are located.

d) Housing Opportunities for Persons with AIDS (HOPWA):

Broward County, as the largest local government entity, is required to prepare the Housing Opportunities for Persons With AIDS (HOPWA) Grant application, and must develop a metropolitan-wide strategy for addressing the needs of affected and infected persons and their families living throughout the entire County. To the extent practical, the City of Weston will collaborate with the County in this process.

e) Lead-Based Paint:

When preparing the portion of the Plan concerning lead-based paint hazards, the City of Weston will consult with applicable State or local health and child welfare agencies and examine existing data related to lead-based paint hazards and poisonings, including health department data on the number and location of housing units in which children have been identified as lead poisoned.

4) Oral Interviews and Written Comments:

Input may also be gathered by interviews with the Mayor and City Commission, the City Manager, Department Directors and applicable City Staff, service providers, community

leaders, persons attending the various public meetings and hearings, and written comments from citizens and interested groups received throughout the planning process.

Section IV – Citizen Review and Comment on the Plan

In order to encourage citizen participation in all phases of the development of the Plan, the following actions will be taken:

1) Publication of the Plan:

Prior to adoption of the Consolidated Plan and/or the One-Year Action Plan, the City of Weston will make available a draft copy of the plan to the public, which will include:

- The amount of Federal assistance (including grant funds and projected program income) that the City expects to receive,
- Range of activities to be undertaken, including the amount that will benefit low- and moderate-income persons
- if applicable, the local government’s plans to minimize displacement of persons and to assist any persons displaced, specifying the types and levels of assistance the local government will make available (or require others to make available to persons displaced, even if the local government expect no displacement to occur; and
- when and how the local government will make this information available.

A copy of the draft plan will be made available for review at the Office of the City Clerk, located at City Hall, 17200 Royal Palm Boulevard, Weston, Florida 33326. A reasonable number of copies will be made available, at no charge, at the Broward County Housing Finance and Community Redevelopment Division located at 110 NE 3rd St, Suite 300, Fort Lauderdale, FL 33301. The draft plan will also be posted on the City of Weston’s website (www.westonfl.org) for review and comment through the use of the Internet.

Additionally, a summary of the Plan will be published as a display ad in a newspaper of general circulation in a manner that will afford citizens the opportunity to provide written comments for the 30-day period prior to adoption. This summary will describe the contents and purpose of the Plan and where a copy of the Plan can be examined. Persons needing special assistance in examining these documents should notify the Development Services Department.

2) Citizen Comments on the Plan:

The City of Weston encourages citizens to be involved at all stages of the Consolidated Plan, particularly at the pre-development hearing, and the final public hearing held by the City Commission prior to adoption of the Plan.

The City of Weston will consider any citizen comments received in writing or orally at public meetings or public hearings, when preparing the Consolidated Plan. A summary of these views, and a summary of any views or comments not accepted and the reasons therefore, shall be attached to the Consolidated Plan.

Section V – Adoption of the Consolidated Plan

Following the citizen participation and consultation process outlined in this Citizen Participation Plan, the Consolidated Plan will be adopted by a formal resolution of the Weston City Commission. Copies of the adopted plan and authorizing resolution will be made available to interested residents and citizens at the Office of the City Clerk, located in City Hall.

Section VI – Submission of Plans/Program Start Date

The City of Weston has selected October 1st as the start date for the Federal programs covered under the Consolidated Plan. Thus, October 1st through September 30th will be the designated Program Year for all Federal grants received from HUD. Based on this start date, the Consolidated Plan and/or One-Year Action Plan, will be submitted to the U.S. Department HUD on or before August 16th of each year, consistent with the HUD regulations at 24 CFR 91.15, which requires that the City's Plan be submitted 45 days in advance of the start of the Program Year.

Section VII – Amendments to the Consolidated Plan and Citizen Participation Plan

The City of Weston will provide citizens with a reasonable opportunity to comment on substantial amendments to the Consolidated Plan and/or Citizen Participation Plan as follows.

1) Publication:

A summary of any proposed substantial amendment to the Consolidated Plan and/or Citizen Participation Plan will be published in a newspaper of general circulation in a manner that will afford citizens the opportunity to provide written comments for a 30-day period prior to adoption. Copies of the proposed amendment will be made available for review at the Office of the City Clerk, located in City Hall, and posted on the City of Weston's website.

