

BROWARD COUNTY, FLORIDA

ANNUAL ACTION PLAN FY 2025- 2026

DRAFT



PREPARED BY:

THE BROWARD COUNTY HOUSING DIVISION

BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS

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Expected Resources

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

Introduction

Federal resources are essential for addressing local housing and community development needs. All strategies and activities outlined in the Consolidated Plan aim to promote the preservation and development of affordable housing, improve public facilities and infrastructure, provide public services, and support homelessness services in Broward County. These funds facilitate collaborative efforts involving various local nonprofit organizations, municipalities, and businesses. Many of these strategies and activities cannot be implemented without the anticipated resources mentioned in this section.

CDBG-DR: In compliance with HUD requirements, the Broward County has included the County's CDBG-Disaster Recovery (DR) funds and activities in response to the long-term disaster recovery needs of the local communities impacted by the severe storms and flooding that occurred in 2023. The County received an appropriation of \$29,222,000 in CDBG-DR to ensure maximum assistance to the LMI households who sustained damage from the disaster. Broward County Housing Finance Division (HFD) is the lead and responsible agency for administering the CDBG-DR funds. Per HUD guidance stated in "Consolidated Plan Updates to Reflect Disaster Recovery Needs and Associated Priorities" these

funds have been included in the Consolidated Plan as well as activities and services provided by the DR program.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,978,959.00	420,000.00	0.00	4,398,959.00	17,595,836.00	PY 2025 is the first year of the 2025-2029 consolidated planning period. The expected amount remainder is 4x the annual allocation and program income.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,998,081.16	790,000.00	0.00	4,788,081.16	19,152,324.64	PY 2025 is the first year of the 2025-2029 consolidated planning period. The expected amount remainder is 4x the annual allocation and program income.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	250,179.00	0.00	0.00	250,179.00	1,000,716.00	PY 2025 is the first year of the 2025-2029 consolidated planning period. The expected amount remainder is 4x the annual allocation.

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: \$		
Other	public - federal	Admin and Planning Homeowner rehab Multifamily rental rehab Public Improvements Public Services	29,222,000.00	0.00	0.00	29,222,000.00	0.00	CDBG-DR is a special one-time award to address the severe storms and flooding that occurred in 2023. At this time, there are no new funds anticipated for the remainder of the ConPlan.

Table 1 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

HOME funds are matched by housing finance bonds and State Housing Initiatives Partnership (SHIP) funds. When used as a local match for 9% Low Income Housing Tax Credit funds, SHIP and/or HOME funds leverage thousands of dollars for the development of multi-family apartment complexes. The millions generated from this leverage far exceed the matching requirements for HOME funds. Additionally, the County contributes \$125,000 annually.

The ability to leverage state and local funds will enhance the County's efforts to address its highest priority needs, including affordable housing, infrastructure, and public services. CDBG, HOME, and ESG funds support local government strategies to secure funding from State agencies, the U.S. Department of Transportation, bond revenues, Community Redevelopment Agencies, local funds, grants, partnerships with non-profits, and public/private collaborations. These funds are further amplified by significant local contributions, as well as state and federal funds, and private donations to non-profits. This collaborative approach enables the County to undertake a variety of projects that make a substantial long-term impact.

During this period, Broward County demonstrated its commitment to affordable housing by establishing a non-federal funding source, specifically an affordable housing trust fund, in the amount of \$20,000,000.

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

Broward County utilizes publicly owned land in the Broward Municipal Services District (BMSD) whenever possible to leverage various funding sources for developing affordable housing units. These funding sources include bond financing, State Housing Initiatives Partnership (SHIP) funds, Community Development Block Grant (CDBG) funds from the Disaster Recovery Initiative, HOME funds, public/private partnerships, non-profit organizations, and general revenue. Additionally, the County occasionally donates land to small cities to support the development of affordable housing.

Discussion

Through the use of CDBG, HOME, and ESG funds, alongside additional resources from state agencies, the U.S. Department of Transportation, bond revenues, Community Redevelopment Agencies, local funds, and grants, as well as partnerships with non-profits and public-private collaborations, the County leverages millions of dollars. This includes local contributions, state and federal funds, and private donations to non-profits. Together, these financial resources support the County's efforts to address its highest priority needs, such as affordable housing, infrastructure, and public services. As a result, the County can undertake a variety of projects that have a significant long-term impact.

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

*The projected FY2025-2026 allocation above does not include projected Program Income.

