



Fiscal Year 2019-2020 Consolidated Annual Performance and Evaluation Report  
(CAPER)  
October 1, 2019 to September 30, 2020

City of Weston City Commission

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Margaret Brown Mayor

Byron L. Jaffe, Commissioner  
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Prepared by

Broward County  
Housing Finance and Community Redevelopment Division Environmental  
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## **CR-05 - Goals and Outcomes**

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

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

Since working with Broward County in their role of program management, the City has been able to successfully implement their programs. Working with the County, the City has been able to carry out the programs in the City's Consolidated Plan, Strategic Plan and Action Plan advantageously and in a timely manner.

#### **GOALS**

- **Promote Homeownership Affordability**

The City of Weston has made the increase of the homeownership rate among low/moderate income households a high priority need for resource allocation. The City has included Purchase/Downpayment Assistance in the 2019-2020 Action Plan to address this goal to benefit approximately 2 households. Through this activity, the City was able to meet that goal by assisting 1 household with purchase/downpayment assistance.

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

The City of Weston has made the preservation of housing a high priority need for resource allocation. The City's 2019-2020 Annual Action Plan included the provision of preserving units owned by low/moderate income households to activities benefitting a total of approximately 2 households. Due to the COVID-19 pandemic all housing rehabilitation activities have been halted. This activity has still not resumed.

#### **RESOURCES**

The FY 2019 program year grant includes \$352,944, additionally the City had \$256,466 in funding available from prior years.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Maintain City's Affordable Housing Stock	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	12	3	25.00%	2	0	0.00%
Promote Homeownership Affordability	Affordable Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	0	0		0	0	0.00%
Promote Homeownership Affordability	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	11	7	63.64%	2	1	50.00%
Public Services	Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	33	0	0.00%			

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

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

**Priority 1 – Homeownership Affordability and Sustainability**

As identified in the FY 2016-2020 Consolidated Plan, The priority housing needs addressed are cost burden and preservation of housing. The number one housing problem identified in the Housing Needs Assessment was cost burden. The City of Weston is addressing these needs by providing deferred payment loans to low/moderate income residents for owner-occupied residential rehabilitation. The City of Weston utilized CDBG funding to increase affordable housing opportunities for very low income persons through its purchase/downpayment assistance program. A total of 1 income qualified household was assisted through the City’s purchase/downpayment assistance program. Due to the outbreak of COVID-19, construction was halted for the majority of the year and the City was unable to undertake rehabilitation. Additionally, the housing market in the City has increased precipitously, it has once of the highest median sale price in Broward County. In order to accommodate these higher costs of entry, the City has had to increase the funding award amount from \$50,000 to \$80,000. As a result of this increase in award the proposed number of beneficiaries has decreased.

There was an error in the 2019 Action Plan which indicated that the City would be adding 2 housing units. The correct indicator was to provide direct financial assistance to 2 housing units. This mistake did not allow the City to indicate correctly that it had assisted 1 household unit during the Program Year.

## CR-10 – Racial and Ethnic composition of families assisted

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

91.520(a)

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

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

### Narrative

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

## CR-15 – Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public – federal	352,944	198,338

Table 3 – Resources Made Available

### Narrative

The 2019 program year grant includes \$352,944 as well as \$256,466 from previous years. During the program year, a total of \$198,338 was expended. The City of Weston received \$114,094 in SHIP funding from the Florida Housing Finance Corporation, in 2019-2020 the funding was used to leverage federal housing activities funds. This additional leveraging allowed for 5 households being assisted; 1 with purchase/downpayment assistance, 3 with Rehabilitation and 1 with Special Needs.

### Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

### Narrative

During the 2019 Program Year, the City of Weston did not designate a target areas, all activities were utilized city-wide.

## Leveraging

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

While the CDBG program does not require match, through program management by Broward County, the City of Weston continued to develop initiatives for Broward County to carry out on the City's behalf. The City of Weston received \$114,094 in SHIP funding from the Florida Housing Finance Corporation, in 2019-2020 the funding was used to leverage federal housing activities funds. The SHIP funds, which are administered through Broward County, were used for home repair and purchase assistance, the City of Weston also allocates funding to special needs. This additional leveraging allowed for 5 households being assisted; 1 with purchase/downpayment assistance, 3 with Rehabilitation and 1 with Special Needs.

