



**Broward County, FL
FY 2025-2029 Consolidated Plan
&
FY 2025-2026 Annual Action Plan**

Broward County
Housing Finance and Community Redevelopment Division
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Office: 954.357.4900

Executive Summary

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

1. Introduction

The Broward County Housing Finance Division (HFD) is committed to improving the quality of life for all residents in the County and its neighborhoods. The County strives to provide safe, decent, and affordable housing and a suitable living environment for low- to moderate income individuals and the special needs population living in the community. Broward County is an entitlement county and receives the following Federal formula grants released by the U.S. Department of Housing and Urban Development (HUD): Community Development Block Grants (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grants (ESG). In order to receive these funds, the HFD is submitting its 2025-2029 Consolidated Plan and first-year PY 2025 Annual Action Plan (AAP) as required by HUD from all Participating Jurisdictions receiving annual entitlements of formula grants.

The Consolidated Plan serves as a planning document meeting the federal government statutory requirements in 24 CFR 91.200-91.230, for preparing a Consolidated Plan and guiding the use of CDBG, HOME, and ESG funding based on applications to HUD. The major sections of the Consolidated Plan include a Housing Market Analysis, Housing Needs Assessment, Five-Year Strategic Plan, an Annual Action Plan, and Consultation and Citizen Participation, with accompanying documentation relating to public comments. The Strategic Plan addresses specific needs that were identified in the data analysis and citizen participation process, with specific goals and program targets for each category designated for funding over a 5-year period.

The first year PY 2025 AAP is a subset of the Strategic Plan, addressing funding options for the program year. The AAP can be used by organizations in the community as an annual guide for identifying activities through which they can help the jurisdiction reach its housing and community development goals. The AAP also serves as the baseline for measuring program effectiveness, as reported in the Consolidated Annual Performance and Evaluation Report (CAPER) required by HUD for each fiscal year's funding allocation. PY 2025 begins on October 1, 2025, and ends on September 30, 2026.

CDBG-DR: In compliance with HUD requirements, Broward County has incorporated the County's Community Development Block Grant-Disaster Recovery (CDBG-DR) funds and activities to address the long-term disaster recovery needs of local communities affected by the severe storms and flooding that occurred in 2023. The County received an allocation of \$29,222,000 in CDBG-DR funds to provide maximum assistance to low- and moderate-income (LMI) households that sustained damage from the disaster. The Broward County Housing Finance Division (HFD) is the lead agency responsible for administering the CDBG-DR funds.

According to HUD guidance outlined in the document “Consolidated Plan Updates to Reflect Disaster Recovery Needs and Associated Priorities,” any additional narratives will be included at the end of the relevant sections. These narratives will detail the impact, unmet needs, activities, and resources provided by the DR program. However, the CDBG-DR Action Plan has not yet been finalized and is scheduled for publication in the fall of 2025.

The County will maintain a website with comprehensive information about the CDBG-DR Action Plan and other related details. The program will also provide regular updates on this webpage, including any future opportunities for citizen participation and amendments to the CDBG-DR Action Plan. The program page can be found at:

<https://www.broward.org/Housing/Pages/Community%20Development%20Block%20Grant%20Disaster%20Recovery.aspx>

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

Broward County has developed its strategic plan based on an analysis of the data presented in the Needs Assessment, the Market Analysis of the Consolidated Plan, and the community participation and stakeholder consultation process. Through these efforts, the HFD has identified five (5) priority needs and associated goals to address these needs. Over the 5-Year plan period, the County will work to accomplish the following outcomes, which are listed by Priority Need.

Priority Need: Preserve & Develop Affordable Housing

1A Provide for Owner-Occupied Housing Rehab

Provide for homeowner occupied housing rehabilitation that will benefit eligible low- to moderate-income (LMI) households through the County.

1B Increase Homeownership Opportunities

Increase homeownership opportunities for LMI households through homeowner housing construction and direct financial assistance to homebuyers to include principal write-downs, subsidize interest rates, provide reasonable closing costs and up to 50% of the down payment assistance.

1C Increase Affordable Rental Housing Opportunity

Increase affordable rental housing opportunities for LMI households through rental units constructed, rental units rehabilitated and rental assistance.

Priority Need: Improve Public Facilities & Infrastructure

2A Improve Public Facilities & Infrastructure

Expand and improve access to public infrastructure and facilities through development activities in low- and moderate-income areas and for special needs populations. Projects may include upgrades to roads, sidewalks, ADA-compliant features, and public facilities such as community centers and parks that benefit LMI residents.

Priority Need: Public Services & Quality of Life Improvements

3A Public Services for LMI & Special Needs

Provide public supportive services that address the needs of low- to moderate-income individuals in the County. The County will also support special needs groups with programs that provide vital services that offset basic costs such health services and food programs for the elderly and persons with a disability.

Priority Need: Homeless Housing & Support Services

4A Homeless Housing & Support Services

Support emergency shelter operations, rapid re-housing, homeless prevention programs, and street outreach activities. Funds will be directed toward assisting individuals and families at risk of or currently experiencing homelessness through a coordinated entry system and a Housing First approach.

Priority Need: Effective Program Management

5A Effective Program Management

Effective program management of HUD grant programs will ensure compliance with each respective grant and its regulations and that programs meet their established objectives.

Priority Need: Disaster Recovery for Severe Storms & Flooding

6A Disaster Recovery for Severe Storms & Flooding

Funding from the CDBG-DR program to support and address unmet needs resulting from the unprecedented severe storms and flooding of 2023. The CDBG-DR funds will be allocated according to the CDBG-DR Action Plan and will be distributed throughout Broward County.

3. Evaluation of past performance

Broward County has made strong progress toward the goals outlined in its 2020–2024 Consolidated Plan, as documented in the 2023 Consolidated Annual Performance and Evaluation Report (CAPER). During the fourth year of the planning cycle, the County utilized CDBG, HOME, and ESG funds to address priority needs related to affordable housing, public services, homelessness, and infrastructure improvements.

Affordable Housing: In 2023, the County provided direct financial assistance to 95 homebuyers through CDBG and HOME programs, far exceeding the annual goal of 52 households. Additionally, 34 owner-occupied homes received rehabilitation assistance, surpassing the annual goal of 30 units. While no rental units were completed with federal funds during the program year, Broward County invested over \$24 million in non-federal resources to support the development of 683 affordable rental units. These efforts demonstrate a continued commitment to housing affordability and long-term stability for low- to moderate-income residents.

Public Services: Public service activities reached approximately 2,061 individuals, including over 750 experiencing homelessness. Services included transportation for seniors, youth educational programs, housing counseling, and emergency shelter support. While some subrecipients fell short of anticipated outcomes, the County overall made substantial progress in meeting public service goals and enhancing quality of life for vulnerable populations.

Public Facilities and Infrastructure: Infrastructure projects were completed in Dania Beach, Hallandale Beach, Oakland Park, Pembroke Park, and West Park, benefiting more than 13,200 residents. Improvements included streets, sidewalks, and public facilities in areas with high concentrations of low- and moderate-income households. While performance varied by activity type, overall investments in infrastructure and public facilities reached the majority of targeted residents and made a meaningful contribution to neighborhood revitalization.

Homeless Services: Through ESG funding, the County provided emergency shelter to 652 individuals and rapid re-housing assistance to 69 households. These interventions helped reduce the length and recurrence of homelessness by connecting residents to stable housing and support services.

Broward County remains dedicated to achieving its five-year housing and community development goals. By leveraging partnerships, maximizing available resources, and prioritizing investments, the

County will continue to support its most vulnerable populations and advance long-term community resilience and sustainability.

4. Summary of citizen participation process and consultation process

Broward County has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the County's policies and procedures for citizen participation in the Consolidated Plan and first year 2025 AAP. The CPP provides details for public notice for all meetings and the various stages of Consolidated Plan development, public hearings before the citizens of Broward County, accommodations for persons with disabilities, and the conduct of public review of draft documents. Adhering closely to the CPP, the County held a public comment period and public hearing. Details of these outreach efforts are provided below:

PUBLIC COMMENT PERIOD: The County held a public comment period from **July 16, 2025 to August 15, 2025** for citizens to view and provide feedback of the draft plans. Copies of the document are available on the Broward County Housing Finance Division (HFD) website at www.broward.org/housing. Citizens were encouraged to comment on the proposed plans.

PUBLIC HEARING: Three public hearings were held during the development of the 2025-2029 ConPlan and 2025 AAP to gather feedback from the community on proposed uses of the funds. The first public hearing was held on **January 31, 2025, at 10:00am** at the HFD Offices located at 110 NE 3rd Street, 2nd Floor, Fort Lauderdale, Florida 33301. The second public hearing was held on **June 27, 2025, at 10:00am** in the Housing Finance Division Conference Room located at 110 NE 3rd Street Suite 200, Fort Lauderdale, FL 33301. The third public hearing was held on **June 30, 2025, at 4:00pm** in the Housing Finance Division Conference Room located at 110 NE 3rd Street Suite 200, Fort Lauderdale, FL 33301. For further information regarding access to the public hearing, citizens could visit the HFD website at www.broward.org/housing. For written public comments and additional information on the hearings and the Action Plan, please contact Patrick Haggerty (954) 357-4938 or phaggerty@broward.org or Yvette Lopez at (954) 357-4930 or ylopez@broward.org. Interested parties were encouraged to attend and participate.

Details of citizen participation outreach for the Consolidated Plan and first year 2025 AAP are also located in the PR-15.

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COMMUNITY & STAKEHOLDER SURVEYS:

Community Survey Link: <https://www.research.net/r/Broward-Community>

Stakeholder Survey Link: <https://www.research.net/r/Broward-Stakeholder>

5. Summary of public comments

PUBLIC COMMENT PERIOD: A summary of comments will be included after the comment period.

PUBLIC HEARINGS: No comments were received.

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COMMUNITY & STAKEHOLDER SURVEYS: A summary of survey results will be included after the citizen participation process.

All comments and views will be accepted at the public hearing and public comment period review process. A summary of outreach efforts is located in the PR-15 Participation.

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

All comments or views were accepted at the public hearing and public comment period.

7. Summary

The Consolidated Plan is comprised of several sections, including an assessment of the current housing and community needs of the area, a section detailing the needs of homeless individuals, a description of the publicly supported housing needs, information on the citizen participation process, a Strategic Plan, and the PY 2025 Annual Action Plan (AAP). The Strategic Plan is an essential component of the Consolidated Plan, outlining the objectives and outcomes necessary to meet the identified needs. The PY 2025 AAP is the first of five annual action plans, which will detail how federal resources will be allocated each year to achieve the objectives identified in the Consolidated Plan. Additionally, each AAP will be evaluated to see the County's performance in meeting the Consolidated Plan's objectives. At the end of each program year, the County will complete a Consolidated Annual Performance and Evaluation Review (CAPER).

Not only are the priority needs in the County identified through the needs assessment and market analysis, but the County also determines these needs through a citizen participation process, which includes engagement with community nonprofit organizations and with members of the community.

Primary data sources for the Consolidated Plan include 2009-2013 & 2019-2023 American Community Survey (ACS) 5-Year Estimates, 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) data, Longitudinal Employer-Household Dynamics (LEHD), US Bureau of Labor Statistics, Homeless Management Information System (HMIS), 2024 Point in Time Count and Housing Inventory Chart, Inventory Management System/PIH Information Center (PIC), HUD Income Limits, HUD Fair Market Rents and HOME Rent Limits and other local data sources. Data for map analysis came from the 2019-2023 ACS.

Executive Order Compliance

Broward County agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code.

Broward County will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

The Process

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

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	BROWARD COUNTY	
CDBG Administrator	BROWARD COUNTY	Housing Finance Division
HOPWA Administrator		
HOME Administrator	BROWARD COUNTY	Housing Finance Division
ESG Administrator	BROWARD COUNTY	Housing Finance Division
HOPWA-C Administrator	BROWARD COUNTY	

Table 1 – Responsible Agencies

Narrative

Broward County's Housing Finance Division (HFD) which is part of the Resilient Environment Department (RED), is the lead agency and is responsible for HUD entitlement grants which includes CDBG, HOME, and ESG. HFD is also responsible for the preparation of the Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance Evaluation Report (CAPER).

During the preparation of the Consolidated Plan and first year Annual Action Plan, the County solicited input from other governmental agencies as well as various public and private agencies providing housing, social services, and other community development activities within the community. The County will continue to form new partnerships with non-profit organizations, the private sector, and other local resources.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

Broward County conducts extensive outreach to local organizations, the public, and elected officials to inform the development of the 2025-2029 Consolidated Plan and Program Year 2025 Annual Action Plan. This section outlines coordination efforts with regional partners and lists the agencies and organizations consulted throughout the planning process. The County administered a stakeholder survey to gather input from nonprofits, housing providers, and other local agencies, helping to identify priority housing and community development needs.

In addition to survey outreach, the Broward County Housing Finance Division (HFD) coordinated with other County departments, members of the Broward HOME Consortium, and Continuum of Care partners to ensure alignment on affordable housing, infrastructure, and services for low-income and homeless residents. As the lead entity for the Consortium and Responsible Entity for environmental review, the HFD is also charged with certifying required documentation for environmental compliance.

The County also completed a Four-Factor Analysis and maintains a Limited English Proficiency (LEP) Plan to ensure meaningful access for non-English-speaking residents. These efforts are reflected in public notices and translated materials shared during the consultation process. The following section summarizes these engagement efforts and identifies the agencies that participated in the development of the Plan.

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

Broward County enhances coordination between public and assisted housing providers, nonprofit service agencies, local municipalities, and regional partners to address housing, homelessness, infrastructure, and community development needs. As the lead entity of the Broward County HOME Consortium and Continuum of Care (CoC), the County works closely with member jurisdictions, the Broward County Homeless Initiative Partnership (HIP/HOSS), the Broward County Housing Authority, and other stakeholders to align strategies and ensure efficient service delivery.

The Housing Finance Division (HFD) leads the County's federal housing initiatives and facilitates interagency collaboration to expand affordable housing and implement supportive programs. Through regular engagement with CoC partners, HFD supports coordinated entry, housing placement, and case management for individuals experiencing or at risk of homelessness. Quarterly meetings with all six public housing authorities are underway to develop a "moving up" strategy that transitions households from Permanent Supportive Housing into Housing Choice Vouchers, freeing up critical CoC resources.

The County actively engages municipalities in regional planning efforts that address cross-jurisdictional issues, including homelessness, disaster resilience, and environmental sustainability. The CoC's Local Stakeholder and Provider's Council hosts presentations to build provider capacity and identify additional agencies for coordinated entry integration through the Homeless Management Information System (HMIS). Point-in-Time (PIT) count data, including geolocation of survey responses, helps inform targeted outreach and resource allocation across all 31 municipalities.

Broward County also acknowledges the growing impact of the digital divide on low- and moderate-income households. The County will continue to explore opportunities to expand broadband access, digital literacy training, and access to devices through partnerships with municipalities, libraries, and nonprofit agencies. These efforts support access to education, employment, and essential services.

To promote access for all residents, the County maintains a Limited English Proficiency (LEP) Plan and incorporates translated materials and interpretation services into its engagement practices. In addition, Broward County collaborates with emergency management and environmental agencies to strengthen emergency preparedness, implement hazard mitigation strategies, reduce flood risk, and advance climate resilience through coordinated infrastructure and housing investments.

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

Broward County collaborates closely with the Broward County Homeless Initiative Partnership (HIP), the lead agency for the regional Continuum of Care (CoC), to address the needs of individuals and families experiencing homelessness and those at risk. The CoC oversees the Coordinated Entry System and Homeless Management Information System (HMIS), which help prioritize housing and services for chronically homeless individuals, families with children, veterans, and unaccompanied youth.