During declared emergency situations, such as pandemics or natural disasters, the public comment period may be shortened, as described by HUD, to as little as five (5) days to accelerate the process. In these cases, public documents will be made available on the City of Weston website only.

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2) Criteria for Substantial Amendments to the Plans:

The City of Weston shall amend its Consolidated Plan whenever it makes one of the following determinations:

- a) To make a change in its priorities;
- b) To change the method of distributing funds;
- c) To carry out an eligible activity not previously described in the One-Year Action Plan (i.e. add a new eligible activity);
- d) To delete an activity that was previously described in the One-Year Action Plan;
- e) To change the purpose, scope, location or number and types of persons benefiting from an activity; and
- f) To increase or decrease the budget of any individual project or activity by **50%**.
- g) To update its Citizen Participation Plan.

3) Consideration of Citizen's Comments.

The City of Weston will consider any comments received in writing or orally at public hearings (if applicable), in preparing the Substantial Amendment to the Consolidated Plan. A summary of these views, and a summary of any views or comments not accepted and the reasons therefore, shall be attached to the substantial amendment.

4) Adoption and Submission to HUD:

All substantial amendments to the Consolidated Plan will be adopted by formal resolution by the Weston City Commission. Any person requiring auxiliary aids and services at this City Commission meeting may contact the City Clerk's Office City Clerk at 954-385-2000 at least 72 hours prior to the meeting.

Upon adoption, the City of Weston will make the amendment public and must notify HUD that an amendment has been made. Copies of such amendment(s) will be retained on file in the Office of the City Clerk, located in City Hall.

Section VIII – Availability and Dissemination of Program Records/Documents

The City of Weston will provide for full public access to program information and will take affirmative efforts to make information available to citizens, especially to low- and moderate-income persons, and/or residents of targeted revitalization areas.

The City of Weston will provide for full and timely disclosure of all program records and information consistent with applicable Federal, State, and local laws regarding personal privacy and obligations of confidentiality.

Documents relevant to the program will be made available for review upon request during normal business hours, at the Broward County Housing Finance and Community Redevelopment Division located at 110 NE 3rd St, Suite 300, Fort Lauderdale, FL 33301. In accordance with the State Statutes governing public records, a reasonable notice period must be provided to the City. A reasonable and customary fee may be charged, in order to fulfill copying requests of an extensive nature.

A reasonable number of copies of the Consolidated Plan, One-Year Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER) will be made available at no charge to those interested citizens and/or organizations. Additionally, a summary of the Consolidated Plan and/or One-Year Action Plan will also be advertised prior to its adoption by the City Commission, thus allowing for citizen comments directly to the elected officials.

Persons needing special assistance in examining program documents should notify the Office of the City Clerk at 954-385-2000 or the Broward County Housing Finance and Community Redevelopment Division at 954-357-4900.

Section IX – Technical Assistance

The City of Weston will assist citizens, as necessary, so that they may adequately participate in the planning, implementation and assessment of the programs covered by the Consolidated Plan and any amendments thereto, as well as preparation of the Consolidated Annual Performance Report.

The City of Weston will also provide reasonable technical assistance to groups, representative of low- and moderate- income persons that request assistance in developing proposals for funding assistance under any of the programs covered by the Plan, in a manner determined by the Broward County Housing Finance and Community Redevelopment Division to be reasonable and appropriate. This will not include the provision of funds to this group.

Citizens desiring technical assistance should contact the Broward County Housing Finance and Community Redevelopment Division at 954-357-4900, sufficiently in advance of the date that the service is needed, e.g. one week in advance of a meeting or public hearing, if audio visual or slide presentation equipment is needed. Persons requiring assistance in developing written proposals or responses to Request For Proposals (RFP) are encouraged to contact the Broward County Housing Finance and Community Redevelopment Division well in advance, e.g. 30 days prior to the applicable deadline.

Section X – Administration of Grant Program(s)

The staff of the Broward County Housing Finance and Community Redevelopment Division is responsible for the planning, preparation and submission of a Consolidated Plan for Federal funds and all necessary amendments to the Consolidated Plan, the One-Year Action Plan, and the Consolidated Annual Performance Report.