## CR-20 – Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	4	1
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>4</b>	<b>1</b>

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	2	0
Number of households supported through Acquisition of Existing Units	2	1
<b>Total</b>	<b>4</b>	<b>1</b>

Table 6 – Number of Households Supported

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

Due to the COVID -19 pandemic, construction was halted for the majority of the year and the City was unable to undertake rehabilitation. While the City was anticipating assistance to 2 homeowners, it was unable to assist anyone with housing rehabilitation during the year.

**Discuss how these outcomes will impact future annual action plans.**

While the City was able to assist 1 household with purchase/downpayment assistance, the halt to construction has affected the rehabilitation program. It is not known when construction will begin again. When the program resumes, the County should be able to fulfill FY2019 and FY2020 beneficiary goals during the 2020 Program Year.

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

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	1	0
<b>Total</b>	<b>1</b>	<b>0</b>

**Table 7 – Number of Households Served**

**Narrative Information**

The City of Weston was able to assist a total of 1 Moderate-income household with CDBG funds, however, due to the leveraging of additional funding resources, it was able to assist an additional 5 households; 1 with purchase/downpayment assistance, 3 with Rehabilitation and 1 with Special Needs.

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

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

Broward County administers this program for the City of Weston and as such, Weston will be following the same procedures as the County. The Homeless Continuum of Care funds and prioritizes Outreach to homeless persons as an important component of efforts to end homelessness in Broward County. The County increased funding for Street Outreach this year to \$487,625. This increase funds 3 Full Time Equivalent (FTEs) to coordinate all entries into Emergency Shelters. Broward County now has a single point of entry into Crisis Shelters. This funding increase was done based upon recommendations from the Corporation for Supported Housing and the National Alliance to End Homelessness in 2018 to have a coordinated entry for our shelter system. This allowed us to abandon the lottery system for individuals experiencing homelessness to access a shelter bed and provide genuine assessment and prioritization based on the need and vulnerability.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

**Coordinated Entry into Shelter for Individuals**

In October of 2018, Broward County CoC streamlined access points for access into emergency shelters, to the street outreach provider TaskForce Fore Ending Homelessness, Inc. Although there are multicentral access points that “feed” into Street Outreach, the single point of access into the emergency shelter system is through Street Outreach. Referrals to shelter are entered into HMIS exclusively by TaskForce Fore Ending Homelessness, Inc. to the four shelters, including The Salvation Army and the South, Central and North Homeless Assistance Centers. CE system of care monitors the status of referrals, the reason for declining a referral and other system barriers that may need to be addressed. Other sources that feed into Street Outreach include, but are not limited to: the Homeless Helpline (helpline); a domestic violence help line (Women in Distress of Broward County); the Broward Behavioral Health Coalition; municipal police departments; three (3) Homeless Assistance Centers (HACs); a Safe Haven; and an interfaith community-based shelter network (Salvation Army and HOPE South Florida). The County continues to follow this streamlined process in 2019.

**Referral Process:** Referrals for individuals to the four shelter providers are made by our Street Outreach provider TaskForce Fore Ending Homelessness, Inc. TaskForce Outreach only submits Shelter Referrals for Individuals, for entry into our emergency shelters. As of October 2, 2018, the Homeless Help Line no longer assigns beds for individuals in need of emergency shelter.

1. Individuals experiencing homelessness can contact the homeless helpline (954.563.4357), to receive TaskForce Fore Ending Homelessness Street Outreach location or meet at their designated daily locations within the community. To complete an assessment for a referral into emergency shelter.

- The three Homeless Assistance Centers (HACs) are strategically placed in North, Central, and South Broward County to provide services to families, single men & women who are experiencing homelessness.
- The Salvation Army provides low barrier shelter beds for individuals and families.
- Hope South Florida provides shelter to families only.

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

### **Coordinated Entry into Shelter for Families**

A designated Program/Project Coordinator from HIP will monitor the need and process for families to create a more effective Coordinated Entry into Shelters and immediate referrals to Housing.

Referral Process: Referrals for families to the four shelter providers are made by our Homeless Helpline (954.563.4357). The Homeless Helpline only submits Shelter Referrals for Families, for entry into our emergency shelters.