The County supports CoC strategies through interagency collaboration, stakeholder engagement, and participation in regional planning. Services include rapid rehousing, permanent supportive housing, transitional housing, and eviction prevention. These efforts are guided by data, align with evidence-based practices, and are designed to reduce homelessness and support long-term housing stability for vulnerable populations.

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

Broward County is an active participant in the regional Continuum of Care (CoC) and works closely with the Broward County Homeless Initiative Partnership, the CoC's lead agency, to support efforts to end homelessness. Through regular CoC meetings and data sharing, the County stays informed about trends and emerging needs among individuals and families experiencing homelessness.

The County's Housing Finance and Community Development Division (HFCD) administers Emergency Solutions Grant (ESG) funds, develops performance standards, evaluates program outcomes, and establishes funding policies and procedures. In coordination with the County's Human Services Division, HFCD also supports the operation and administration of the Homeless Management Information System (HMIS), ensuring consistent data collection and reporting across CoC-funded programs.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Broward County Housing Finance and Community Redevelopment Division
	Agency/Group/Organization Type	PHA Services - Housing Other government - County Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Broward County is the lead agency responsible for the Consolidated Plan.
2	Agency/Group/Organization	FL-601 Broward County Homeless Initiative Partnership
	Agency/Group/Organization Type	Services-homeless Services-Health Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Broward County Homeless Initiative Partnership is the local Continuum of Care
3	Agency/Group/Organization	COCONUT CREEK
	Agency/Group/Organization Type	Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted as a member of the HOME Consortium.
4	Agency/Group/Organization	CORAL SPRINGS
	Agency/Group/Organization Type	Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted as a member of the HOME Consortium.
5	Agency/Group/Organization	DAVIE
	Agency/Group/Organization Type	Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted as a member of the HOME Consortium.
6	Agency/Group/Organization	DEERFIELD BEACH
	Agency/Group/Organization Type	Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted as a member of the HOME Consortium.
7	Agency/Group/Organization	LAUDERHILL
	Agency/Group/Organization Type	Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted as a member of the HOME Consortium.
8	Agency/Group/Organization	MARGATE
	Agency/Group/Organization Type	Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted as a member of the HOME Consortium.
9	Agency/Group/Organization	MIRAMAR
	Agency/Group/Organization Type	Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted as a member of the HOME Consortium.
10	Agency/Group/Organization	PEMBROKE PINES
	Agency/Group/Organization Type	Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted as a member of the HOME Consortium.
11	Agency/Group/Organization	PLANTATION
	Agency/Group/Organization Type	Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted as a member of the HOME Consortium.
12	Agency/Group/Organization	SUNRISE
	Agency/Group/Organization Type	Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted as a member of the HOME Consortium.
13	Agency/Group/Organization	TAMARAC
	Agency/Group/Organization Type	Services - Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted as a member of the HOME Consortium.
14	Agency/Group/Organization	Broward County Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Broward County Housing Authority responded through the stakeholder survey and is regularly engaged and consulted on homeless and public housing needs.

15	Agency/Group/Organization	Broward County Emergency Management
	Agency/Group/Organization Type	Agency - Emergency Management Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through the MA-65 Hazard Mitigation section of the Consolidated Plan
16	Agency/Group/Organization	Florida Division of Emergency Management
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - State
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through the MA-65 Hazard Mitigation section of the Consolidated Plan
17	Agency/Group/Organization	Florida Voluntary Organizations Active in Disasters
	Agency/Group/Organization Type	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through the MA-65 Hazard Mitigation section of the Consolidated Plan
18	Agency/Group/Organization	TAJ LLC
	Agency/Group/Organization Type	Private Business

	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through the County Stakeholder survey.
19	Agency/Group/Organization	HOPE OUTREACH CENTER, INC.
	Agency/Group/Organization Type	Housing Services-homeless Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through the Stakeholder survey. Communities in the County will continue to consult with Hope Outreach Center Inc. on needs in the community.
20	Agency/Group/Organization	Crisis Housing Solutions
	Agency/Group/Organization Type	Services - Housing Affordable Housing Development
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through the Stakeholder survey.
21	Agency/Group/Organization	Women In Distress Of Broward County, Inc.
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through the Stakeholder survey.
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Identify any Agency Types not consulted and provide rationale for not consulting

No organizations were intentionally left out of the public participation process. All comments and views were accepted and welcomed.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Broward County Housing Options, Solutions and Supports Division (HOSS)	Broward County selects annual goals based upon ongoing consultation with the Broward County Continuum of Care and the Broward County Housing Authority. Both agencies provide annual input on homeless needs and public housing needs in Broward County. Consolidated Plan and Annual Action Plan projects are selected in accordance with these ongoing consultations and common-goal partnerships.

Table 3 – Other local / regional / federal planning efforts

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

In developing the 2025–2029 Consolidated Plan and Program Year 2025 Annual Action Plan, Broward County coordinated with local governments, housing agencies, and nonprofit partners to assess needs and align priorities. Key partners included the Broward County Homeless Initiative Partnership, the Broward County Continuum of Care (CoC), municipal housing authorities, and local service providers.

The County’s Housing Finance and Community Development Division led stakeholder engagement efforts, consulting with affordable housing providers, health and service agencies, and public facility partners. Input from these groups helped shape strategies for deploying CDBG, HOME, and ESG funds to expand affordable housing, strengthen homelessness prevention, and support critical infrastructure and public services.

Broward County remains committed to regional collaboration to address housing instability, improve economic opportunity, and enhance quality of life for low- and moderate-income residents.

Narrative

N/A

PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

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

Broward County has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the County's policies and procedures for citizen participation of the Consolidated Plan and first year 2025 AAP. The CPP provides details about the public notice requirements for all meetings and the various stages of Consolidated Plan development, public hearings before the citizens of the County, accommodations for persons with disabilities, and the conduct of public review of draft documents. Adhering closely to the CPP, the County held a public comment period and public hearing. Details of these outreach efforts are provided in the table below.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Comment Period	Non-targeted/broad community	The County held a public comment period from July 16, 2025 to August 15, 2025 for citizens to view and provide feedback of the draft plans. Copies of the document were available on the Broward County Housing Finance Division (HFD) website at www.broward.org/housing . Citizens were encouraged to comment on the proposed plans.	No comments were received.	All comments were accepted.	
2	Public Hearing	Non-targeted/broad community	A public hearing was held during the development of the 2025-2029 ConPlan and 2025 AAP to gather feedback from the community on proposed uses of the funds. The public hearing was held on January 31, 2025, at 10:00am at the HFD offices located at 110 NE 3rd Street, Fort Lauderdale, FL 33301.	No comments were received.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Non-targeted/broad community	A public hearing was held during the development of the 2025-2029 ConPlan and 2025 AAP to gather feedback from the community on proposed uses of the funds. The public hearing was held on June 27, 2025, at 10:00am in the Housing Finance Division Conference Room located at 110 NE 3rd Street Suite 200, Fort Lauderdale, FL 33301	No comments were received.	All comments were accepted.	
4	Public Hearing	Non-targeted/broad community	A public hearing was held during the development of the 2025-2029 ConPlan and 2025 AAP to gather feedback from the community on proposed uses of the funds. The public hearing was held on June 30, 2025, at 4:00pm in the Housing Finance Division Conference Room located at 110 NE 3rd Street Suite 200, Fort Lauderdale, FL 33301.	No comments were received.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	Non-targeted/broad community	A public hearing was held during the development of the 2025-2029 ConPlan and 2025 AAP to gather feedback from the community on proposed uses of the funds. The public hearing was held on August 15, 2025, at 10:00am at the HFD offices located at 110 NE 3rd Street, Fort Lauderdale, FL 33301.	No comments were received.	All comments were accepted.	
6	Public Comment Period	Non-targeted/broad community Nonprofits	The County offered an online stakeholder survey to gather input on the housing, fair housing, community development and homeless needs in the community. See below the link to the survey. https://www.research.net/r/Broward-Stakeholder	Full survey results will be provided after the citizen participation process.	All comments were accepted.	See Link
7	Public Comment Period	Non-targeted/broad community	The County offered an online community survey to gather input on the housing, fair housing, community development and homeless needs in the community. See below the link to the survey. https://www.research.net/r/Broward-Community	Full survey results will be provided after the citizen participation process.	All comments were accepted.	See Link

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Public Hearing	Non-targeted/broad community	City of Cooper City held two public hearings during the development of the 2025-2029 ConPlan and 2025 AAP to gather feedback from the community on proposed uses of the funds on Monday, April 7th, and Thursday, April 10th, 2025, at 5:30pm in the Auditorium of the Municipal Building located at 9090 SW 50th Place, Cooper City, FL 33328	No comments were received.	All comments were accepted.	
9	Public Hearing	Non-targeted/broad community	City of Dania Beach held a virtual public hearing during the development of the 2025-2029 ConPlan and 2025 AAP to gather feedback from the community on proposed uses of the funds on April 8, 2025, at 7:00pm.	No comments were received.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Public Meeting	Non-targeted/broad community	City of Hallandale Beach held a public meeting during the development of the 2025-2029 ConPlan and 2025 AAP to gather feedback from the community on proposed uses of the funds on February 6, 2025, at 6:00pm at the OB Johnson Park/Austin Hepburn Center, located at 1000 NW 8th Ave, Hallandale Beach, FL 33009. A second public meeting was held on March 19, 2025, at 5:30pm during a regular city commission meeting.	No comments were received.	All comments were accepted.	
11	Public Hearing	Non-targeted/broad community	The City of Lauderdale Lakes held two public hearings during the development of the 2025-2029 ConPlan and 2025 AAP to gather feedback from the community on proposed uses of the funds on April 21, 2025 at 5:00pm and May 13, 2025, at 7:00pm at the City of Lauderdale Lakes City Hall.	No comments were received.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
12	Public Hearing	Non-targeted/broad community	City of Oakland Park held two public hearings during the development of the 2025-2029 ConPlan and 2025 AAP to gather feedback from the community on proposed uses of the funds on March 26, 2025, at 6:30pm virtually, and April 16, 2025, at 6:30pm during the City Commission meeting which was held in person and virtually.	No comments were received.	All comments were accepted.	
13	Public Hearing	Non-targeted/broad community	City of Wilton Manors held a public hearing during the development of the 2025-2029 ConPlan and 2025 AAP to gather feedback from the community on proposed uses of the funds on March 25, 2025, at 7:00pm during the City Commission meeting located at 2020 Wilton Drive, Wilton Manors, Florida.	No comments were received.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
14	Public Hearing	Non-targeted/broad community	City of West Park held a public hearing during the development of the 2025-2029 ConPlan and 2025 AAP to gather feedback from the community on proposed uses of the funds on April 16, 2025, at 7:00pm at Commission Chambers in City Hall, located at 1965 South State Road 7, West Park, FL, 33023.	No comments were received.	All comments were accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Broward County HOME Consortium, a HOME Investment Partnerships Program (HOME) consortium, uses a data-driven approach to identify and address housing and community development needs across the county. Administered by Broward County, the Consortium includes eleven entitlement jurisdictions: Coconut Creek, Coral Springs, Davie, Deerfield Beach, Lauderhill, Margate, Miramar, Pembroke Pines, Plantation, Sunrise, and Tamarac. Through collaborative planning and coordination, the Consortium allocates HOME funds strategically to improve housing affordability, increase housing stability, and support positive housing outcomes across its member communities.

This section presents a demographic and economic overview to support effective planning, drawing on current data from the U.S. Census Bureau, Bureau of Labor Statistics, the U.S. Department of Housing and Urban Development (HUD), and local sources. These indicators are analyzed to understand trends in population growth, household composition, income, and housing needs. Special attention is given to how these issues intersect with race, ethnicity, age, and household type to identify disproportionately affected populations and geographic areas.

Recent community-informed planning documents provide critical context. The 2022 Broward County Affordable Housing Needs Assessment revealed a widespread affordability crisis, with approximately 95% of residents unable to afford the median sale price of a single-family home. It also highlighted the economic vulnerability of the county's workforce, particularly those in service sectors such as healthcare, education, and retail. Building on that analysis, the Housing Broward: 10-Year Affordable Housing Master Plan (2024) outlines bold policy, funding, and land-use strategies to address the county's shortfall of over 147,000 affordable units. Developed through a year-long engagement process with over 60 stakeholders, the plan calls on all 31 municipalities and regional partners to align local zoning, infrastructure, and programs to increase affordable housing production and preservation.

In addition to housing need and cost burden analysis, this section addresses specific housing-related challenges including public and assisted housing needs, homelessness, and services for non-homeless special populations such as seniors, individuals with disabilities, and victims of domestic violence. Broader community development issues—such as access to infrastructure, transportation, and public services—are also considered to support coordinated investments.

By incorporating recent survey findings and aligning with regional housing initiatives, the Consortium strengthens its ability to respond effectively to local needs. This evidence-based framework supports targeted investments, guiding the development of programs that advance housing accessibility and resilience throughout Broward County and its participating municipalities.

Please note: this analysis does not include data for the entitlement jurisdictions of Fort Lauderdale, Hollywood, and Pompano Beach, as these cities prepare and submit their own Consolidated Plans independently of the Consortium.

Consolidated Plan Helpful Definitions:

Affordable Housing: Housing affordable at 30 percent or less of a household's monthly income.

Median Household Income: Midpoint of a specific jurisdiction's income distribution, calculated annually by U.S. Census survey. Data is typically one or two years lagging. This measure is used to assess economic trends and living standards within different geographic areas.

Area Median Income (AMI): Annual household income for regional metro areas, generally published on an annual basis by HUD.

HUD Area Median Family Income (HAMFI): This is the median family income calculated by HUD to determine Fair Market Rents (FMRs) and Income Limits for HUD programs.

Low- and Moderate-Income (LMI): Collectively refers to both low- and moderate-income households, with a focus on those below 80% of AMI for many HUD programs.

Extremely low-income household: Households earning 30 percent of AMI or less for their household size. In 2024, a four-person household in Broward County, FL with an income at 30 percent AMI earned \$31,700 or less.

Very Low-income households: Households earning 31 percent to 50 percent AMI for their household size. In 2024 a four-person household in Broward County with an income at 50 percent AMI earned a maximum of \$52,800 per year.

Low-income households: Households earning 51 to 80 percent AMI for their household size. In 2024, a four-person household in Broward County with an income at 80 percent AMI earned a maximum of \$84,450.

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

Summary of Housing Needs

The housing needs of a community, like all market economy items, are influenced by supply and demand. However, the factors that impact housing supply and demand are far more complex than simply matching one house to one household. Variables such as population growth, household size, availability of rental housing, income levels, and property conditions all contribute to shaping the community's housing needs.

The following section highlights that the most significant housing challenge in the Broward County Consortium is the lack of affordable housing. According to the 2019–2023 American Community Survey (ACS) 5-Year Estimates, a substantial portion of households in the county are cost burdened, meaning they pay more than 30% of their income on housing costs. This data suggests that the current housing supply is either insufficient or too expensive to meet the needs of the community.