The City administration shall determine the annual costs necessary to apply for, administer, and monitor the Community Development Block Grant (CDBG) Program, not to exceed 20% of the annual entitlement allocation including projected program income, if applicable, for the CDBG program. The City will comply with other such applicable administrative caps as may be imposed by the Federal government, on other related HUD program grants.

Section XI – Assessing Annual Performance

Evaluating program performance against previously established milestones is an important part of administering Federal grant programs. In order to ensure programmatic compliance and fiscal integrity, the City of Weston will take the following actions:

1) Monitor Program Progress:

The City's Consolidated Plan will describe the standards and procedures that the City of Weston will utilize to monitor activities carried out in furtherance of the Consolidated Plan, and will use such standards to ensure long-term compliance with the requirements of the program(s) involved. It is anticipated that the Broward County Housing Finance and Community Redevelopment Division will oversee such monitoring and evaluation as the lead agency.

2) Consolidated Annual Performance and Evaluation Report (CAPER):

HUD requires that each jurisdiction that has an approved Consolidated Plan, annually review and report to the U.S. Department of HUD on the progress it has made in carrying out its Five-Year Strategic Plan and One-Year Action Plan, in a form prescribed by HUD. This report will be submitted to HUD within 90 days after the close of the program year.

The Consolidated Annual Performance and Evaluation Report (CAPER) must include a description of the resources made available, the investment of available resources, the geographic distribution and location of investments, the families and persons assisted, including racial and ethnic status of persons assisted, actions taken to affirmatively further fair housing, and other actions indicated in the Five-Year Strategic Plan and the One-Year Action Plan.

The report shall also include an evaluation of the City's progress in meeting its specific objective of providing affordable housing, including the number and type of families served.

Once the CAPER has been drafted, the City of Weston will advertise its availability in a newspaper of general circulation, and will afford citizens a 15-day review/comment period. Copies of the Consolidated Annual Performance Report will be available to the public at the Office of the City Clerk, located in City Hall, and may be posted on the City of Weston's website. A reasonable number of copies may be made available, at no charge, at the Broward County Housing Finance and Community Redevelopment Division

Citizens are encouraged to participate in the development of the Consolidated Annual Performance Report. A summary of the written comments received will be appended to the Consolidated Annual Performance Report when submitted to HUD.

Section XII – Anti-Displacement and Relocation Plan

The City of Weston, as a part of its Consolidated Plan, will prepare and publish an Anti-Displacement and Relocation Plan (ADRP) which describes those actions that the City will take to minimize displacement of its residents and businesses in carrying out the Plan. The ADRP will also prescribe the type and amount of benefits that will be made available if such displacement and relocation occurs.

It is the City's goal to minimize all such displacement when developing its long-term and short-term goals and objectives and annual priorities for the use of the Federal funds.

Section XIII – Response to Citizen Complaints

Any citizen may file a complaint with the Broward County Housing Finance and Community Redevelopment Division at 954-357-4900 concerning the Consolidated Plan, the One-Year Action Plan, Consolidated Annual Performance Report, and/or general performance of the programs covered under such plan or report.

When written complaints are received, the Broward County Housing Finance and Community Redevelopment Division will provide a substantive written response within 15 working days, where practicable.

Citizen comments and proposals submitted in response to the 30-day public comment period for the Consolidated Plan and/or One-Year will be given consideration, and the plan may be modified, if deemed necessary by the City Commission. A summary of all comments received will be appended to the plan.

Section XIV – Meetings - Compliance with Sunshine Law Requirements

All meetings of any board or commission of a municipal corporation at which official acts are to be taken are declared public meetings and open to the public at all times, and no rule or resolution or formal action shall be considered binding except as may be taken at such meeting.

The “Open Meeting Law” applies to all boards and committees, whether advisory or not. Any meeting at which two appointed or elected public officials from any board or committee discuss items, on which they may foreseeably have to vote, must be public.

A public body must avoid secret meetings, or gatherings from which the public and the press are excluded, such as a meeting preceding an official meeting, even though ostensibly for social purposes. No votes may be taken by secret ballot, and minutes must be taken of every meeting.