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Provide for Owner-Occupied Housing Rehab	2025	2029	Affordable Housing		Preserve & Develop Affordable Housing		
2	1B Increase Homeownership Opportunities	2025	2029	Affordable Housing		Preserve & Develop Affordable Housing		
3	1C Increase Affordable Rental Housing Opportunity	2025	2029	Affordable Housing		Preserve & Develop Affordable Housing		
4	2A Improve Public Facilities & Infrastructure	2025	2029	Non-Housing Community Development		Improve Public Facilities & Infrastructure		
5	3A Public Services for LMI & Special Needs	2025	2029	Non-Housing Community Development		Public Services & Quality of Life Improvements		
6	4A Homeless Housing & Support Services	2025	2029	Homeless		Homeless Housing & Support Services		
7	5A Effective Program Management	2025	2029	Non-Housing Community Development		Effective Program Management		

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	6A Disaster Recovery for Severe Storms & Flooding	2025	2029	Affordable Housing		Disaster Recovery for Severe Storms & Flooding		

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	1A Provide for Owner-Occupied Housing Rehab
	Goal Description	
2	Goal Name	1B Increase Homeownership Opportunities
	Goal Description	
3	Goal Name	1C Increase Affordable Rental Housing Opportunity
	Goal Description	
4	Goal Name	2A Improve Public Facilities & Infrastructure
	Goal Description	
5	Goal Name	3A Public Services for LMI & Special Needs
	Goal Description	
6	Goal Name	4A Homeless Housing & Support Services
	Goal Description	
7	Goal Name	5A Effective Program Management
	Goal Description	

8	Goal Name	6A Disaster Recovery for Severe Storms & Flooding
	Goal Description	

AP-35 Projects - 91.420, 91.220(d)

Introduction

The following section outlines the proposed projects and activities to be accomplished in FY 2025. Each project includes Consolidated Plan goals to be supported and priority needs to be addressed by the proposed project and associated activities, as well as its funding source, target completion date, and estimated number of persons or households to benefit from the proposed activities. All proposed projects and associated activities will be implemented on a county-wide geographic distribution basis. Broward County and its Consortium Cities cap is \$80,000 (with the exception of Miramar and Tamarac), each City depending on its own needs, at its own discretion, may increase or decrease this amount, as long as it doesn't exceed the \$80,000 cap.

#	Project Name
1	BROWARD COUNTY HOUSING CDBG ELIGIBLE HOUSING ACTIVITIES
2	CAPITAL IMPROVEMENTS
3	BROWARD COUNTY - CDBG - PUBLIC SERVICES 15%
4	BROWARD COUNTY - HFD CDBG PLANNING AND ADMINISTRATION
5	HESG25-BROWARD COUNTY
6	CHDO
7	CITY OF COCONUT CREEK - HOMEBUYER/PURCHASE ASSISTANCE
8	CITY OF CORAL SPRINGS - HOMEBUYER/PURCHASE ASSISTANCE
9	TOWN OF DAVIE - HOMEBUYER/PURCHASE ASSISTANCE
10	CITY OF DEERFIELD BEACH - HOMEBUYER/PURCHASE ASSISTANCE
11	CITY OF DEERFIELD BEACH - HOUSING REHABILITATION
12	CITY OF LAUDERHILL - TBRA
13	CITY OF MARGATE - HOMEBUYER/PURCHASE ASSISTANCE
14	CITY OF MIRAMAR - HOMEBUYER/PURCHASE ASSISTANCE
15	CITY OF PEMBROKE PINES - HOMEBUYER/PURCHASE ASSISTANCE
16	CITY OF PLANTATION - HOMEBUYER/PURCHASE ASSISTANCE
17	CITY OF SUNRISE - HOMEBUYER/PURCHASE ASSISTANCE
18	CITY OF TAMARAC - HOUSING REHABILITATION
19	BROWARD COUNTY HOUSING HOME ELIGIBLE HOUSING ACTIVITIES
20	BC - HFD HOME PLANNING AND ADMINISTRATION