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

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Broward County and the Homeless Continuum of Care fund programs and services to assist the most vulnerable members of the community. These sub populations include, victims of domestic violence, children, youth, young adults, seniors, members of the LGTBQ community, persons with developmental disabilities, and veterans returning home and rebuilding their lives via the Broward County

Elderly and Veterans Services Division and Family Success Administration Divisions. The County's Family Success Division provides emergency eviction and rapid rehousing assistance to residents. The Homeless Continuum of Care provides discharge alternative care with the Broward County Mental Health Court and is coordinating care with persons identified as homeless and in Crisis Stabilization Units in collaboration with the Broward Behavioral Health Coalition (State Managing Entity).

**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**

Broward County CoC will provide a coordinated entry process and will offer multiple access points that are well marketed. All access points will be accessible by individuals experiencing homelessness through designated providers. The coordinated entry process may, but is not required, to include separate access points for HUD determined sub populations to the extent necessary to meet the needs of specific subpopulations. The infographic below demonstrates the process flow through the system.

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

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

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

The VI-SPDAT assessments can be conducted by any provider who has been introduced to the tool through a one-hour training video presented by OrgCode (available at <https://vimeo.com/86520820>).

These separate assessment tools will be used to prioritize homeless households for entry into Permanent Supportive Housing or Rapid Re-Housing programs. The assessment tools target youth, families, and

single adults. All tools focus on length of literal homelessness and residential instability, number of children, trauma history, substance abuse history, and employment history.

**Diversion:**

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

The Broward County Housing Authority receives approximately \$3,081,198 from the Homeless Initiative Partnership (HIP) .

The County funds approximately \$7,154,511.32 in Shelter Services, \$1,526,279.00 in Transitional Services, \$159,644 in Legal Services, \$421,634.00 in Medical Respite, \$112,015.00 for the Point In Time Count, \$8,940,332.00 in Permanent and Supportive Housing, \$1,896,313 in Rapid Rehousing, \$818,937.00 in Supportive Services, \$487,625.00 in Outreach Services, \$31,500 in TANF, and \$107,143.00 in Local Coalition funding.

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

### **Actions taken to address the needs of public housing**

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

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

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

### **Actions taken to provide assistance to troubled PHAs**

N/A

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

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

Broward County has contracted with Weston to implement their Consolidated Plan. In 2017, the State Housing Initiative Partnership's Affordable Housing Advisory Committee (AHAC) transmitted several recommendations to the Board of County Commission to help eliminate some of the barriers to affordable housing. The recommendations are as follows:

- Standardize Terms of SHIP Mortgages/Notes.
- Establish a dedicated revenue source for affordable housing.
- Preserve Tax Exemption for Affordable Housing.
- Establish a Community Land Trust strategy in the Local Housing Assistance Plan.
- Review State's formula for distribution of documentary stamps.
- Repurpose Vacant Buildings for affordable housing; and sell Land.
- Establish a Broward County Affordable Housing Trust Fund Account.
- Mandate legislative action to prohibit the raiding of the Sadowski Housing Trust Fund.
- Support changes to the Florida Housing Finance Corporation rules governing the Low-Income Housing Tax Credit Program to increase Broward County's potential tax credit allocations.
- Increase the Landlord Registration and Rental Property Inspections Program fee.

The AHAC will be meeting in December 2020 to discuss additional Affordable Housing Incentive Strategies recommendations.

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

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

Throughout the 2019-2020 Program Year, Broward County may adjust its funding priorities as needed in order to address underserved needs. If necessary, this will occur within the parameters of citizen participation requirements.

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

Broward County implements and evaluates Lead-Based Paint regulation through its application process. Each applicant is screened through the application process by determining whether the house

was built prior to 1978. All homes built prior to 1978 are inspected either by the County's Department of Natural Resources Protection or by a consultant. Homes were evaluated through Visual Assessment, Paint Testing, or Risk Assessment (or Lead Hazard Screen). If incidents are reported, the County will fund lead testing through the County's CDBG Housing Rehabilitation programs.