Demographics	Base Year: 2013	Most Recent Year: 2023	% Change
Population	1,388,516	1,497,948	8%
Households	495,313	560,938	13%
Median Income	\$53,105.00	\$75,651.00	42%

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:
2009-2013 ACS, 2019-2023 ACS
Data Source Comments:

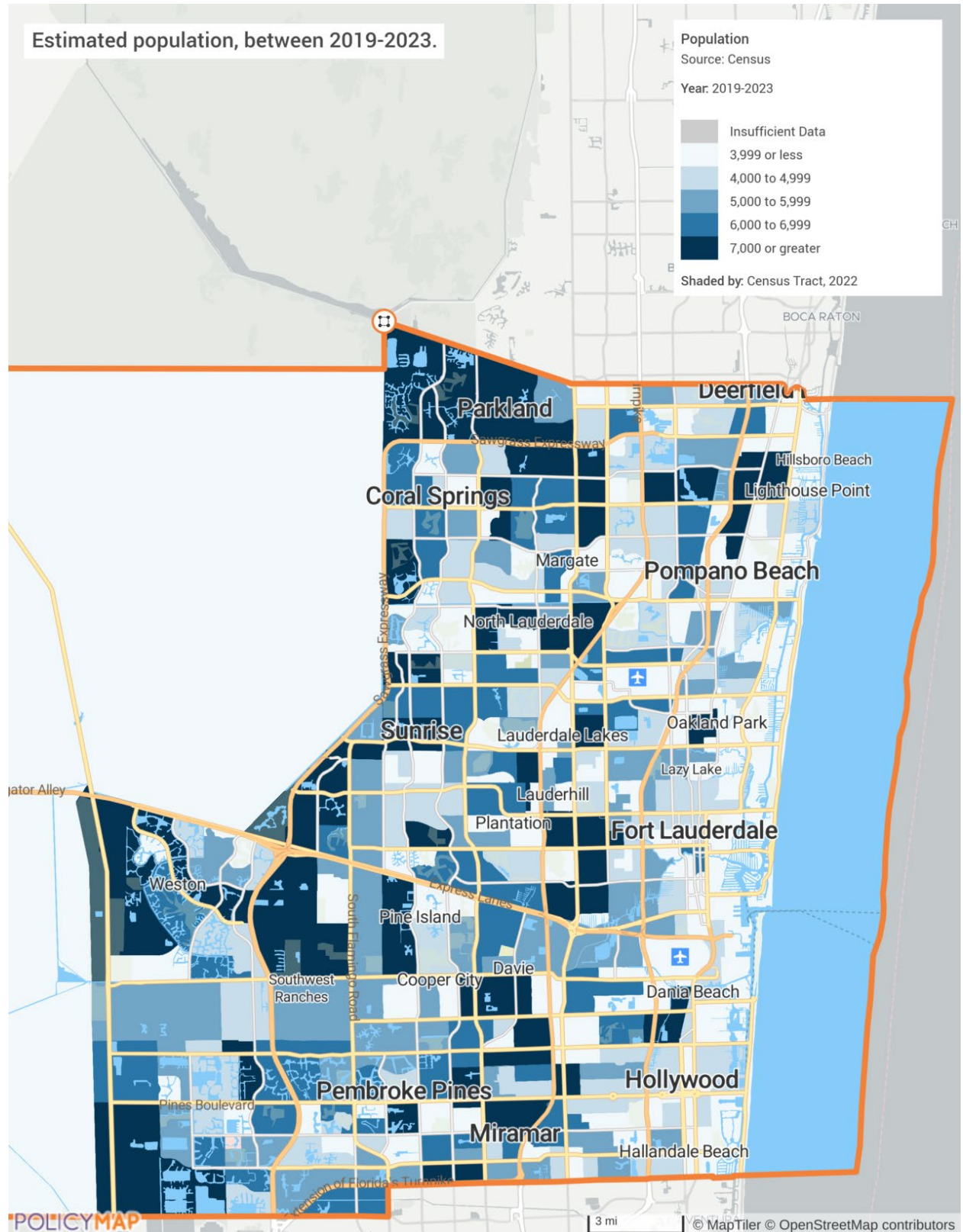
Housing Needs Assessment

Since 2013, Broward County's population has increased by approximately 7.9%, reflecting a strong and sustained growth trend. During this same period, the number of households increased by around 13.2%, suggesting a decline in average household size. This shift may be attributed to demographic changes, such as an increase in young adults and seniors living independently, as well as economic factors, including housing affordability and availability, which influence household formation patterns.

Over the same timeframe, the county's Median Household Income (MHI) grew by 42.5%. While this outpaces inflation, the impact on housing affordability remains limited. Rising home prices and rental costs have outstripped income growth, leading to ongoing affordability challenges for many residents. This trend underscores the need for continued investments in affordable housing, rental assistance, and homeownership support programs to ensure that economic gains translate into improved housing stability for households across the county.

Population

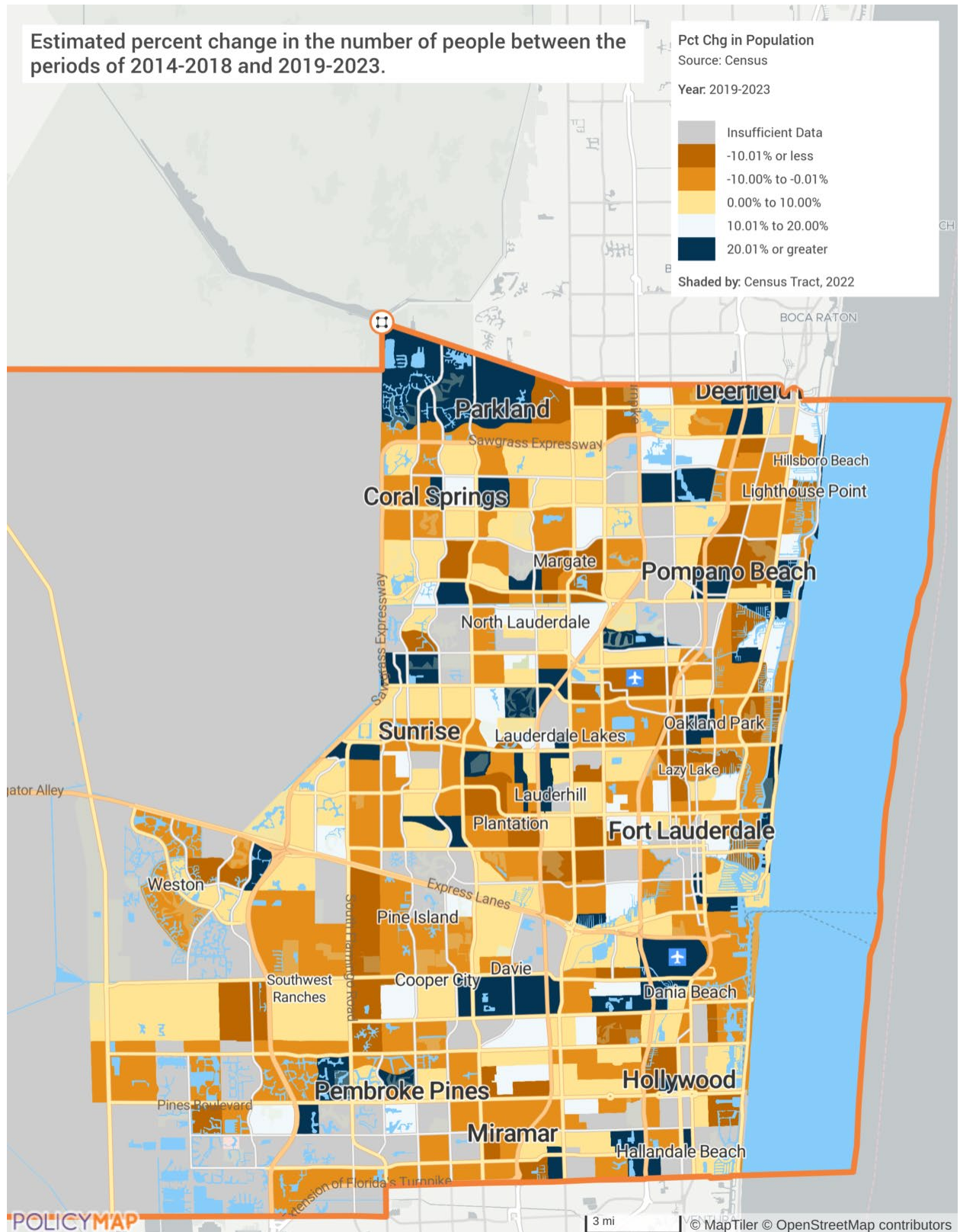
The map below illustrates the population distribution in Broward County, by census tract. The U.S. Census Bureau annually adjusts census tracts to maintain a target population of approximately 4,000 residents per tract. Many census tracts exhibit populations exceeding 4,000 residents including tracts that exceed over 7,000 residents. Conversely, there are also many tracts that report having fewer than 4,000 residents meeting the target populations by census tract.



A Map of the Population Distribution in the County, Shaded by Census Tract

Change in Population from 2018-2023

This map illustrates population changes in Broward County since 2018, highlighting notable demographic shifts throughout much of the county. Population declines, often exceeding 10%, is evident in many areas of the county. Conversely, several sections of Broward County have experienced marked population increases, with increases in some areas surpassing 20%. These trends underscore shifting population dynamics, indicating potential changes in residential density and community composition across the county.



A Map of the Change in Population in the County, Shaded by Census Tract

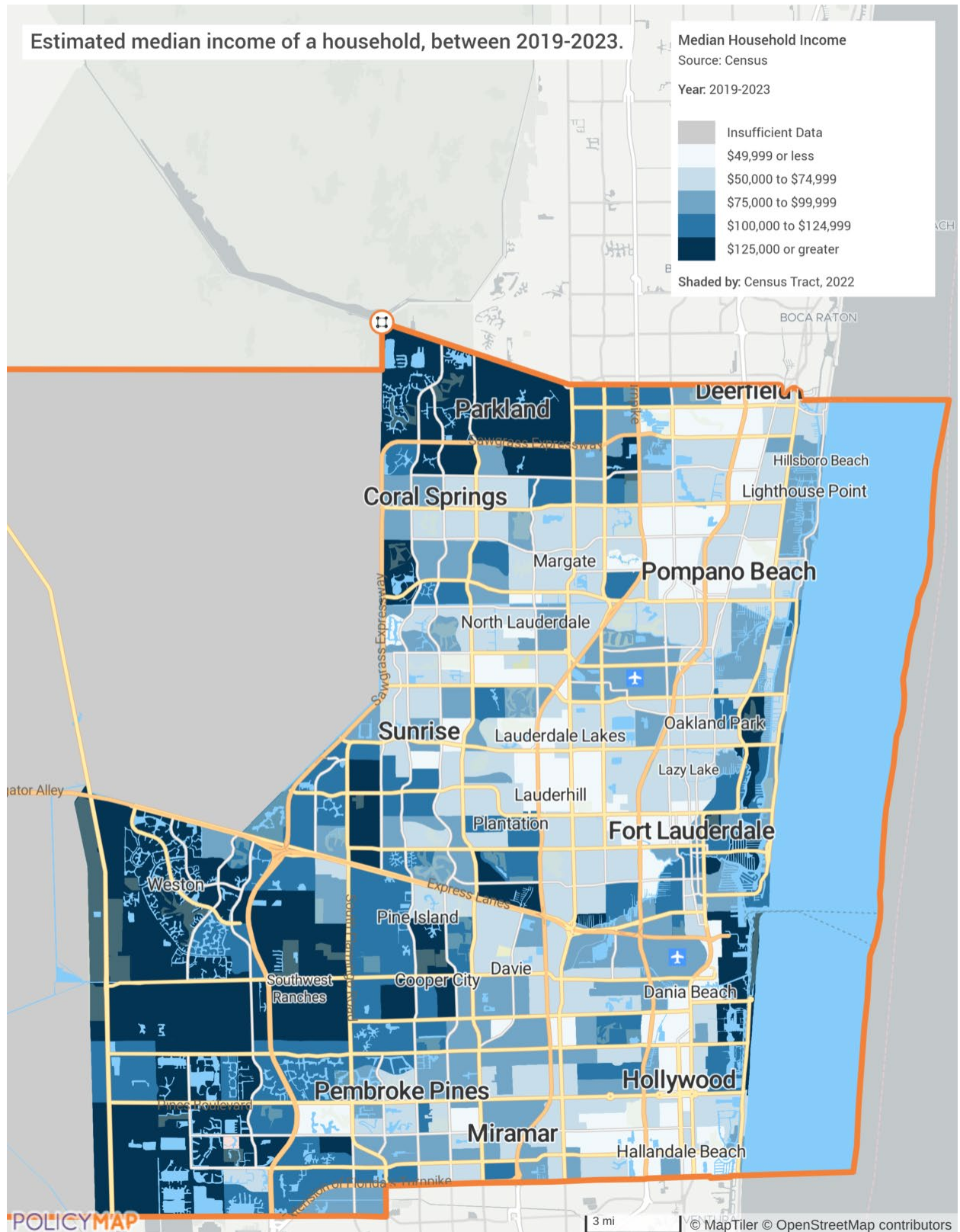
Median Household Income

Consolidated Plan

BROWARD COUNTY

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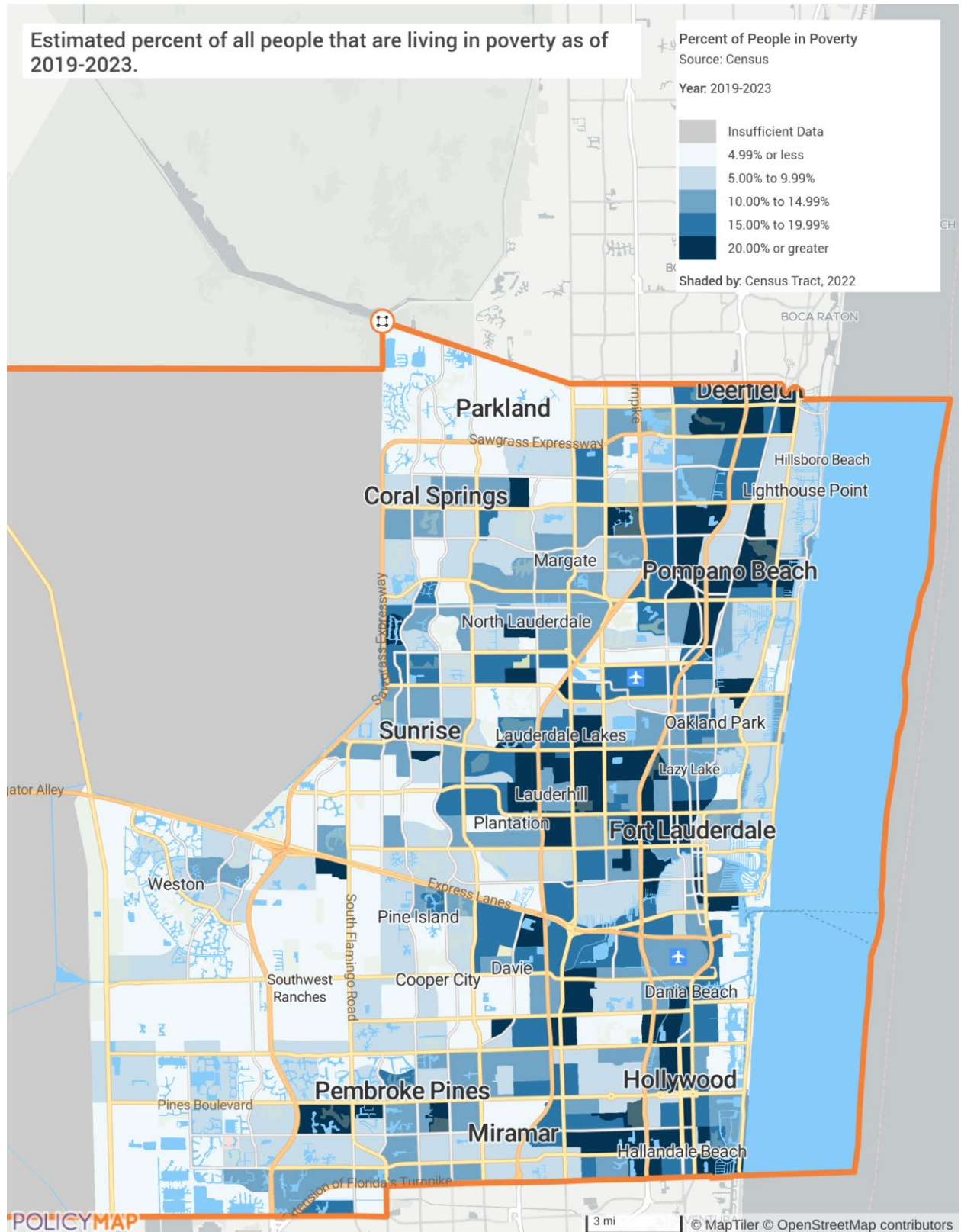
Broward County exhibits diverse income levels across its geography, with median household incomes (MHI) below \$100,000 prevailing in much of the county, indicated by lighter-shaded areas on income distribution maps. In contrast, western regions of the county report higher-income neighborhoods as indicated by darker shading where MHIs exceed \$100,000, with some areas surpassing \$125,000. These variations reflect distinct housing markets and economic conditions, with moderate-to-low-income areas having a greater rental presence and higher-income neighborhoods featuring stronger homeownership rates. This income disparity shapes housing affordability, economic mobility, and investment patterns across Broward County.