Table 3 – Project Information

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

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

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

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

AP-38 Project Summary
Project Summary Information

1	Project Name	BROWARD COUNTY HOUSING CDBG ELIGIBLE HOUSING ACTIVITIES
	Target Area	
	Goals Supported	1A Provide for Owner-Occupied Housing Rehab 1B Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	CDBG: \$2,632,891.34
	Description	The Affordable Housing Project includes eligible activities including but not limited to Homebuyer/Purchase Assistance, Housing Rehabilitation and/or Acquisition. The total, \$2,632,891.34 includes \$366,693.34 of project program income for Broward County (Urban County) and \$64,000 of Program Income derived from the City of Margate, which will be prioritized in the City. The total allocation will provide 5 qualifying households with purchase Assistance and 26 qualifying households with Housing rehabilitation. The additional Program income funds will provide an additional 1 qualifying household with purchase Assistance and 5 qualifying households with Housing rehabilitation for a total of 6 qualifying households with purchase Assistance and 31 qualifying households with Housing rehabilitation.* Broward County and its Small Cities cap is \$80,000 for purchase assistance and \$60,000 for rehabilitation, each City depending on its own market needs, at its own discretion, may increase or decrease this amount, as long as it doesn't exceed the \$80,000 and \$60,000 respective caps. Activities within the Affordable Housing Project can be reallocated between activities/programs as based on need and the current housing needs and market, as long as it is within the same Affordable Housing Project Goal. Because of the high market cost, Weston is the exception at \$100,000.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	37 Low to moderate income households
	Location Description	Countywide

	Planned Activities	• Broward County//Housing Rehabilitation//\$742,538//The County's Housing Rehabilitation Program will assist a minimum of 10 households with funding including direct program delivery costs. • Broward County//Housing Rehabilitation Program Income//\$366,693.34//The County's Program Income will assist a minimum of 5 households with funding including direct program delivery costs. • Coconut Creek//Housing Rehabilitation//\$138,365//The housing rehabilitation program will benefit low to moderate income households in the City of Coconut Creek. A minimum of 2 income eligible applicants will be awarded approximately \$60,000 in grant funds for housing rehabilitation • Coconut Creek//Purchase Assistance//\$138,365//The City will assist a minimum of 1 households with funding, not to exceed \$80,000 per homebuyer. • Cooper City//Housing Rehabilitation//\$31,976//The housing rehabilitation program will benefit low to moderate income households in the City of Cooper City. A maximum of 1 income eligible applicant will be awarded approximately \$50,000 in grant funds for housing rehabilitation. Because the City allocation is \$63,952, the allocation is split within the 2 housing activities (PA and Rehab). Due to the current market conditions (Housing market affordability), the County will only be able to serve 1 client in the city. The County will allocate the funding to both activities, but funding will be allocated based on need and first come, first qualified. • Cooper City//Purchase Assistance//\$31,976//The City will assist a maximum of 1 household (not counted towards the expected beneficiary data in the action plan) if reallocation from the rehabilitation activity is needed. Qualifying household will be awarded an amount not to exceed \$50,000. Because the City allocation is \$63,952, the allocation is split within the 2 housing activities (PA and Rehab). Due to the current market conditions (Housing market affordability), the County will only be able to serve 1 client in the city. The County will allocate the funding to both activities, but funding will be allocated based on need and first come, first qualified. • Lauderdale Lakes//Housing Rehabilitation//\$240,827//The housing rehabilitation program will benefit a minimum 5 low to moderate income households in the City of Lauderdale Lakes. A minimum of applicants will be awarded approximately \$42,500 in grant funds for rehabilitation and service delivery costs. • Margate//Rehabilitation//\$168,491//The City will assist a minimum of 3 homeowners, with housing rehabilitation, not to exceed \$40,000 per
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		homeowner. • Margate//Purchase Assistance//\$232,491//The City will assist a minimum of 4 households with funding, not to exceed \$50,000 per homebuyer. The total includes \$64,000 in Program Income. • North Lauderdale//Housing Rehabilitation//\$276,911//The housing rehabilitation program will benefit low to moderate income households in the City of North Lauderdale. A minimum of 4 income eligible applicants will be assisted with funding not to exceed \$50,000 per homeowner. • Weston//Purchase Assistance//\$132,129//The City will assist a minimum of 1 household with funding, not to exceed \$100,000 per homebuyer • Weston//Rehabilitation//\$132,129//The City will assist a minimum of 1 homeowner with housing rehabilitation not to exceed \$80,000 per homeowner. * Broward County and its Small Cities cap is \$80,000 for purchase assistance and \$60,000 for rehabilitation, each City depending on its own market needs, at its own discretion, may increase or decrease this amount, as long as it doesn't exceed the \$80,000 and \$60,000 respective caps.
2	Project Name	CAPITAL IMPROVEMENTS
	Target Area	
	Goals Supported	2A Improve Public Facilities & Infrastructure
	Needs Addressed	Improve Public Facilities & Infrastructure
	Funding	CDBG: \$717,970.00
	Description	Various infrastructure and public facilities projects in six Urban County cities, totaling \$717,970
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	10,170 LMI per HUD Census data
	Location Description	Countywide