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

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

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

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

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

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

In 2002, Broward County formed the HOME Consortium. As the lead agency in the HOME Consortium, and the entity that allocates pivotal resources, the County works diligently within this local network of institutions to ensure that resources are coordinated for delivery in the most equitable and leveraged manner possible. In addition, the County partners with the Broward County Continuum of Care (CoC) and the Broward County Housing Authority (the local PHA).

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

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

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

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

Housing Opportunities Project for Excellence, Inc. (HOPE) is a private fair housing, non-profit, Florida Corporation established in 1988, dedicated to eliminating housing discrimination and promoting fair housing. HOPE’s mission is to fight housing discrimination in Miami-Dade and Broward Counties and to ensure equal housing opportunities throughout Florida. HOPE is the only private, full-service fair housing organization in Miami-Dade and Broward counties engaged in testing for fair housing law violations and pursuing the enforcement of meritorious claims.

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

## **CR-40 - Monitoring 91.220 and 91.230**

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

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

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

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

The City and County amended their Consolidated Plans and their Citizen Participation Plans to include language to accommodate for a shorter public review period providing the City and County the ability to provide Notice via government website for 5 days in Emergency Situations. The County would prefer to allow additional time, therefore, the comment period for the CAPER will end on January 4, 2021. Should there be any comments after the submittal, the County will notify HUD staff to make the appropriate changes.

**CR-45 - CDBG 91.520(c)**

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

Programmatically there were changes, due to the COVID-19 pandemic, the City was not able to meet the goals established in the Action Plan. As soon as the program begins again, the City believes it will not only be able to meet the 2020 goals as well as the 2019 goals not achieved during this program year. Additionally, as a result of the rapid increase in housing market costs in the City of Weston, the City has increased the amount of purchase/downpayment assistance funding amount per household. This in turn has had the effect of decreasing the number of households the City has been able to assist.

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

No

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

# Attachment

## PR 26 Financial Summary Report



Office of Community Planning and Development  
 U.S. Department of Housing and Urban Development  
 Integrated Disbursement and Information System  
 PR26 - CDBG Financial Summary Report  
 Program Year 2019  
 WESTON, FL

DATE: 12-29-20  
 TIME: 9:18  
 PAGE: 1

<b>PART I: SUMMARY OF CDBG RESOURCES</b>	
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	256,486.20
02 ENTITLEMENT GRANT	352,944.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	609,430.20
<b>PART II: SUMMARY OF CDBG EXPENDITURES</b>	
09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	121,154.70
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	121,154.70
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	77,183.03
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	198,337.73
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	411,092.47
<b>PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD</b>	
17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	121,154.70
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	121,154.70
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%
<b>LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS</b>	
23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%
<b>PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS</b>	
27 DISBURSED IN IDIS FOR PUBLIC SERVICES	0.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	0.00
32 ENTITLEMENT GRANT	352,944.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	352,944.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	0.00%



PART V: PLANNING AND ADMINISTRATION (PA) CAP	
37 DISBURSED FUNDS FOR PLANNING/ADMINISTRATION	77,183.63
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	94,130.76
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	100,726.39
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 + LINE 40)	70,588.00
42 ENTITLEMENT GRANT	352,944.00
43 CURRENT YEAR PROGRAM INCOME	0.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	352,944.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	20.00%



LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17  
 Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18  
 Report returned no data.

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	1	12	6399624	Purchase Assistance	13B	LMI	\$2,679.12
2018	1	15	6399624	Purchase Assistance	13B	LMI	\$11,752.13
2019	1	19	6399624	Purchase Assistance	13B	LMI	\$50,000.00
					13D	Matrix Code	\$94,431.25
2017	2	16	6399624	Residential Rehabilitation	14A	LMI	\$17,629.00
2019	2	20	6399624	Residential Rehabilitation	14A	LMI	\$9,094.45
					14A	Matrix Code	\$26,723.45
<b>Total</b>							<b>\$121,154.70</b>

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27  
 Report returned no data.

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	3	14	6399624	Planning and Administration	21A		\$37,467.86
2018	3	18	6399624	Planning and Administration	21A		\$8,526.00
2019	3	21	6399624	Program Administration	21A		\$31,187.77
					21A	Matrix Code	\$77,183.63
<b>Total</b>							<b>\$77,183.63</b>