A Map of Median Household Income in the County, Shaded by Census Tract

Poverty

The map of Broward County highlights economic disparities, with areas of higher poverty exceeding 20% concentrated in darker shades and lower poverty rates below 5% in lighter regions. These variations impact housing stability, access to essential services, and economic mobility across the county. Addressing these inequities through affordable housing initiatives, workforce development programs, and strategic infrastructure investments is essential to promoting long-term community stability and economic opportunity.



A Map of the Poverty Level in the County, Shaded by Census Tract

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	76,855	64,355	100,870	57,880	250,180
Small Family Households	18,490	23,275	40,175	26,145	134,855
Large Family Households	3,425	4,335	8,205	5,540	22,515
Household contains at least one person 62-74 years of age	23,200	16,010	24,605	12,335	61,015
Household contains at least one person age 75 or older	18,420	12,675	14,260	5,540	21,700
Households with one or more children 6 years old or younger	8,461	9,936	14,920	9,307	33,346

Table 6 - Total Households Table

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

Households

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	1,195	750	565	85	2,595	601	206	246	165	1,218
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	1,130	520	1,120	435	3,205	190	321	670	295	1,476
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,390	1,975	2,885	1,100	7,350	661	710	1,330	1,085	3,786
Housing cost burden greater than 50% of income (and none of the above problems)	22,430	19,755	9,160	715	52,060	27,490	10,985	9,795	2,465	50,735

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	1,030	6,170	24,200	10,045	41,445	5,680	9,950	15,685	9,575	40,890
Zero/negative Income (and none of the above problems)	4,545	0	0	0	4,545	4,955	0	0	0	4,955

Table 7 – Housing Problems Table

Alternate Data Source Name:

2017-2021 CHAS

Data Source

Comments:

Housing Needs Summary

The table above summarizes housing issues in Broward County by income group 0-100% AMI and tenure (renter or homeowner) using 2017-2021 CHAS data. Among the households in Table 7, the primary issues are cost-burden and overcrowding. Specifically, 93,505 renters and 91,625 homeowners in Broward County are cost-burdened, spending 30% or more of their income on housing. Of these, 55.7% of renters and around 55.4% of homeowners are severely cost-burdened, with housing expenses consuming more than 50% of their income. Additionally, overcrowding affects a significant number of households, with approximately 10,555 renters and 5,262 homeowners living in conditions exceeding 1.01 persons per room. This high prevalence of cost-burdened households highlights the financial strain of housing costs on Broward County residents.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen

or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	27,175	29,170	37,920	12,375	106,640	34,620	22,165	27,720	13,590	98,095
Having none of four housing problems	2,725	1,500	7,370	10,785	22,380	2,840	11,520	27,865	21,130	63,355
Household has negative income, but none of the other housing problems	4,545	0	0	0	4,545	4,955	0	0	0	4,955

Table 8 – Housing Problems 2

Alternate Data Source Name:
2017-2021 CHAS
Data Source
Comments:

Severe Housing Problems

Severe housing problems are prevalent amongst all lower-income households in Broward County. Among households earning between 0% and 100% of the Area Median Income (AMI), around 83.2% of the 133,565 renter households and around 61.9% of the 166,405 owner households experience at least one documented housing issue. These challenges are especially acute for those with extremely low incomes, with 92.1% of renter households and approximately 93.3% of homeowners earning between 0-30% of AMI facing at least one housing problem. Data from Table 7 indicates that cost burden remains the most widespread housing issue in Broward County, as many households struggle to meet housing expenses. This underscores the urgent need for targeted efforts to improve housing affordability, particularly for lower-income households.

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	265	470	4,900	5,635	465	2,530	8,720	11,715
Large Related	135	171	1,185	1,491	230	436	1,705	2,371
Elderly	1,430	425	805	2,660	1,400	4,825	8,060	14,285
Other	710	400	1,455	2,565	345	1,000	3,705	5,050
Total need by income	2,540	1,466	8,345	12,351	2,440	8,791	22,190	33,421

Table 9 – Cost Burden > 30%

Alternate Data Source Name:
2017-2021 CHAS
Data Source
Comments:

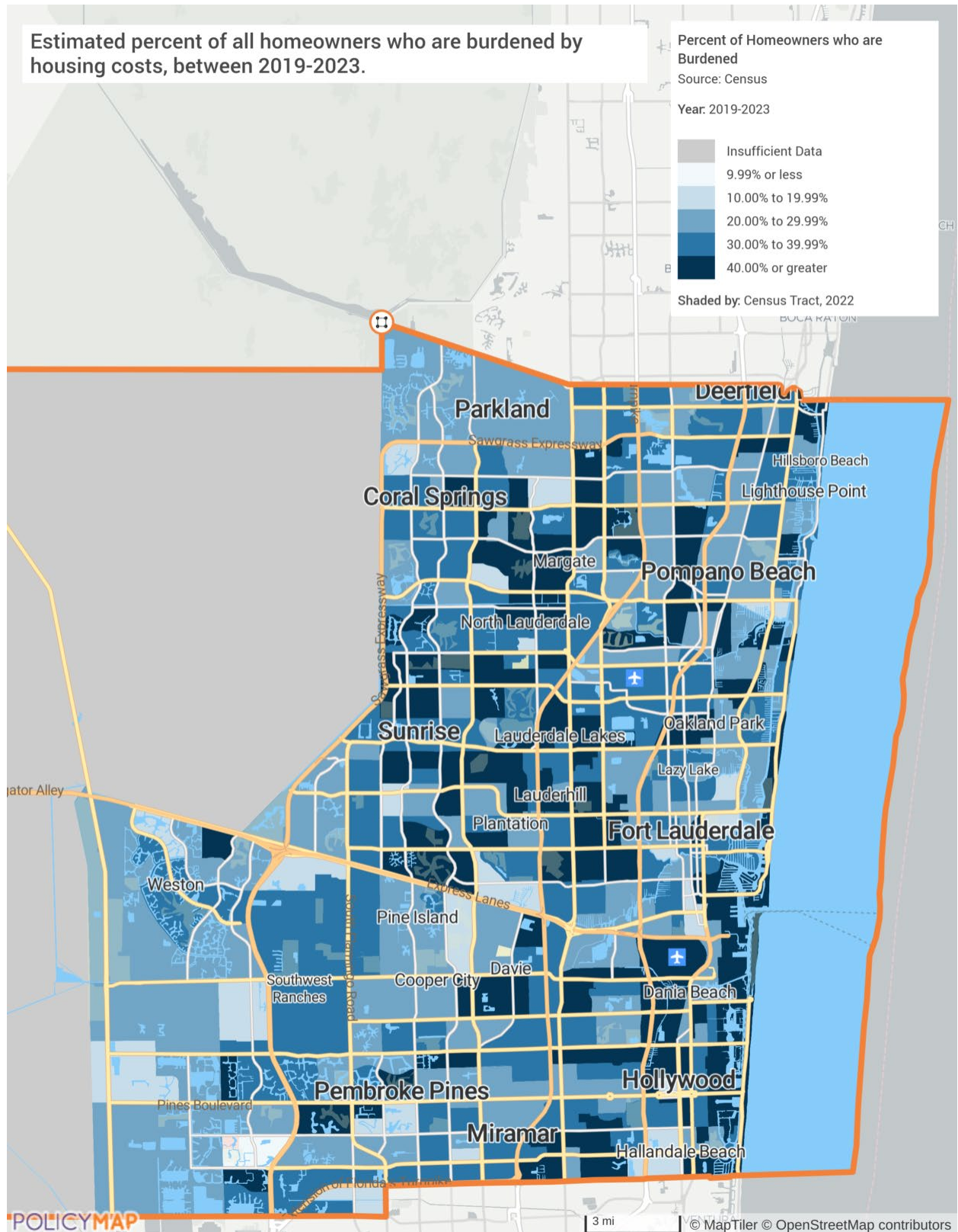
Housing Cost-Burdened

The 2017-2021 CHAS data provides a detailed analysis of cost-burdened households in Broward County across income levels up to 80% of the Area Median Income (AMI), highlighting variations by household type. Small households make up 45.6% of cost-burdened renter households, while large households account for only 12.1%. Among homeowners, 35.1% of small households and 7.1% of large households experience cost burdens, indicating slightly lower rates compared to renters.

Elderly households display distinct housing cost challenges, with 42.7% of cost burdened homeowners are elderly and 21.5% of cost burdened renters are elderly. While elderly homeowners are more likely to experience financial strain from housing costs, both groups face persistent affordability challenges, underscoring the need for targeted housing support for Broward County's low-income elderly residents.

Homeowner Cost Burden

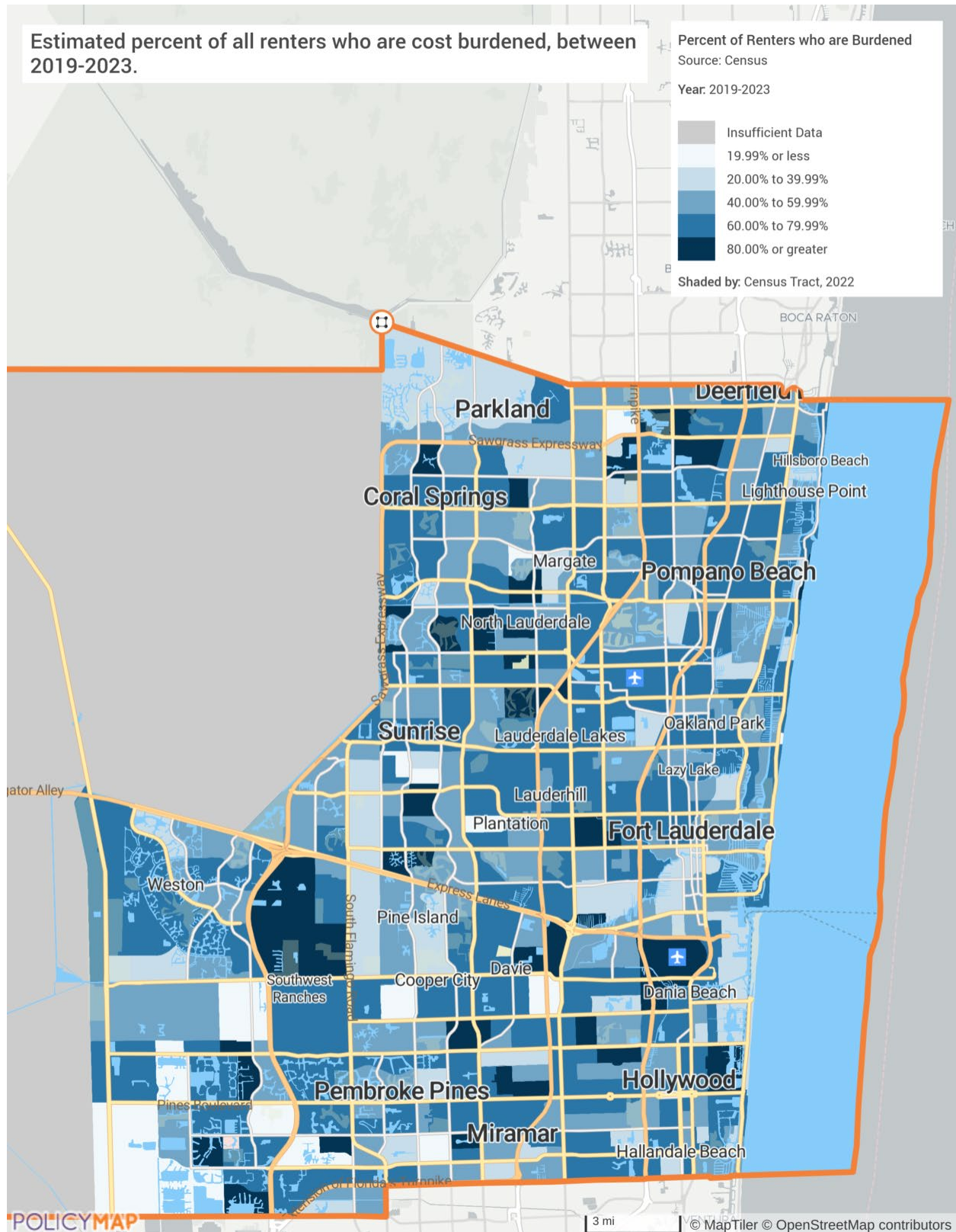
Cost-burdened homeowners are distributed throughout Broward County, with a majority of areas experiencing rates between 10% and 30% of homeowners who spend more than 30% on housing costs. Lower rates (0%–20%) with several areas experiencing below 10% are indicated by lighter shading, while higher rates exceeding 30%, with several tracts surpassing 40% are indicated by darker shading. This distribution highlights the widespread prevalence of housing cost burdens among homeowners, underscoring that housing affordability remains a significant concern across Broward County.



A Map of Homeowner Cost Burden in the County, Shaded by Census Tract

Cost Burdened Renters

Cost-burden rates for renters in Broward County are moderately high across much of the county. In most census tracts, over 40% of renters allocate more than 30% of their income to housing costs, with some areas exceeding 80%. Many other areas throughout the county that are shaded lighter report rates below 40% with some areas reporting below 20%. This widespread housing cost burden reflects a significant affordability challenge, emphasizing the financial strain on renters throughout Broward County.



A Map of Renter Cost Burden in the County, Shaded by Census Tract

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	9,430	10,265	4,200	23,895	4,810	3,555	4,030	12,395
Large Related	2,130	171	435	2,736	435	1,040	600	2,075
Elderly	5,735	425	1,325	7,485	14,265	3,115	1,595	18,975
Other	6,695	6,400	3,285	16,380	4,020	1,675	1,700	7,395
Total need by income	23,990	17,261	9,245	50,496	23,530	9,385	7,925	40,840

Table 10 – Cost Burden > 50%

Alternate Data Source Name:

2017-2021 CHAS

Data Source

Comments:

Severe Cost Burden

In Broward County, a significant portion of cost-burdened households are classified as severely cost-burdened, spending over 50% of their income on housing costs, leaving them highly vulnerable to financial instability. Among renters with severe cost burdens, small, related households constitute approximately 47.3%, while large households account for only 5.4%. For homeowners facing severe cost burdens, small, related households represent approximately 24.5%, and large households make up only 5.1%. Elderly households are notably impacted, with a higher ratio of severe cost burden among homeowners than renters in this age group.