	Planned Activities	• CITY OF DANIA BEACH//Oasis Neighborhood Improvement Project Phase XVIII// \$182,686 - 7000 sf of paver driveways (to improve drainage), 4 traffic signs, 2 street signs -- CT 801.02 BG 2 & CT 801.02 BG 4 • CITY OF HALLANDALE BEACH//Drainage Improvements// \$153,808 - 69 Tons of concrete construction/Reconstruction, 1,156 SY Asphalt Pavement Reconstruction, and 350 Linear Feet of 18" French drain -- CT 1003.01 BG 2. • CITY OF OAKLAND PARK// // \$197,638 - Installation of an 8-foot high perimeter wall, approximately 580 linear feet in length and also includes the implementation of stormwater infrastructure to support on-site water retention and drainage -- CT 506.02 BG 3 • CITY OF WILTON MANORS//Mickel Park Lighting// \$78,952 - Installation of pedestrian safety lighting at the existing parking area in Mickel Park -- CT 509.00 BG 2 • CITY OF WEST PARK//Project in LMI Eligible Areas// \$104,886 - A project, to be determined, within income eligible areas of the City -- CT 1006.00 BG 2, CT 1007 BG 2, CT 1007 BG 4 & CT 1008.03 BG 2
3	Project Name	BROWARD COUNTY - CDBG - PUBLIC SERVICES 15%
	Target Area	
	Goals Supported	3A Public Services for LMI & Special Needs
	Needs Addressed	Public Services & Quality of Life Improvements
	Funding	CDBG: \$263,000.00
	Description	Program Year 2025 - 2026 Public Service Activities including but not limited to Senior Transportation, After School Tutorial, Senior Center, Indigent Medical Care, Victims of Domestic Violence, Outreach and Counseling Programs, totaling \$263,000.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	140 seniors, 166 youths, 200 patients, 50 victims of domestic violence and a minimum of 200 homeowners and homebuyers will receive housing counseling and foreclosure prevention
	Location Description	Countywide

4	Planned Activities	<u>SUPPORTIVE SERVICES</u> • CITY OF COOPER CITY // Senior Transportation Services // \$15,000 // Transportation services to a minimum of 40 unduplicated senior citizens residing in the City of Cooper City • CITY OF LAUDERDALE LAKES // Quality of Life Program // \$15,000 // The Lifelong Learning for Senior Citizens component will provide a variety of classes to a minimum of 40 unduplicated senior citizens. The classes are geared toward keeping the mind engaged by participating in classes for personal and social development classes which may include art, cultural, educational, fitness, health and other forms of personal and social enhancements. • CITY OF LAUDERDALE LAKES // Senior Transportation Program // \$45,000 // Transportation services to a minimum of 60 unduplicated senior citizens residing in the City of Lauderdale Lakes • CITY OF OAKLAND PARK // Women in Distress of Broward County, Inc.// \$15,000// Emergency shelter and supportive services for a minimum of 50 victims of domestic violence residing in the City of Oakland Park • CITY OF OAKLAND PARK// CLINICA LUZ DEL MUNDO // Indigent Health Care and Prevention Outreach Program // \$15,000 // Community outreach to provide access to free healthcare, client eligibility determination, comprehensive medical assessments, personalized healthcare treatment care plans, holistic health and wellness services, preventative screenings, counselling, medical monitoring, medications, care coordination/referrals and follow up to a minimum of 200 unduplicated City of Oakland Park residents <u>VITAL SERVICES</u> • BROWARD COUNTY HOUSING AUTHORITY // Comprehensive Housing Counseling Program // \$64,000 // a minimum of 100 unduplicated first-time homebuyer education and housing counseling and a minimum of 100 unduplicated homeowners with comprehensive housing counseling and mortgage foreclosure prevention • CITY OF HALLANDALE BEACH: FRIENDS OF THE HEPBURN CENTER // After School Tutorial Enrichment Program // \$94,000 // Year round educational, cultural and enrichment programs for a minimum of 166 unduplicated eligible students residing in the City of Hallandale Beach
	Project Name	BROWARD COUNTY - HFD CDBG PLANNING AND ADMINISTRATION
	Target Area	
	Goals Supported	5A Effective Program Management
	Needs Addressed	Effective Program Management