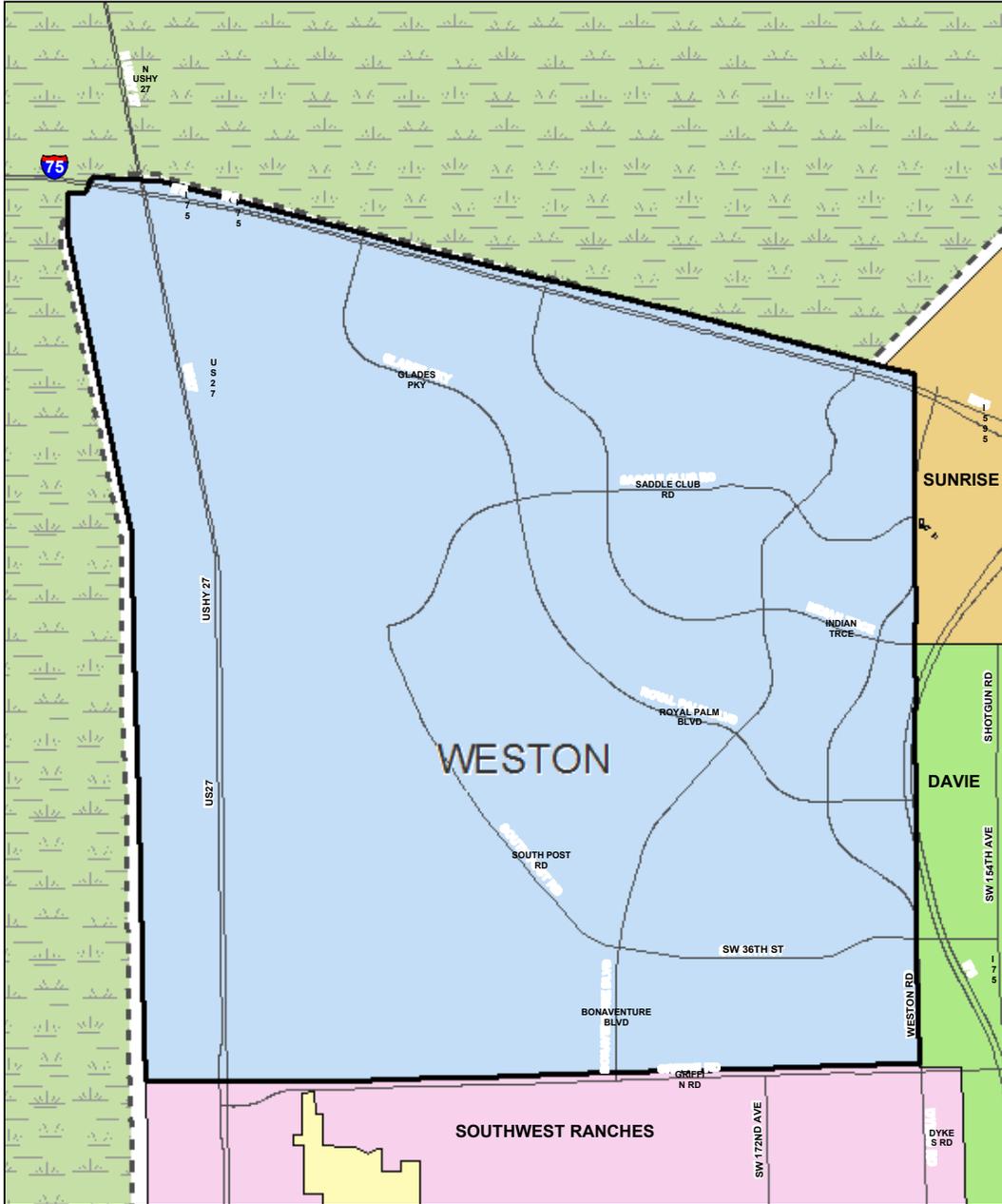
Sanctions or penalties for non-compliance are:

- a) Members of the public body may be guilty of a second-degree misdemeanor, which carries penalties of imprisonment not to exceed 60 days and a fine not to exceed \$500 or both.
- b) Actions of the body taken outside of a public meeting may be declared null and void.

Section XV – Conflicts of Interest

The City of Weston will comply with all Federal regulations governing conflicts of interest, as specifically outlined in 24 CFR 570.611, as may be amended from time-to-time.

CITY OF WESTON BOUNDARIES



This map for conceptual purposes only and is not intended for legal boundary determinations
Broward County GIS
Planning development Management
Environmental Protection and Growth Management Dept.

0 0.25 0.5 Miles



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