Households experiencing severe cost burdens are at increased risk of instability, where minor, unexpected expenses—such as rising utility bills or medical costs—can threaten housing stability, raising the risk of displacement or homelessness. These vulnerable residents may benefit from additional resources, including financial aid or housing subsidies, to support stable housing. Addressing the needs of severely cost-burdened households is essential for preventing housing crises and promoting long-term stability for at-risk residents in Broward County.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	2,440	2,175	3,145	1,045	8,805	727	831	1,515	1,097	4,170

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	140	345	750	455	1,690	205	191	497	256	1,149
Other, non-family households	70	30	170	45	315	0	0	20	40	60
Total need by income	2,650	2,550	4,065	1,545	10,810	932	1,022	2,032	1,393	5,379

Table 11 – Crowding Information - 1/2

Alternate Data Source Name:
2017-2021 CHAS
Data Source
Comments:

Overcrowding

In Broward County, HUD defines an overcrowded household as one with 1.01 to 1.50 occupants per room, with overcrowding patterns differing significantly by housing tenure. Renters constitute a majority of overcrowded households, with 10,810 renter households compared to 5,379 homeowner households. This issue is particularly prevalent among lower-income households; nearly 85.7% of overcrowded renter households and 74.1% of overcrowded homeowner households fall below 80% of the Area Median Income (AMI), classifying them as low-income. These findings highlight the disproportionate impact of overcrowding on low-income households, with only a slightly higher prevalence among renter households, underscoring the need for targeted strategies to address both space and affordability constraints for all low-income overcrowded residents.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	6,066	7,080	8,945	22,091	2,395	2,856	5,975	11,226

Table 12 – Crowding Information – 2/2

Alternate Data Source Name:
2017-2021 CHAS
Data Source
Comments:

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

Single-person households in Broward County face heightened housing instability risks due to lower income levels and limited resources. According to ACS 2019-2023 data, the median income for a single-person household is \$41,808 nearly half the median income for a two-person household, which is \$80,716. Single-person households also have reduced transportation options, as they are less likely to own a vehicle, complicating commuting and access to essential services.

Single-person households are more common among homeowners, with approximately 58,690 single-person renter households compared to 87,745 single-person homeowner households. The median gross rent in Broward County for 2023 is \$1,773 meaning a household would need to earn over \$60,840 in annual income to rent and not be considered cost burdened. Similarly, the median housing costs for homeowners with a mortgage is \$1,800 which would require a household to earn over \$70,925 to not be considered cost burdened. Considering the median income for a single-person household is much lower than the median household income in Broward County and is lower than what would be needed to not be cost burdened based on median rent and median housing costs for homeowners, it is safest to assume that all 146,435 single-family households will likely need some type of assistance for housing. These findings highlight the vulnerability of single-person households, particularly in terms of housing affordability and transportation access.

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

Disability

In Broward County, based on 2019-2023 American Community Survey (ACS) data, 162,488 residents—or about 10.8% of the population—report having a disability, with prevalence rising significantly with age. Among those aged 65 and older, nearly 31% experience some form of disability, highlighting the need for housing that accommodates both physical and cognitive limitations to support safe and independent living.

To address the needs of this population, understanding the prevalence of different disability types is essential. The most commonly reported disability is ambulatory difficulty, defined by the ACS as “having serious difficulty walking or climbing stairs.” Nearly 78,130 residents in Broward County report this condition and may benefit from accessibility features such as ground-level units and ramps.

The second most common disability is cognitive difficulty, described as “difficulty remembering, concentrating, or making decisions due to a physical, mental, or emotional problem.” The needs of individuals with cognitive impairments differ significantly from those with mobility challenges, often requiring in-home support, counseling, and placement in supportive communities tailored to these unique needs. Recognizing these varied needs is crucial for developing housing strategies that support all residents.

Survivors of Domestic Violence, Dating Violence, Sexual Assault, and Stalking

Accurate crime statistics for incidents like domestic violence, dating violence, sexual assault, and stalking are difficult to collect due to significant underreporting. Many survivors choose not to report due to fears of retaliation, concerns about child custody, or limited economic and housing resources. Ensuring accessible resources for safety and stability is crucial for those who report and seek help.

In Broward County, there were at least 2,626 counts of domestic violence that account for around 3.7% of the total cases state-wide. This was an increase of nearly 300 more county-level incidents from 2022 when there were 2,391 domestic violence incidents as reported by FL Health Charts. According to the FBI, 52% of people who experienced domestic violence reported the crime. The most common reason victims of family violence cited for not reporting the crime to police was that the incident was a "private/personal matter."

The most recent complete data regarding sexual crimes for Broward County are reported by Florida Department of Law Enforcement for 2020 and earlier. Based on reporting from 34 law enforcement agencies (excluding those within entitlement cities), there were 385 rape cases in 2020 with 115 cases cleared. There were also 81 cases of Forcible Fondling and 24 cases of Attempted Rape in 2020 throughout all of Broward County. These statistics are lower than the prior year in 2019 when there were 476 rape cases with 112 cases cleared as reported by the same 34 law enforcement agencies and 103 cases of Forcible Fondling and 19 cases of Attempted Rape throughout all of Broward County. According to the FBI, only 310 out of every 1,000 sexual assaults are reported to police, meaning more than 2 out of 3 go unreported.

What are the most common housing problems?

Broward County faces significant housing challenges, including cost burden, low vacancy rates, overcrowding, aging housing stock, and housing instability. Cost burden is a prominent issue, especially among lower-income households, with many spending over 30% of their income on housing—and a substantial portion allocating more than half. This highlights an urgent need for affordable housing to alleviate financial strain. Overcrowding is also common, particularly among lower-income renters, due to a shortage of affordable, family-sized units.

Homeownership opportunities are constrained, with only 0.8% of vacant homeowner properties compared to 5% of vacant rental properties, according to 2019-2023 ACS data. This scarcity contributes to overcrowding and housing instability, impacting single-person households, elderly residents, and lower-income families who struggle to access stable housing and essential services.

HUD guidelines identify lead-based paint hazards (LBPHs) as a significant risk in older homes, particularly those built before 1978. In Broward County, 272,834 housing units were built before 1980, with 7,466 dating to pre-1950. These units, along with other potential environmental hazards such as asbestos, require ongoing updates for safety. The county leverages HOME funds to support housing redevelopment, mandating that developer partners mitigate or remove identified contaminants to promote safer living conditions.

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

Broward County faces considerable housing challenges, including cost burden, low vacancy rates, overcrowding, aging housing stock, and housing instability. Cost burden is particularly severe for lower-income households, many of whom spend more than 30%, and in some cases, over 50% of their income on housing. This financial strain underscores the urgent need for more affordable housing options. Overcrowding, primarily driven by a lack of affordable family-sized units, disproportionately affects lower-income renters who struggle to find suitable accommodations.

Homeownership opportunities in Broward County remain constrained, with a vacancy rate of 0.8% for owner-occupied units compared to 5% of renter-occupied units based on 2019-2023 ACS data. This limited availability contributes to both overcrowding and housing instability, particularly for single-person households, elderly residents, and lower-income families who face ongoing challenges in securing stable housing and essential services.

Additionally, Broward County's aging housing stock presents safety concerns. According to HUD guidelines, lead-based paint hazards (LBPHs) are a significant risk in older homes, particularly those built before 1978. In Broward County, 43.4% of housing units were constructed before 1980, with nearly 7,500 built prior to 1950. These older units, along with potential environmental hazards such as asbestos, require continuous monitoring and mitigation efforts to ensure safe and healthy living conditions for residents.

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

In Broward County, low-income individuals and families with children, especially those classified as extremely low-income, face significant challenges that place them at imminent risk of homelessness. The shortage of affordable housing has worsened over the years, leaving many households unable to find low-cost rental options. Severely cost-burdened families often spend more than half of their income on housing, making it difficult to afford other necessities such as food, healthcare, and transportation. Overcrowding is also common, particularly among families unable to secure affordable family-sized units, increasing the risk of housing instability and eviction.

Formerly homeless families and individuals receiving rapid re-housing assistance face difficulties as their support period ends. While these programs provide temporary financial aid and services, many participants still struggle with securing stable employment and maintaining housing costs once assistance expires. Without continued support or access to affordable housing, some may face the risk of returning to homelessness. Addressing these challenges requires expanding affordable housing options, extending support services, and improving access to sustainable employment opportunities.

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

Broward County provides estimates of at-risk populations through several official reports and data sources, each incorporating defined criteria and methodologies to identify vulnerable groups. These sources include the Community Health Needs Assessment (CHNA), the Fetal and Infant Mortality Review (FIMR) Program Annual Report, and the State Housing Initiatives Partnership (SHIP) Annual Report, among others.

In the Community Health Needs Assessment (CHNA), at-risk populations are operationally defined as individuals and households experiencing elevated health and socioeconomic vulnerabilities. This includes persons living below the federal poverty level, racial and ethnic minority groups, uninsured individuals, and children under the age of 18. The CHNA utilizes data from the U.S. Census Bureau, Florida Department of Health, and local hospital systems to estimate prevalence rates. For example, in 2022, 13.3% of Broward County's population lived below the poverty level, with higher risk observed among children (19.3%) and Black/African American residents (19.8%) (Memorial Healthcare System, 2023).

The FIMR Program defines at-risk populations as women and infants exposed to health disparities that contribute to fetal or infant mortality. The methodology includes a systematic review of selected fetal and infant death cases using the Perinatal Periods of Risk (PPOR) framework and data from the Florida Department of Health Vital Statistics. In 2021, 28 cases were reviewed in-depth out of 124 fetal and 107 infant deaths reported in Broward County.

Through the SHIP Annual Report, Broward County identifies housing-insecure individuals and households as an at-risk group. These include those experiencing or at risk of homelessness, extremely low-income renters, and special needs populations such as seniors, individuals with disabilities, and domestic violence survivors. Estimates are based on administrative data from the County's coordinated entry system, Continuum of Care (CoC), and housing program reports. The methodology includes point-in-time counts, client-level reporting, and analysis of income-to-housing cost burdens to determine eligibility and vulnerability.

These combined sources and methods enable Broward County to develop targeted policies and allocate resources effectively in response to the identified needs of its most vulnerable residents.

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

In Broward County, several housing characteristics contribute to instability and increase the risk of homelessness. With 43.4% of housing structures built before 1980, many properties require costly repairs and updates to meet current safety standards. Low-income tenants are particularly vulnerable to

displacement when they cannot afford necessary repairs or when deferred maintenance issues, such as structural deficiencies, render properties uninhabitable. Essential repairs like plumbing, heating, and electrical work, if unmet, can lead to health hazards that may force residents to vacate or face eviction, especially if they lack the resources to address or contest these unsafe conditions.

Limited housing availability compounds these issues, with an overall housing stock vacancy rate of only 10.9% and a shortage of affordable options, as reflected by the high proportion of cost-burdened households. This combination underscores the urgent need for affordable and stable housing solutions to support Broward County's residents and reduce the risk of homelessness.

Discussion

N/A

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

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

Introduction

To understand community needs, it's essential to identify whether any racial or ethnic groups face greater housing challenges. This section compares housing problems across racial and ethnic groups within each income category, using HUD guidelines that define a disproportionately greater need when a group experiences housing problems at a rate at least 10 percentage points higher than the county's average highlighting whether certain groups in Broward County are more affected by these housing problems.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	61,795	15,060	0
White	20,260	6,900	0
Black / African American	18,745	3,470	0
Asian	1,325	4	0
American Indian, Alaska Native	240	106	0
Pacific Islander	0	0	0
Hispanic	19,840	3,625	0
0	0	0	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	51,335	13,020	0
White	15,175	6,295	0
Black / African American	17,085	2,680	0
Asian	1,265	595	0
American Indian, Alaska Native	5	25	0
Pacific Islander	0	25	0
Hispanic	16,540	3,145	0
0	0	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Alternate Data Source Name:
2017-2021 CHAS
Data Source Comments:

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	65,640	35,235	0
White	19,020	14,610	0
Black / African American	23,250	9,045	0
Asian	1,731	1,435	0
American Indian, Alaska Native	74	54	0
Pacific Islander	0	0	0
Hispanic	19,560	9,220	0
0	0	0	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Alternate Data Source Name:
2017-2021 CHAS
Data Source Comments:

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	25,965	31,915	0
White	8,230	11,370	0
Black / African American	7,385	9,170	0
Asian	780	811	0
American Indian, Alaska Native	0	15	0
Pacific Islander	80	80	0
Hispanic	0	9,700	0
0	0	0	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Alternate Data Source Name:
2017-2021 CHAS
Data Source Comments:

*The four housing problems are:

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

Discussion

Extremely Low Income: The jurisdiction-wide rate of households with a housing problem in this income group is 80.4%. Asian households in this income range are considered disproportionately in greater need.

Very Low Income: In this income group, 79.8% of households report a housing problem. None of these groups are disproportionately impacted.

Low Income: The jurisdiction-wide rate of households with a housing problem in this income group is 65.1%. No racial or ethnic households are disproportionately impacted.

Moderate Income: In this income group, 44.9% of households report a housing problem. None of these groups are disproportionately impacted.

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

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

Introduction

To understand community needs, it's essential to identify whether any racial or ethnic groups face greater housing challenges. This section compares severe housing problems across racial and ethnic groups within each income category, using HUD guidelines that define a disproportionately greater need when a group experiences housing problems at a rate at least 10 percentage points higher than the county's average highlighting whether certain groups in Broward County are more affected by these housing problems.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	55,085	21,770	0
White	17,395	9,765	0
Black / African American	17,455	4,765	0
Asian	1,160	4	0
American Indian, Alaska Native	240	106	0
Pacific Islander	0	0	0
Hispanic	17,600	5,865	0
0	0	0	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	35,215	29,130	0
White	9,110	12,360	0
Black / African American	12,915	6,845	0
Asian	847	1,010	0
American Indian, Alaska Native	0	29	0
Pacific Islander	0	25	0
Hispanic	11,515	8,170	0
Other	0	0	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Alternate Data Source Name:
2017-2021 CHAS
Data Source Comments:

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	25,755	75,120	0
White	8,125	25,495	0
Black / African American	8,660	23,625	0
Asian	641	2,530	0
American Indian, Alaska Native	19	105	0
Pacific Islander	0	0	0
Hispanic	7,815	20,965	0
Other	0	0	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Alternate Data Source Name:
2017-2021 CHAS
Data Source Comments:

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,340	51,530	0
White	1,855	17,735	0
Black / African American	1,915	14,640	0
Asian	270	1,320	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	160	0
Hispanic	0	16,360	0
Other	0	0	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

*The four severe housing problems are:

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

Discussion

Extremely Low Income: The jurisdiction-wide severe housing problem rate in this income group is 71.7%. Asian households in this income range are considered disproportionately in need.

Very Low Income: In this income group, 54.7% of households report a severe housing problem. Black / African American households in this income range are considered disproportionately in greater need.

Low Income: The jurisdiction-wide severe housing problem rate in this income group is 25.5%. No racial or ethnic households are disproportionately impacted.

Moderate Income: In this income group, 11.0% of households report a severe housing problem. None of these groups are disproportionately impacted.

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

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

Introduction

To understand community needs, it's essential to identify whether any racial or ethnic groups face greater housing challenges. This section compares housing cost burdens across racial and ethnic groups within each income category, using HUD guidelines that define a disproportionately greater need when a group experiences housing problems at a rate at least 10 percentage points higher than the county's average highlighting whether certain groups in Broward County are more affected by these housing problems.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	315,050	113,356	111,655	10,105
White	135,140	38,805	35,730	5,020
Black / African American	67,440	33,455	35,850	2,320
Asian	12,850	3,215	2,755	265
American Indian, Alaska Native	575	70	255	100
Pacific Islander	260	86	0	0
Hispanic	88,810	34,490	34,610	2,115

Table 21 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments:

Discussion

Cost Burden: The jurisdiction-wide housing cost burden rate (30% to 50% of household income) is 20.6%. No racial or ethnic households are disproportionately impacted.