	Funding	CDBG: \$916,260.33
	Description	The total of \$916,260.33 Includes \$795,791.80 of Administrative funds, \$78,350.20 and \$16,000 of Actual Recognized Program Income, and \$26,118.33 of Projected 4th quarter PI. \$10,000 of the administrative funds, may be used for HOPE, Inc. to undertake Fair Housing Activities, if Allowable.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Administration and Fair Housing
5	Project Name	HESG25-BROWARD COUNTY
	Target Area	
	Goals Supported	4A Homeless Housing & Support Services 5A Effective Program Management
	Needs Addressed	Homeless Housing & Support Services Effective Program Management
	Funding	ESG: \$250,179.00
	Description	\$250,179 is the FY 2025/2026 Annual Allocation. These funds will be used for Homeless Prevention/Rapid Re-housing and Essential Services. \$146,600 is going to Rapid Rehousing to Broward County Family Success and \$84,816 to Broward Partnership
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	BROWARD PARTNERSHIP//Emergency Shelter//\$84,816 for emergency shelter at the Central Homeless Assistance Center for a minimum of 750 persons BROWARD COUNTY FAMILY SERVICES//Rapid Rehousing//\$146,600 for Rapid Rehousing for a minimum of 15 households ADMINISTRATION//\$18,763
6	Project Name	CHDO
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$599,713.00
	Description	The South Florida Community Land Trust (SFCLT) will acquire and renovate four units – two single family homes and one duplex – designating all of them as permanently affordable rentals to households earning 80% and 50% of the median income. The project will update two single family homes and one duplex (4 units) along the FEC corridor in Dania Beach while ensuring that affordable living and transportation options remain in place in rapidly-changing quadrants of the city. SFCLT is doing its part to create sustainable solutions, especially in light of forecasted turnover in the area. As transit options increase along the Florida East Coast (FEC) corridor (directly adjacent to the project site), demand for housing in the neighborhood is expected to grow, leading to higher rents that could easily make these neighborhoods inaccessible to existing and/or prospective lower income households. The site has already been upzoned to a higher density – city center – district for Dania Beach, an indication of pending growth and gentrification of this working class, low-income neighborhood.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	4 low to moderate income households
	Location Description	

	Planned Activities	BHP Community Land Trust acquisition/rehabilitation of four units – two single family homes and one duplex – designating all of them as permanently affordable rentals to households earning 80% and 50% of the median income.
7	Project Name	CITY OF COCONUT CREEK - HOMEBUYER/PURCHASE ASSISTANCE
	Target Area	
	Goals Supported	1B Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$101,814.00
	Description	Homebuyer/down payment and closing cost assistance of \$101,814 and direct program service delivery costs.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1 LMI household
	Location Description	City of Coconut Creek
8	Planned Activities	Down Payment/Purchase Assistance
	Project Name	CITY OF CORAL SPRINGS - HOMEBUYER/PURCHASE ASSISTANCE
	Target Area	
	Goals Supported	1B Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$244,362.00
	Description	Homebuyer/down payment and closing cost assistance of \$244,362 and direct program service delivery costs.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	4 LMI households

	Location Description	City of Coral Springs
	Planned Activities	Homebuyer/purchase assistance
9	Project Name	TOWN OF DAVIE - HOMEBUYER/PURCHASE ASSISTANCE
	Target Area	
	Goals Supported	1B Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$208,127.00
	Description	Homebuyer/down payment and closing cost assistance of \$208,127 and direct program service delivery costs.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	3 LMI households
	Location Description	Town of Davie
	Planned Activities	Homebuyer/purchase assistance
10	Project Name	CITY OF DEERFIELD BEACH - HOMEBUYER/PURCHASE ASSISTANCE
	Target Area	
	Goals Supported	1B Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$109,843.00
	Description	Homebuyer/down payment and closing cost assistance of \$109,843 and direct program service delivery costs. The total includes \$2,994 of Program Income.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1 LMI household

	Location Description	City of Deerfield Beach
	Planned Activities	Down payment/purchase assistance
11	Project Name	CITY OF DEERFIELD BEACH - HOUSING REHABILITATION
	Target Area	
	Goals Supported	1A Provide for Owner-Occupied Housing Rehab
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$106,849.00
	Description	Single family housing rehabilitation assistance of \$106,849 and direct program service delivery costs.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	1 LMI household
	Location Description	City of Deerfield Beach
	Planned Activities	Housing rehabilitation
12	Project Name	CITY OF LAUDERHILL - TBRA
	Target Area	
	Goals Supported	1C Increase Affordable Rental Housing Opportunity
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$254,771.00
	Description	Tenant based rental assistance of \$254,771 for direct program service and delivery service costs. The total includes \$20,000 of Program Income.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	12 LMI families

	Location Description	City of Lauderdale
	Planned Activities	Tenant Based Rental Assistance
13	Project Name	CITY OF MARGATE - HOMEBUYER/PURCHASE ASSISTANCE
	Target Area	
	Goals Supported	1B Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$117,007.00
	Description	Homebuyer/ down payment and closing cost assistance of \$117,007 and direct program service delivery costs.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	2 LMI households
	Location Description	City of Margate
	Planned Activities	Down payment/purchase assistance
14	Project Name	CITY OF MIRAMAR - HOMEBUYER/PURCHASE ASSISTANCE
	Target Area	
	Goals Supported	1B Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$213,748.00
	Description	Homebuyer/down payment and closing cost assistance of \$213,748 and direct program service delivery costs.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	2 LMI households

	Location Description	City of Miramar
	Planned Activities	Homebuyer/down payment and closing cost assistance
15	Project Name	CITY OF PEMBROKE PINES - HOMEBUYER/PURCHASE ASSISTANCE
	Target Area	
	Goals Supported	1B Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$304,400.00
	Description	Homebuyer/down payment and closing cost assistance of \$304,400 and direct program service delivery costs.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	3 LMI households
	Location Description	City of Pembroke Pines
	Planned Activities	Homebuyer/purchase assistance
16	Project Name	CITY OF PLANTATION - HOMEBUYER/PURCHASE ASSISTANCE
	Target Area	
	Goals Supported	1B Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$186,188.00
	Description	Homebuyer/down payment and closing cost assistance of \$186,188 and direct program service delivery costs.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	3 LMI households

	Location Description	City of Plantation
	Planned Activities	Down payment/purchase assistance
17	Project Name	CITY OF SUNRISE - HOMEBUYER/PURCHASE ASSISTANCE
	Target Area	
	Goals Supported	1B Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$181,053.00
	Description	Homebuyer/down payment and closing cost assistance of \$181,053 and direct program service delivery costs.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	4 LMI households
	Location Description	City of Sunrise
	Planned Activities	Down payment/purchase assistance
18	Project Name	CITY OF TAMARAC - HOUSING REHABILITATION
	Target Area	
	Goals Supported	1A Provide for Owner-Occupied Housing Rehab
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$220,803.00
	Description	Single Family housing rehabilitation assistance of \$220,803 and direct program service delivery costs. The total includes \$76,315.57 of Program Income
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	2 LMI household

	Location Description	City of Tamarac
	Planned Activities	Housing Rehabilitation
19	Project Name	BROWARD COUNTY HOUSING HOME ELIGIBLE HOUSING ACTIVITIES
	Target Area	
	Goals Supported	1B Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$949,190.75
	Description	Eligible activities including but not limited to Homebuyer/Purchase Assistance, Housing Rehabilitation or Acquisition including direct service delivery costs. The total, \$949,190.75 includes \$55,287.62 of Actual Recognized Program Income and \$50,632.60 of of Projected 4th quarter PI.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	10 LMI households
	Location Description	Countywide
	Planned Activities	Homebuyer/purchase assistance, housing rehabilitation or acquisition including direct service delivery costs
20	Project Name	BC - HFD HOME PLANNING AND ADMINISTRATION
	Target Area	
	Goals Supported	5A Effective Program Management
	Needs Addressed	Effective Program Management
	Funding	HOME: \$405,433.84
	Description	The total of \$405,433.84, includes \$399,808 of Administrative funds, \$14,178.14 of Actual Recognized Program Income, and \$5,625.84 of Projected 4th quarter PI.
	Target Date	9/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Planning and Administration

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

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

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

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

Geographic Distribution

Target Area	Percentage of Funds

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

Broward County provides funding county wide through CDBG to Urban County Participating cities and

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

Affordable Housing

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

Introduction

Broward County proposes to address affordable housing needs by prioritizing and leveraging limited resources. The FY 2025-2029 Consolidated Plan identifies affordable housing as one of the priority needs for the County; and provision of affordable housing for low to moderate income households is one of the Consolidated Plan goals for the five-year period. Objectives listed under this goal are related to preservation of the existing supply of affordable housing units, and continued housing rehabilitation efforts. The need for affordable rental and homeownership housing was a common theme heard during the Consolidated Plan development process. The greatest need is among renters with very low incomes, large families, elderly population, and residents with disabilities. Housing for people who are homeless and homelessness prevention was also identified as a priority need. To address these needs, the County will use HOME, CDBG, and ESG funds to support the development of new affordable units, provide rental assistance, and support existing homeless shelters through facility improvements and operations assistance. The County will also continue to offer its rapid re-housing and homelessness prevention for homeless families or those at risk of homelessness. Due to the increase in costs for materials, supplies, labor and the rental market, the number of households assisted will be significantly less as a result.

Live Local Act A local government must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use if at least 40% of the residential units in a proposed multifamily rental development are, for a period of at least 30 years, affordable.