Severe Cost Burden: The jurisdiction-wide rate of severe housing cost burden (over 50% of household income) is 20.3%. No racial or ethnic households are disproportionately impacted.

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

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

Across Broward County, several demographic groups face elevated housing burdens, highlighting the need for interventions to address these disparities in housing stability and affordability.

Housing Problems

- Extremely Low Income: Asian households
- Very Low Income: No racial or ethnic groups
- Low Income: No racial or ethnic groups
- Moderate Income: No racial or ethnic groups

Severe Housing Problems

- Extremely Low Income: Asian households
- Very Low Income: Black / African American households
- Low Income: No racial or ethnic groups
- Moderate Income: No racial or ethnic groups

Housing Cost Burden

- Cost Burden: No racial or ethnic groups
- Severe Cost Burden: No racial or ethnic groups

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

An additional analysis of the relationship between race and ethnicity, income, and housing problems is included in section MA-50.

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

The relationship between racial and ethnic groups with specific neighborhoods and low-income areas is discussed in MA-50.

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

Introduction

Public housing was created to offer safe, decent, and affordable rental housing for eligible low- and moderate-income families, seniors, and individuals with disabilities. These units are federally subsidized and owned or operated by public housing authorities (PHAs). Within the Broward County HOME Consortium, public housing and Housing Choice Voucher (HCV) programs are administered by multiple agencies, most notably the Broward County Housing Authority (BCHA), which serves as the primary administrator of federally funded rental assistance programs throughout the county.

BCHA manages public housing properties and oversees the administration of the Housing Choice Voucher (HCV) program. In addition to maintaining its own public housing portfolio and administering HCV, BCHA works in coordination with local governments and nonprofit partners across the Consortium's participating municipalities—including Coconut Creek, Coral Springs, Davie, Deerfield Beach, Lauderhill, Margate, Miramar, Pembroke Pines, Plantation, Sunrise, and Tamarac—to support housing stability for low-income households. Its role is critical in ensuring long-term access to affordable housing and in advancing the broader goals of the Consortium.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	232	593	6,413	1	6,069	65	274	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	36	221	890	0	867	14	8
# of Disabled Families	0	23	111	1,300	0	1,226	34	39
# of Families requesting accessibility features	0	232	593	6,413	1	6,069	65	274
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	99	104	1,022	0	932	26	61	0
Black/African American	0	133	488	5,372	1	5,118	39	213	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	0	1	11	0	11	0	0	0
American Indian/Alaska Native	0	0	0	5	0	5	0	0	0
Pacific Islander	0	0	0	3	0	3	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	119	63	695	0	663	4	27	0
Not Hispanic	0	113	530	5,718	1	5,406	61	247	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Public housing tenants and applicants within the Broward County HOME Consortium face considerable challenges in accessing housing that complies with Section 504 of the Rehabilitation Act of 1973, which requires federally funded housing programs to provide accessible units and reasonable accommodations for individuals with disabilities. The Broward County Housing Authority (BCHA), along with other local housing providers, manages properties that include some accessible and senior-friendly units; however, the current inventory remains insufficient to meet demand. Many individuals with disabilities remain on waiting lists for extended periods, and necessary unit modifications can be delayed due to funding or logistical constraints.

Primary needs include expanding the supply of Section 504-compliant housing units, improving the timeliness of accessibility modifications such as wheelchair ramps, wider doorways, and adaptive fixtures, and enhancing outreach and transparency around available accommodations. Strengthening these components is critical to ensuring that BCHA and other housing providers within the Consortium fulfill federal accessibility mandates and support access to housing for residents with disabilities.

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

Residents of public housing and Housing Choice Voucher (HCV) holders in the Broward County HOME Consortium area face persistent challenges as low- to moderate-income (LMI) households. Many struggle to find safe, decent, and affordable housing options within reach of employment centers, schools, and essential services. Rising rents and a limited supply of affordable units intensify the risk of housing instability, overcrowding, and cost burden—leaving households with little remaining income for other basic needs like food, transportation, or healthcare.

While supportive services are available, residents often face barriers such as long wait times for assistance, limited financial resources to cover security deposits or utility arrears, and inconsistent access to information about available programs. For households that require additional accommodations—such as those with seniors or individuals with disabilities—these challenges can be even more pronounced. Addressing these barriers holistically is critical to improving housing stability and overall well-being for LMI families in the Consortium.

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

Discussion

N/A

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

Introduction:

Homelessness is a challenging and multifaceted issue that affects communities nationwide, including Deerfield Beach. Its complexity lies in the overlapping causes that contribute to an individual or family becoming homeless. These causes can be economic, such as unemployment, poverty, or the lack of affordable housing options. They can also be health-related, with many homeless individuals facing mental illness, physical disabilities, substance abuse, or chronic health conditions like HIV/AIDS. Additionally, social factors such as domestic violence, and limited educational attainment also contribute significantly to homelessness. Often, these causes are interconnected, requiring a comprehensive, collaborative, and community-based approach to effectively address homelessness.

The Stewart B. McKinney Homeless Assistance Act provides a clear definition of homelessness, identifying a "homeless individual" as someone lacking a fixed, regular, and adequate nighttime residence. This includes those residing in:

- Supervised shelters or temporary accommodations, such as welfare hotels, congregate shelters, or transitional housing;
- Institutions providing temporary housing for individuals awaiting institutionalization;
- Public or private spaces not intended for regular sleeping accommodations.

The Broward County HOME Consortium is part of the Broward County Homeless Continuum of Care (CoC). The Broward County Homeless CoC coordinates services to assist individuals and families experiencing homelessness in Broward County. At a systems level, the CoC coordinates emergency shelter, transitional housing, permanent supportive housing, and rapid re-housing programs, along with case management, employment assistance, mental health and substance abuse treatment, and healthcare access. The CoC collaborates with local service providers and agencies to implement prevention strategies and wraparound services that promote long-term stability. Additionally, it oversees the Homeless Management Information System (HMIS) to track and evaluate services, ensuring efficient resource allocation. Through a Housing First approach, the CoC prioritizes stable housing while addressing underlying challenges, supporting individuals in achieving self-sufficiency.

Additionally, the Broward County CoC conducts the annual Point-In-Time (PIT) Count. The PIT Count is conducted annually in late January to get a snapshot of sheltered and unsheltered homelessness in the county. The data in this section comes from the 2024 PIT Count, conducted by the CoC and is for the entirety of Broward County.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	57	358	0	0	0	0
Persons in Households with Only Children	2	2	0	0	0	0
Persons in Households with Only Adults	1,565	485	0	0	0	0
Chronically Homeless Individuals	417	162	0	0	0	0
Chronically Homeless Families	12	122	0	0	0	0
Veterans	94	13	0	0	0	0
Unaccompanied Child	49	31	0	0	0	0
Persons with HIV	83	38	0	0	0	0

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:
2024 PIT Count

Data Source Comments: FL-601 Broward County Homeless Continuum of Care 2024 HUD Point-in-Time Count

Indicate if the homeless population is: Has No Rural Homeless

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

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	121	505
Black or African American	640	954
Asian	7	0
American Indian or Alaska Native	3	12
Pacific Islander	2	6
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	74	129
Not Hispanic	771	11,495

Data Source
Comments:

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

Families with Children: According to the most recent Continuum of Care Point-in-Time Count, there are 358 sheltered and 57 unsheltered individuals in families with at least one adult and one child. This high number highlights a critical need for resources that support stable, long-term housing solutions for at-risk families. Expanding access to permanent housing options is essential to reducing the risk of recurring homelessness and ensuring greater stability for these families.

Veterans: The most recent Point-in-Time Count identifies 94 veterans experiencing unsheltered homelessness and 13 veterans in sheltered environments within the CoC. These figures reflect the ongoing need for targeted resources to transition veterans into permanent housing and reduce the likelihood of repeated homelessness, providing much-needed stability and support for this vulnerable population.

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

DATA NOTE: The table above does not include a category for people that identified their race as “multiple races”. Therefore, the numbers in the above table do not match the total number of people actually counted in the 2024 Point in Time Count.

Of all persons surveyed who provided responses to racial and ethnic questions in the 2024 Point-in-Time Count, approximately 65% identified as Black or African American, 25% White, 8% multi-racial, and American Indian or Alaska Native, Pacific Islander, and Asian are all less than 1%. Ethnically, 8% identified as Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Overall, nearly 66% of residents experiencing homelessness are unsheltered and 34% are sheltered. Both the unsheltered and sheltered population is primarily made up of households without children, over the age of 24, and Black/African American.

Discussion:

N/A

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

Introduction

The non-homeless special needs assessment includes the elderly, developmentally disabled, persons with disabilities, persons with HIV/AIDS, and persons with drug and alcohol addictions. Services for these populations are critical in the prevention of homelessness.

Describe the characteristics of special needs populations in your community:

Elderly: The elderly population in Broward County faces significant challenges, emphasizing the need for decent, affordable housing to support their health, independence, and emotional well-being. Remaining in familiar settings is particularly important for this group, but limited incomes and disabilities often place financial strain on elderly residents, reducing their independence. Rising costs in the community further exacerbate these challenges, as this population generally cannot increase their income to keep pace.

According to the 2019-2023 ACS data, 259,106 residents in Broward County (excluding cities of Fort Lauderdale, Hollywood, and Pompano Beach) are aged 65 or older, accounting for over 17% of the population. Of this group, nearly 31% or over 80,000 individuals have a disability, and around 14% (nearly 35,000 individuals) live below the poverty level. Elderly residents are more likely to live in owner-occupied housing (80.6%) compared to renter-occupied housing (19.4%), yet nearly 40% of elderly residents are cost-burdened. These figures highlight the need for targeted housing solutions that address affordability, accessibility, and stability for Broward County's aging population.

HIV/AIDS: See discussion below.

Alcohol and Drug Addiction: Gathering accurate data on substance use and addiction in Broward County and Broward County is challenging due to underreporting, stigma, and fears of legal consequences. Many cases only become part of official statistics when individuals overdose, are arrested, or seek treatment. This gap in reporting makes it difficult to fully assess the extent of substance use disorders in the community. In 2023, there were 3,810 Adults and 766 Children reported to as enrollees in Substance Abuse Programs in Broward County.

In Broward County, opioids remain the most commonly used addictive substances. According to the FL Health Charts annual reporting in 2023, there were 2,883 Emergency Department visits for non-fatal overdoses of illicit substance, with 1,444 involving opioids. These numbers were lower than the previous year (2022) when there were 3,366 total Emergency Department visits. In 2023, there were 593 fatal overdoses, and 2,603 doses of Naloxone administered by medical professionals. Additionally, there were 3,804 drug arrests in Broward County in 2023 down from 3,432 in 2022.

Recent data regarding alcohol abuse for Broward County is not readily available, however, as of 2019, alcohol consumption among adults remained a significant public health concern. This data from 2019 indicated that 16.7% of adults reported engaging in heavy or binge drinking behaviors. The demographic breakdown of those in this report include 26.8% of Hispanic men and 21.5% of white men reported heavy or binge drinking, compared to 8.7% of African American/Black men. Among women, 18.3% of white women, 14.8% of Hispanic women, and 13.9% of African American/Black women reported similar behaviors. According to My Florida Families, alcohol consumption among youth remains a concern. According to the 2024 Florida Youth Substance Abuse Survey (FYSAS), 8.9% of middle school and 16.7% of high school students reported alcohol use in the past 30 days. Additionally, 3.5% of middle school and 9.9% of high school students reported engaging in binge drinking—defined as consuming five or more drinks in a row within the past two weeks. These figures highlight the ongoing need for targeted prevention and intervention strategies to address underage drinking in the county.

(see additional text below in discussion)

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

Elderly: Housing options for the elderly range from independent living to assisted living, nursing homes, and support facilities like adult day care. Key considerations include location, affordability, proximity to healthcare and essential services, and ease of upkeep. As health issues become more common with age, elderly individuals benefit from access to healthcare and assistance with daily activities such as shopping and housekeeping. Proximity to essential services and reliable transportation is critical as mobility decreases, and safety becomes a growing concern for those living alone.

Providing secure, affordable housing for the elderly is vital. Access to healthcare, shopping, social networks, and public transportation supports seniors in maintaining independence. Additionally, housing may require modifications to address disabilities that often arise with aging, further ensuring a safe and supportive living environment.

Alcohol and Drug Addiction: Individuals with substance abuse problems require a comprehensive support system to achieve and maintain sobriety. Housing needs often include sober living environments that provide structure and a substance-free atmosphere conducive to recovery. Proximity to health facilities for ongoing medical and psychological treatment, access to employment support services, and connections to family and social networks for emotional stability are also crucial. Stable housing and employment are key factors in reducing relapse risks and supporting long-term recovery.

Detoxification facilities play a vital role in the initial stages of treatment, providing medical supervision during withdrawal, while rehabilitation centers offer the foundation for recovery. Access to these resources, combined with stable housing and integrated support services, is essential for individuals to break the cycle of addiction and rebuild their lives.

HIV/AIDS: See discussion below.

Disability: Individuals with disabilities represent a diverse population with varying levels of independence and abilities. While they face many of the same housing challenges as the general population, they also have unique needs based on their capabilities. Many individuals with disabilities rely on a fixed income, limiting their housing options. Those with greater independence often utilize subsidized housing, while individuals requiring more support typically reside in community homes funded by public welfare or privately-owned personal care settings. Some adults with disabilities continue to live with their families throughout adulthood.

Regardless of the type of housing, continuous support services are crucial and must be tailored to each individual's abilities. These services may include assistance with daily living activities, transportation, or medical care. The availability of these support systems is essential to ensure that individuals with disabilities can maintain a stable and comfortable living environment, promoting independence and improving their quality of life.

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

Broward County monitors HIV/AIDS data through annual surveillance reports from the Florida Department of Health. According to the most recent data from the 2023 Florida Epidemiologic Profile Report, Broward County reported 21,975 individuals living with HIV including 17,506 individuals currently receiving medical care. Of the 21,975 individuals, approximately 71.2% (15,651 individuals) had suppressed viral loads through antiretroviral therapy. In 2023, there were 588 new HIV diagnoses in Broward County with more than half of these individuals beginning medical care within 7 days.

Individuals living with HIV in Broward County account for almost one-fourth of the total cases in the state of Florida. These statistics highlight the critical need for targeted interventions and continued public health efforts to address HIV/AIDS disparities within the community.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

N/A. No preference will be used.

Discussion:

Disability: According to 2019-2023 ACS Data, there are 162,488 individuals in Broward County living with a disability, accounting for 10.8% of the population. Disability rates increase significantly with age, as older residents are more likely to experience one or more disabilities. Among residents aged 65 and older, nearly 31% (over 80,000 individuals) have a disability. In contrast, disability is less prevalent

among children and youth, with 13,751 individuals aged 17 or younger reported as having a disability including 377 under 5 years old.

Households with elderly individuals or children with disabilities often require additional resources and support to meet their unique needs. These figures underscore the importance of targeted services to enhance accessibility, provide accommodations, and foster inclusivity for all age groups within the community.

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

Describe the jurisdiction's need for Public Facilities:

The Broward County HOME Consortium, which includes Broward County and the municipalities of Coconut Creek, Coral Springs, Davie, Deerfield Beach, Lauderhill, Margate, Miramar, Pembroke Pines, Plantation, Sunrise, and Tamarac, has identified a significant and ongoing need for public facility improvements, particularly in neighborhoods with high concentrations of low- and moderate-income residents. Community centers in several areas require modernization to support programming, after-school services, and emergency sheltering. In particular, demand has grown for spaces that offer wraparound services for youth, seniors, and families experiencing economic instability.