One Year Goals for the Number of Households to be Supported	
Homeless	15
Non-Homeless	90
Special-Needs	0
Total	105

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	27
The Production of New Units	0
Rehab of Existing Units	13
Acquisition of Existing Units	65
Total	105

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

Discussion

Based on the goals provided in the AP-20, Broward County estimates the number and type of households assisted with affordable housing in PY2025 will be:

CDBG & HOME

Direct Financial Assistance to Homebuyers: 65 Households Assisted

Homeowner Housing Rehabilitated: 9 Households

CHDO Acquisition/Rehabilitation: 4 Housing Units

Tenant-based rental assistance: 12 Housing Units

ESG

Rapid Rehousing: 15 Households Assisted

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

Introduction

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

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

During the FY 2025 Program year, Broward County will continue to work in partnership with BCHA in order to implement common community goals. In addition, Broward County will continue to provide funding to BCHA's Housing Counseling/Foreclosure Prevention Program through its FY 2025 CDBG funding allocation. BCHA will also continue to be a part of the County's consultation process. The County will try to provide assistance to BCHA for the creation of additional housing units.

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

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

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

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

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

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

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

up, and Open Parking.

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

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

Most Housing Authorities have exited their public housing activities several years ago. Broward County exited the public housing program several years ago. They no longer receive capital funds or operating funds from HUD that are generally attached to public housing.

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

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

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

The Broward County Housing Authority is not designated as troubled.

Discussion

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

Counseling/Foreclosure Prevention Program under CDBG.

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

Introduction

The Homeless Continuum of Care Board (CoC) was established by the Broward County Commission in 1993. The Board is made up of providers, community leaders, government administration, business members, advocates and local stakeholder. The purpose of the Board is to coordinate all efforts throughout the community to assist in ending homelessness in Broward County. The CoC Board together with the Homeless Initiative Partnership staff supports and coordinates providers throughout the continuum. These include street outreach, shelter and housing providers as well as, supportive services of all types assisting with mental health, behavioral health and other legal services. Broward County's HOSS/HIP Division established The Homeless Provider and Stakeholders' Council (HPSC), a community-based organization, in part to provide input and guidance to the CoC Board, through its large membership and representatives, concerning all homeless issues and priorities in Broward County.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

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

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

achieving these goals.

Outreach 5,140 unsheltered

41 Exit to permanent destination

3,550 Exit to temporary destination

0 Exit to institutional destination

13 Exit to other destination

Transitional = 956

Shelter = 1,329

Total =2,285

Permanent and Supportive = 995 Clients

Rapid Rehousing = 1,445 Clients

Addressing the emergency shelter and transitional housing needs of homeless persons

Coordinated Entry into Shelter for Individuals

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

network (Salvation Army and HOPE South Florida).

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

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

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

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

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

In August of 2019, the CoC began formal "By Name" lists to assist with the Coordinated Entry and

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

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

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

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

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

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

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

employment, education, or youth needs.

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

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

Discussion

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

Introduction

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

Fair Housing Related Impediments

Impediment 1: Displacement of Minorities Due to Gentrification

Impediment 2: Income Inequality Between Race or Ethnicity

Affordable Housing Related Impediments

Impediment 3: Decline in Household Purchasing Power

Impediment 4: High Percentage of Renters are Cost Burdened

Impediment 5: Increased Rate of Poverty

Impediment 6: Funding Shortage for New and Existing Affordable Housing

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

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

- Establish a dedicated revenue source for affordable housing. Broward County now has an Affordable Housing Trust Fund approved by a County Charter Referendum. Subsequent to that the Board of County Commissioners approved a policy that dedicates one half of all expiring Community Redevelopment Agencies Tax Increment Financing (TIF). In FY 2022 the amount totaled \$14,002,000. In FY 2023 it's estimated the County will set aside \$20,000,000.
- Preserve Tax Exemption for Affordable Housing.
- Review State's formula for distribution of documentary stamps.
- Mandate legislative action to prohibit the raiding of the Sadowski Housing Trust Fund.
- Support changes to the Florida Housing Finance Corporation rules governing the Low-Income Housing Tax Credit Program to increase Broward County's potential tax credit allocations
- Improve the Bonus Density Program in Broward County Land Use Plan to increase its effectiveness and generate additional affordable units. The Broward County Commission adopted revised density bonus formulas for very-low, low, and moderate affordable dwelling units that are restricted for a period of no

less than 30 years. The updated bonus formulas were effective in April 2021. There is no updated data.

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

Discussion

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

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

Introduction

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

Actions planned to address obstacles to meeting underserved needs

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

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

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

Actions planned to foster and maintain affordable housing

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

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

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

Actions planned to reduce lead-based paint hazards

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

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

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

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

specified below.

Actions planned to reduce the number of poverty-level families

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

Actions planned to develop institutional structure

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

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

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

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

Discussion

Program Specific Requirements

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

Introduction

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

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	522,367
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:	522,367

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

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

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as follows:

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

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

The Broward County Housing Finance and Community Redevelopment Division requires recapture provisions that conform to HOME Regulations found in the CFR 92.254 for affordable housing, homeownership activities. The method is to recapture the entire amount of HOME investment through a second mortgage and note instrument, except that CDBG and HOME rehabilitation investment amount may be reduced based on the time the homeowner has owned and occupied the unit for a portion of the required affordability period. These provisions are imposed for the duration of the period of affordability on all HOME-assisted homebuyer projects and enforced via lien. The resale or recapture provisions are triggered by any transfer of title, either voluntary or involuntary, during the established HOME period of affordability. Proration will be determined by the individual Broward County HOME Consortium participating jurisdiction. Please see Grantee Specific Appendices for a summary of all HOME Participating Jurisdictions. Broward

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

The Broward County Housing Finance and Community Redevelopment Division requires recapture provisions that conform to HOME Regulations found in the CFR 92.254 for affordable housing, homeownership activities. The method is to recapture the entire amount of HOME rehabilitation investment through a second mortgage and note instrument, except that the HOME rehabilitation investment amount may be reduced based on the time the homeowner has owned and occupied the unit for a portion of the required affordability period. Proration will be determined by the individual Broward County HOME Consortium participating jurisdiction. Please see Grantee Specific Appendices for a summary of all HOME Participating Jurisdictions. Broward County will not be using the prorated method in its Purchase Assistance activity. Broward County recapture provisions will limit the amount to be recaptured to the net proceeds available from the sale. The amount subject

to recapture is the direct subsidy received by the homebuyer, includ

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

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

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

No preference will be used.

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

No preference will be used.

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

No preference will be used.

Emergency Solutions Grant (ESG)

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

ESG funds are awarded to non-profit agencies engaged in the provision of services to the homeless. These agencies are required to be members of the Broward County Continuum of Care (CoC). Upon entry into the CoC system, case management activities are conducted, and the required information is entered into the Homeless Management Information System (HMIS). Once the client has been certified as having met the necessary requirements, that client is referred to the eligible type of service necessary to address that person's needs. HUD has copies of the County's Policies,

Procedures and CoC/ESG Written Standards.

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

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

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

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

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

The HOSS/HIP Section completed an RFP process this year for DCF. One funding stream was the ESG

funds administered through the state. A formal procurement process was completed, applications were rated by subject matter experts and then panel interviews held for the applicants prior to the decision of inclusion into the County's collaborative application to the state.

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

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

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

5. Describe performance standards for evaluating ESG.

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

FOR BROWARD COUNTY HOME FUNDED PURCHASE ASSISTANCE PROJECTS:

- Applicant eligibility will be determined by income category based upon the most current available HOME income guidelines. For Home Repair and Purchase Assistance activities, households may not exceed 80% of the area median income to qualify for assistance.
- Applicants will be assisted on a first come, first-qualified, first-served basis.

- Solicitation will be completed in an equal opportunity method such as a public notice in a paper of general circulation. Additional solicitation methods may be used to enhance awareness of the County's programs.

- Information on all Broward County programs can be obtained by calling (954) 357-4900 or by visiting <http://www.broward.org/housing>.

- Application Packages can be obtained Monday through Friday at 110 NE 3rd St, Fort Lauderdale, FL 33301, Suite 300 between the hours of 8:30 AM - 5:00 PM EST.

- **Methodology used for maximum purchase price and after rehabilitation values.** The County will not be using the HOME affordable homeownership limits for the area provided by HUD using HOME funds for homebuyer assistance or for rehabilitation of owner-occupied single-family housing. The maximum sales price or just/market value for Broward County's ongoing Homebuyer Purchase Assistance (HPA) and Home Rehabilitation programs is \$568,577. On July 18, 2023, Florida Housing Finance Corporation (FHFC) published this maximum amount, based on 90% of the U.S. Treasury limit and are adjusted for each MSA. This computation is per the IRS Rev. Proc. 2023-22, according to Florida Statutes 420.9075 (5)(f), in the amount of \$568,577. Local established units can also be used when necessary. There are certain municipalities, for example, the City of Weston, traditionally is a community of higher priced and valued residences. Therefore, when utilizing federal HOME or CDBG funds for these higher valued and priced areas, the