Additionally, public health facilities and homeless shelters remain a priority for expansion and rehabilitation. Broward's homelessness services network is dependent on a limited number of facilities that must be maintained and, in some cases, expanded to meet growing demand. The Broward County initiatives supported by the Broward Housing Council recognize the critical role public facilities play in supporting neighborhood services and enhancing disaster preparedness across the Consortium's jurisdictions.

How were these needs determined?

Public facility needs were identified using a combination of countywide planning documents, budget planning processes, and direct community feedback. Broward County utilizes resident priority surveys, workshops, and public meetings to understand what types of community facilities are most needed across different neighborhoods. Strategic goals set forth in the Annual Action Plan and partner consultations with nonprofits and municipal agencies further inform where and how federal resources, including CDBG and HOME funds, should be allocated to address facility gaps.

Describe the jurisdiction's need for Public Improvements:

Public infrastructure needs across the Broward County HOME Consortium are closely tied to aging systems, storm impacts, and transportation access. In many of the Consortium's member jurisdictions, outdated roads, sidewalks, and stormwater systems affect safety and mobility. Improvements in lighting, ADA accessibility, and pedestrian-friendly design are key goals in reducing risks and strengthening neighborhood safety.

The need for upgraded infrastructure is especially urgent given Broward County's vulnerability to flooding and sea level rise. Projects that enhance stormwater drainage, expand transit-oriented corridors, and promote complete streets are included in the county's Capital Budget and long-range infrastructure strategy. These improvements are essential not only for physical safety but also for increasing economic mobility and property value in low-income areas.

How were these needs determined?

Infrastructure needs are assessed through a combination of county and municipal capital improvement planning, GIS-based service area analysis, and community engagement. Public input received through planning workshops, infrastructure boards, and resident surveys plays a key role in identifying priority areas. The Annual Action Plan and Consolidated Planning process also incorporate engineering studies and local development trends to ensure CDBG-funded infrastructure investments align with population growth and county goals.

Describe the jurisdiction's need for Public Services:

The Broward County HOME Consortium has identified critical needs in public service delivery, particularly in the areas of homelessness intervention, health services, and economic self-sufficiency. Services funded through CDBG, ESG and related programs continue to support emergency shelter, case management, and housing stabilization for individuals and families at risk of or experiencing homelessness. Medical support and behavioral health services are also vital for vulnerable groups, including individuals with disabilities, veterans, and those with chronic health conditions.

Additionally, workforce development remains a countywide priority. Job readiness programs, skills training, and access to supportive services such as childcare and transportation are essential to helping residents achieve long-term stability. The Broward County Community Partnerships Division, in conjunction with the Continuum of Care and other nonprofit providers, delivers a range of public services that are central to achieving the Consortium's goals of improving quality of life and increasing opportunities for disadvantaged populations.

How were these needs determined?

Public service needs were identified using a combination of program performance data, coordinated entry system analysis, and community health indicators. The Coordinated Entry System helps pinpoint service gaps for people experiencing homelessness. Workforce needs are informed by local labor market data and economic recovery plans. Additionally, the 2023 Community Health Needs Assessment and resident input from surveys and stakeholder meetings guide funding decisions and ensure alignment with HUD priorities and local objectives.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section provides an overview of the housing market across the Broward County HOME Consortium, which includes Broward County and the participating municipalities of Coconut Creek, Coral Springs, Davie, Deerfield Beach, Lauderdale, Margate, Miramar, Pembroke Pines, Plantation, Sunrise, and Tamarac. The analysis focuses on core housing indicators such as housing stock composition, tenure trends, pricing, and affordability. Both rental and homeownership markets are examined to assess challenges related to cost burden, unit availability, overcrowding, and the condition of existing housing. As the region continues to experience significant growth in population and housing demand, understanding these dynamics is vital to shaping development policies and strategic funding decisions across the Consortium.

Beyond traditional housing metrics, this assessment also explores the availability of emergency shelters, supportive housing for individuals with special needs, and services for populations such as seniors, veterans, and people with disabilities. Broader community development considerations—including infrastructure, public services, and neighborhood amenities—are also factored in, as they directly influence housing stability and quality of life. Geographic Information System (GIS) tools and data from recent reports such as the Broward County 2022 Affordable Housing Needs Assessment and the 2024 Ten-Year Affordable Housing Master Plan help highlight spatial disparities in housing conditions, service access, and affordability, allowing for more targeted investments.

Broward County continues to attract residents due to its diverse economy, strategic location, and overall quality of life. The area is supported by a growing health care and professional services sector, a large tourism and hospitality industry, and a robust transportation network including Tri-Rail and major highway corridors. Ongoing investments in housing, infrastructure, and public facilities—guided by local planning initiatives and the work of the Broward Housing Council—are designed to support long-term resilience, affordability, and inclusion for communities throughout the Consortium.

Please note: this section does not include housing data for the entitlement jurisdictions of Fort Lauderdale, Hollywood, and Pompano Beach, as these cities prepare and submit their own Consolidated Plans independently of the Consortium.

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

Introduction

This section examines Broward County's housing stock in terms of housing type and tenure, detailing the number of units per structure, the distribution of multifamily housing, and unit sizes. It also analyzes the balance between owner-occupied and renter-occupied housing, providing a clearer understanding of the county's housing landscape and the availability of different housing options across the jurisdiction.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	263,868	42%
1-unit, attached structure	61,345	10%
2-4 units	38,615	6%
5-19 units	82,557	13%
20 or more units	162,800	26%
Mobile Home, boat, RV, van, etc	20,110	3%
Total	629,295	100%

Table 27 – Residential Properties by Unit Number

Alternate Data Source Name:

2019-2023 ACS

Data Source Comments:

Residential Properties by Number of Units

The table above outlines Broward County's housing stock by structure type and unit count. Traditional single-family detached homes make up 41.9% of all housing units, while multifamily housing, defined by HUD as buildings with more than four units, represents 39% of the total.

Multifamily housing is divided by size: small buildings (3-19 units), medium buildings (20-49 units), and large developments (50+ units), with larger buildings concentrated in urban areas to address housing needs in densely populated neighborhoods. This diverse housing mix accommodates a range of household sizes and preferences, reflecting the county's efforts to meet varied community needs.

Multifamily Development Distribution

Broward County has a total of 271,160 units within multifamily housing developments with three or more units, according to 2019-2023 ACS data. Of these, the majority, 162,800 units within developments, are categorized as large multifamily buildings with 20 or more units. The remaining 108,360 units are within small multifamily buildings with 3 to 19 units. These figures highlight the county's diverse multifamily housing stock, with a significant portion comprised of larger-scale developments.

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	3,444	1%	9,117	5%
1 bedroom	18,924	5%	44,209	23%
2 bedrooms	112,499	30%	90,356	47%
3 or more bedrooms	235,131	64%	47,258	25%
Total	369,998	100%	190,940	100%

Table 28 – Unit Size by Tenure

Alternate Data Source Name:
2019-2023 ACS
Data Source Comments:

Unit Size by Tenure

In Broward County, unit size varies considerably between owner-occupied and rental properties. Homeowner units are generally larger, with approximately 63.5% having three or more bedrooms, compared to just 24.8% of rental units. Conversely, only 6% of homeowner units are one bedroom or smaller, while this size category accounts for 28% of rental units.

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

Broward County's affordable housing market benefits from multiple federal, state, and local programs that assist low-income households, seniors, veterans, and individuals with disabilities. These programs provide a mix of project-based and tenant-based rental assistance, helping to address the county's housing affordability challenges.

- Section 8 Project-Based Rental Assistance (PBRA) and HUD-Assisted Multifamily Housing:** There are 2,209 assisted units under Section 8 contracts, including 471 units under the Section 202 program, which specifically serves elderly and disabled residents. Of these 2,209 assisted units, 416 units are at risk of being lost due to Section 8 contracts that are due to expire before 2030.
- Low-Income Housing Tax Credit (LIHTC) Properties:** The county has 7,043 units within 41 developments under the LIHTC program, which serves households earning up to 60% of the Area Median Income (AMI). These units play a critical role in expanding affordable housing options, with many developments offering mixed-income housing.
- Public Housing:** Broward County HOME Consortium has 593 Public Housing Units currently leased throughout the consortium that provide affordable housing to low-income individuals and/or households.
- Housing Choice Voucher (HCV) Program:** A total of 6,413 vouchers are in use throughout Broward County, assisting families in securing affordable rental housing in the private market.

Of these, 6,069 are Tenant-Based Vouchers (TBVs) that are tied to specific properties, ensuring long-term affordability. Specialized vouchers include: 65 Veterans Affairs Supportive Housing (VASH) vouchers, targeting homeless veterans. 274 Family Unification Program (FUP) vouchers, assisting families at risk of separation due to inadequate housing.

These housing assistance programs cater primarily to extremely low-income (30% AMI and below) and very low-income (50% AMI and below) households, with some LIHTC properties also serving moderate-income households up to 60% AMI. The range of programs helps meet the diverse housing needs of families, seniors, veterans, and individuals with disabilities across Broward County, contributing to housing stability and affordability in the region.

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

Broward County risks losing 416 affordable units across 7 properties due to expiring Section 8 contracts before 2030, potentially displacing low-income households. Additionally, LIHTC properties nearing the end of their affordability periods may transition to market-rate rentals, further reducing affordable housing availability. Rising real estate values and low landlord participation in voucher programs also threaten long-term affordability. To mitigate these losses, Broward County must prioritize contract renewals, incentivize LIHTC property preservation, expand local funding, and strengthen landlord engagement programs to maintain affordable housing options for vulnerable residents.

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

As outlined in NA-10, Broward County faces a shortage of affordable housing for both large and small low-income households. This shortage is evident in the high rate of cost-burdened households.

Describe the need for specific types of housing:

Broward County currently faces a need for more diverse and affordable housing options within both the owner-occupied and renter-occupied markets. There is a need for more affordable homeowner units of all sizes, as evident by the very low vacancy rate of 1.2% and the high rate of cost-burdened homeowners. There is also a need for more affordable rental properties as evident by the high rate of cost-burdened renters and the 6.0% vacancy rate of rental properties. Addressing these gaps in housing variety is critical to meeting the needs of Broward County's growing population and promoting housing stability.

Discussion

N/A

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

Introduction

This section analyzes the cost of housing in Broward County for both homeowners and renters. It includes a review of current home values and rental rates, along with an assessment of recent changes in these costs. Additionally, the section provides an in-depth examination of housing affordability for residents, evaluating how well the existing housing stock meets the financial needs of the county's population. This analysis is crucial for understanding the housing market's impact on residents and identifying affordability challenges within the community.

Cost of Housing

	Base Year: 2013	Most Recent Year: 2023	% Change
Median Home Value	175,957	376,195	114%
Median Contract Rent	1,078	1,695	57%

Table 29 – Cost of Housing

Alternate Data Source Name:
2009-2013 ACS, 2019-2023 ACS
Data Source Comments:

Rent Paid	Number	%
Less than \$500	2,879	5.6%
\$500-999	7,497	16.9%
\$1,000-1,499	39,804	42.5%
\$1,500-1,999	59,821	24.8%
\$2,000 or more	75,695	10.3%
Total	185,696	100.0%

Table 30 - Rent Paid

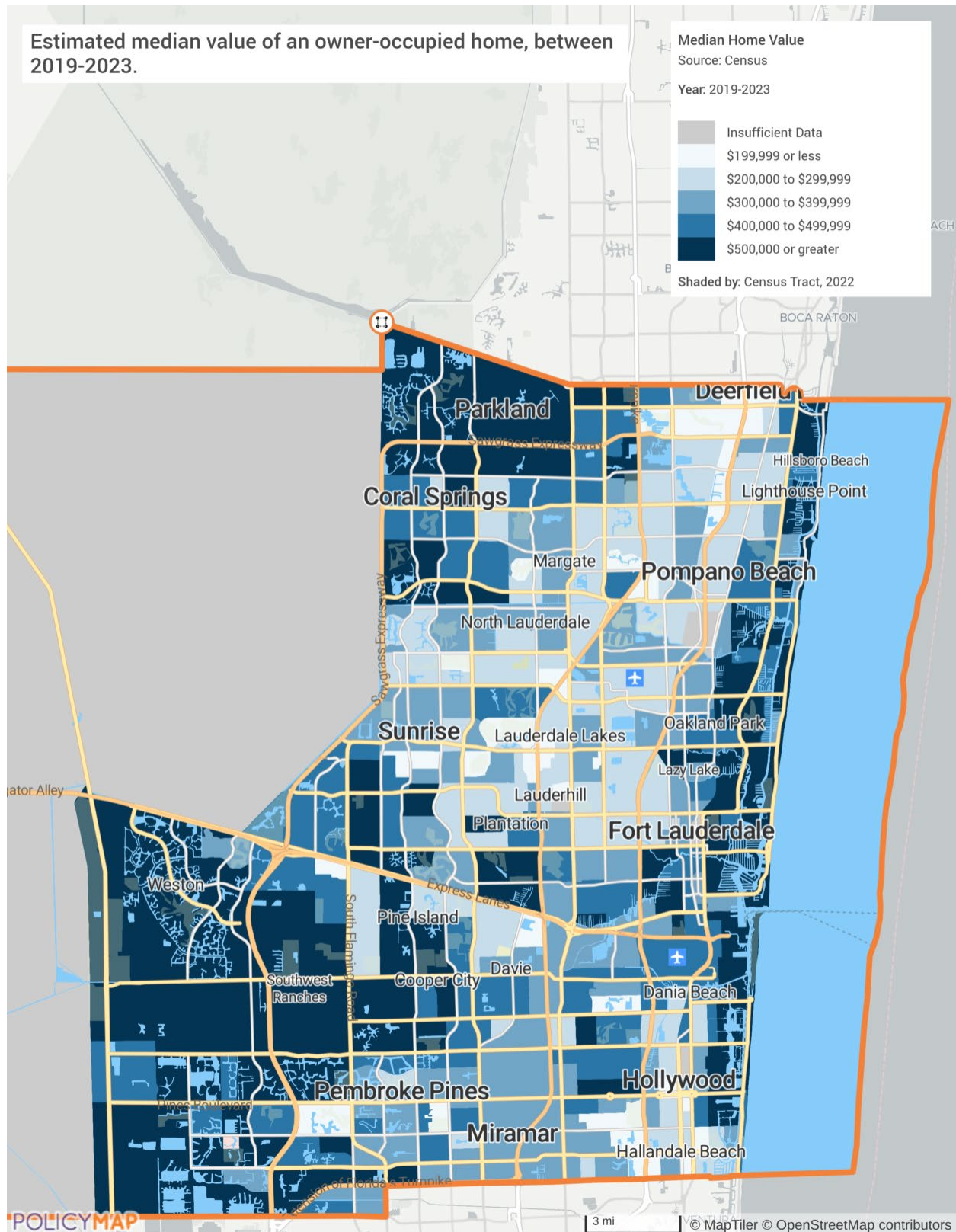
Alternate Data Source Name:
2019-2023 ACS
Data Source Comments:

Housing Costs

Median Home Values

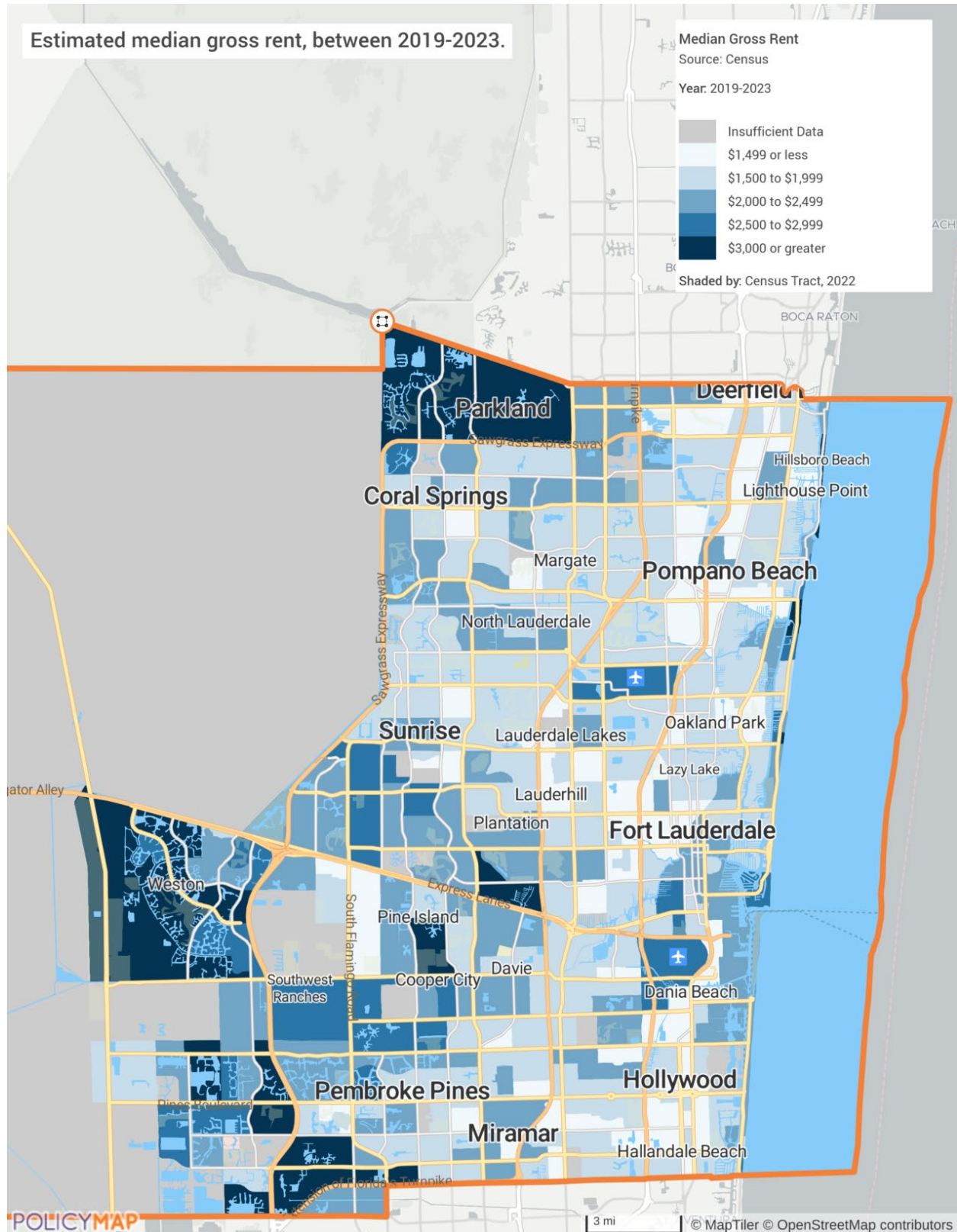
The map illustrates median home values by census tract in Broward County, showing higher values concentrated in the northwestern areas, southwestern areas, and the eastern perimeter of the county. In these areas, median values exceed \$400,000, with some tracts surpassing \$500,000 as indicated by darker shading. In contrast, areas with lighter shading indicate significantly lower home values, with median values below \$300,000, and several tracts falling under \$200,000. This distribution highlights

notable disparities in home values, with higher-value housing clustered in the southern portion of the county, while other areas experience lower property values and affordability differences.



**A Map of Median Home Values in the County, Shaded by Census Tract
Median Rent**

The map illustrates median gross rent by census tract in Broward County, showing that higher rental costs are dispersed concentrated in a few western areas indicated by darker shading have median rents exceeding \$2,000, with some tracts surpassing \$3,000. In contrast, areas with lighter shading exhibit moderately lower rental rates, with most tracts ranging between \$1,500 and \$2,500, and several areas falling below \$1,500. This distribution indicates significant rent variations across the county, reflecting differences in housing demand, affordability, and development trends.



A Map of Median Rent in the County, Shaded by Census Tract

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	6,003	No Data
50% HAMFI	13,183	34,595
80% HAMFI	80,512	88,005
100% HAMFI	No Data	131,276
Total	99,698	253,876

Table 31 – Housing Affordability

Data Source: 2016-2020 CHAS

Data Comments:

The most recent data for the Housing Affordability table above is from the 2016-2020 CHAS. HUD does not provide updated data through the Consolidated Planning/CHAS Data website, and this information was generated from HUD's Integrated Disbursement and Information System (IDIS)

Housing Affordability

Lower-income households face significantly more limited access to available housing units compared to higher-income households, especially among homeowners. As shown in the table above, the number of units affordable to households at various income levels measured by HUD's Area Median Family Income (HAMFI) declines as income decreases. For households earning 30% or less of HAMFI, only 6,003 rental units are considered affordable. For lower-income homeowners, there are 34,595 units affordable to those earning 50% of the HAMFI. Although both median income and housing costs have increased in recent years, persistent disparities driven by factors such as geographic location, access to employment, and workforce participation continue to widen the gap in housing affordability.

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,573	1,692	2,102	2,916	3,567
High HOME Rent	1,183	1,268	1,523	1,751	1,934
Low HOME Rent	923	989	1,187	1,372	1,531

Table 32 – Monthly Rent

Alternate Data Source Name:

HUD 2024 FMR and HOME Rents

Data Source Comments: Fort Lauderdale, FL HUD Metro FMR Area

HUD FMR and HOME Rent Limit

Fair Market Rents (FMRs), set annually by the U.S. Department of Housing and Urban Development (HUD), are used to determine payment standards for HUD programs. These estimates are calculated for metropolitan areas defined by the Office of Management and Budget (OMB), HUD-defined subdivisions of OMB metropolitan areas, and nonmetropolitan counties. Broward County is part of the Fort Lauderdale, FL HUD Metro Fair Market Rent (FMR) Area.

HOME Rent Limits, derived from HUD-published FMRs, establish the maximum allowable rent for units assisted through the HOME program. These limits apply to new leases for HOME-assisted rental units, ensuring affordability for low-income households while aligning with local market conditions.

Is there sufficient housing for households at all income levels?

As outlined in NA-10, Broward County faces a shortage of affordable housing, particularly in the small to medium-sized housing categories that would accommodate both growing families and elderly households. This shortage is evident in the high rate of cost-burdened households.

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

Predicting changes in home values in Broward County is complex, as both home values and population have grown at a substantial rate over the past decade. While rising rental housing costs may slow in the near future, a complete reversal is unlikely without significant shifts in the housing market. To mitigate cost burdens and reduce the risk of homelessness, a substantial increase in affordable housing units is essential. Without these efforts, housing affordability challenges will persist, leaving many households vulnerable to instability and financial strain.

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

In 2023, Broward County's median contract rent was \$1,695, which remained below the HOME Fair Market Limits for units with 2 or more bedrooms and High Rental Limits for units with 3 or more bedrooms. The median contract rent also was higher than all of the Low Rental Limits. This suggests that while overall rental costs appear relatively affordable compared to the maximum allowable limits for HOME-assisted units, affordability challenges persist, particularly for low-income households in certain areas of the county. As rising housing costs continue to outpace income growth, these affordability concerns are expected to potentially become more widespread and increase financial strain on renters.

Discussion

N/A

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

Introduction

The tables and maps in this section offer insights into the condition of housing units across Broward County by examining factors such as age, vacancy rates, and the occurrence of housing issues. HUD identifies four key housing conditions as problematic:

1. Homes lacking complete or adequate kitchen facilities.
2. Homes lacking complete or adequate plumbing facilities.
3. Overcrowding which is defined as more than one person per room.
4. Households that are cost burdened, spending more than 30% of their income on housing costs.

These factors provide a comprehensive overview of housing quality and affordability challenges throughout the county.

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

In Broward County, housing units are evaluated for compliance with applicable Minimum Housing Code standards, which are enforced at the municipal level by each participating jurisdiction within the Broward County HOME Consortium, and by Broward County Code Enforcement in unincorporated areas. These codes establish minimum health, safety, and habitability standards for residential properties. While specific terminology and inspection protocols may vary by municipality, housing conditions across the Consortium are generally categorized using a common framework to guide enforcement and rehabilitation strategies:

1. **Standard Condition:** Units that are in full compliance with housing codes, offering safe and adequate shelter without significant repairs needed.
2. **Substandard Housing:** Units with severe deficiencies such as missing plumbing, unsafe electrical systems, roof leaks, or structural instability.
3. **Substandard but Suitable for Rehabilitation:** Units with moderate to serious code violations that can feasibly be repaired to meet code standards.
4. **Dilapidated Housing:** Units that pose a health or safety risk and are unfit for human habitation due to extensive deterioration, fire or flood damage, or major structural failure.

These condition classifications are used across the Consortium's municipalities to inform priorities for housing code enforcement, rehabilitation programs, and potential demolition. This system ensures that limited resources are directed effectively to improve neighborhood conditions and protect the well-being of residents in both public and private housing.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	109,064	29%	98,925	52%
With two selected Conditions	3,034	1%	9,049	5%
With three selected Conditions	215	0%	345	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	218,924	59%	69,070	36%
Total	331,237	89%	177,389	93%

Table 33 - Condition of Units

Alternate Data Source Name:

2019-2023 ACS

Data Source Comments:

Housing Conditions

The table above highlights the number of owner and renter households in Broward County that face at least one housing condition issue. Renters are significantly more likely to experience housing problems, with approximately 63.8% of renters affected, compared to only 35.3% of homeowners. Very few households face multiple housing issues, and based on the analysis in this document, it is clear that the most common housing problem is cost burden. This indicates that many households are struggling to afford their housing costs, which remains a critical issue for the county.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	55,918	15%	42,873	22%
1980-1999	156,276	42%	72,726	38%
1950-1979	154,195	42%	71,874	38%
Before 1950	3,609	1%	3,467	2%
Total	369,998	100%	190,940	100%

Table 34 – Year Unit Built

Alternate Data Source Name:

2019-2023 ACS

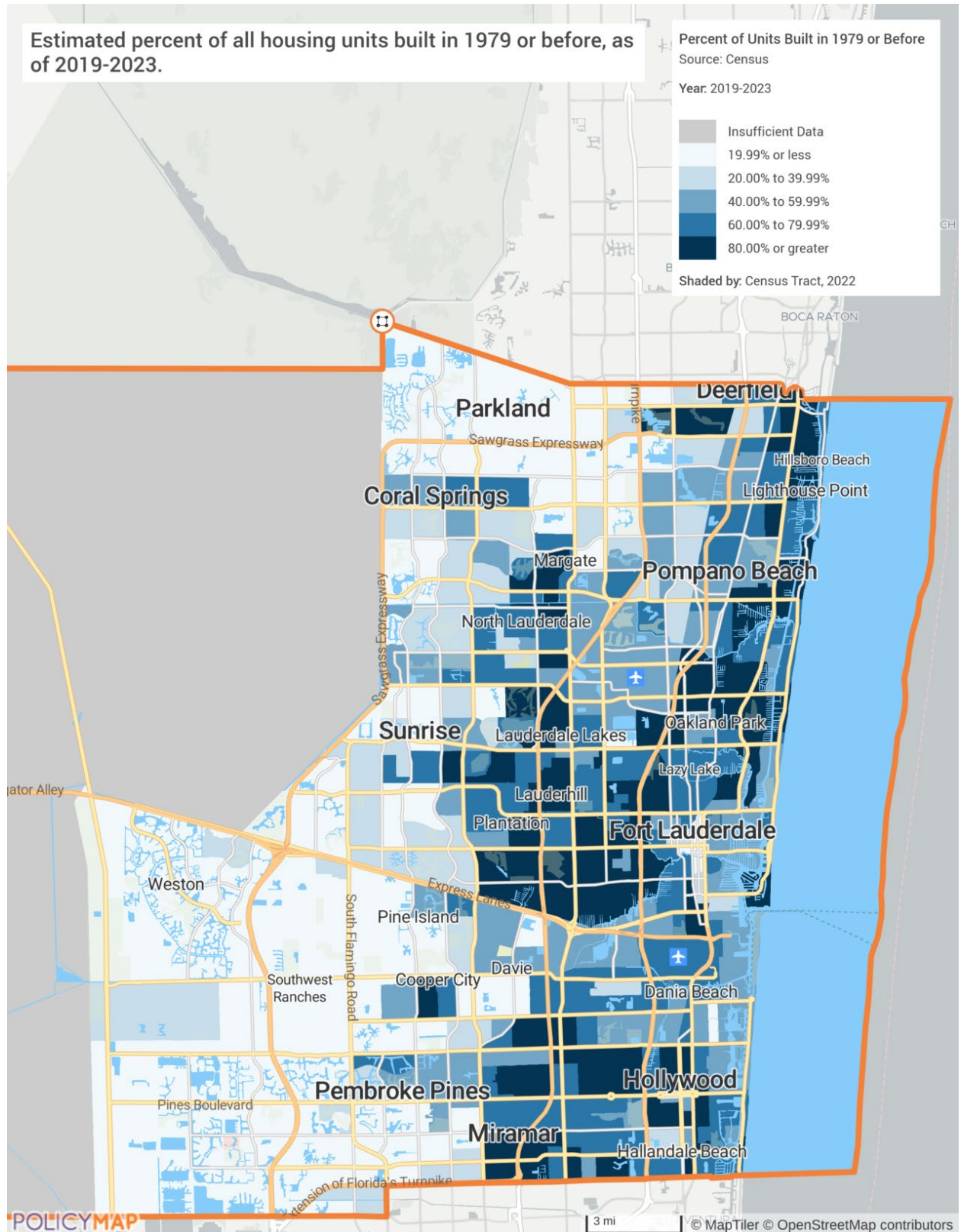
Data Source Comments:

Year Unit Built

Age of Housing

The following map illustrates the distribution of older housing units across Broward County, highlighting areas with a high prevalence of homes built before 1980 found throughout much of the eastern portion of the county as indicated by darker shading with many census tracts reporting over 60% of the housing stock predating 1980, with some areas exceeding 80%.

This widespread presence of aging housing stock underscores the need for targeted efforts to address maintenance challenges, modernization, and potential health risks such as lead-based paint hazards. As these homes continue to age, ensuring habitability, energy efficiency, and structural integrity will remain a critical focus for housing stability and public health initiatives in Broward County.



Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	157,804	43%	75,341	39%
Housing Units build before 1980 with children present	14,946	4%	14,194	7%

Table 35 – Risk of Lead-Based Paint

Alternate Data Source Name:

2017-2021 CHAS

Data Source Comments: 2019-2023 ACS (Total Units) 2017-2021 CHAS (Units with Children present)

Lead-Based Paint Hazard

As mentioned previously, any housing unit built prior to 1980 may contain lead-based paint in portions of the home. The most common locations are window and door frames, walls, and ceilings, and in some cases throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of lead-based paint hazards and should be tested in accordance with HUD standards. Within the consortium there are approximately 233,145 total units built prior to 1980 according to 2019-2023 ACS Data. Based on the 2017-2021 CHAS data, there are around 29,140 units at risk of having a Lead-Based Paint Hazard that have children under the age of 6 present.

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	68,357	0	68,357
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Alternate Data Source Name:

2019-2023 ACS

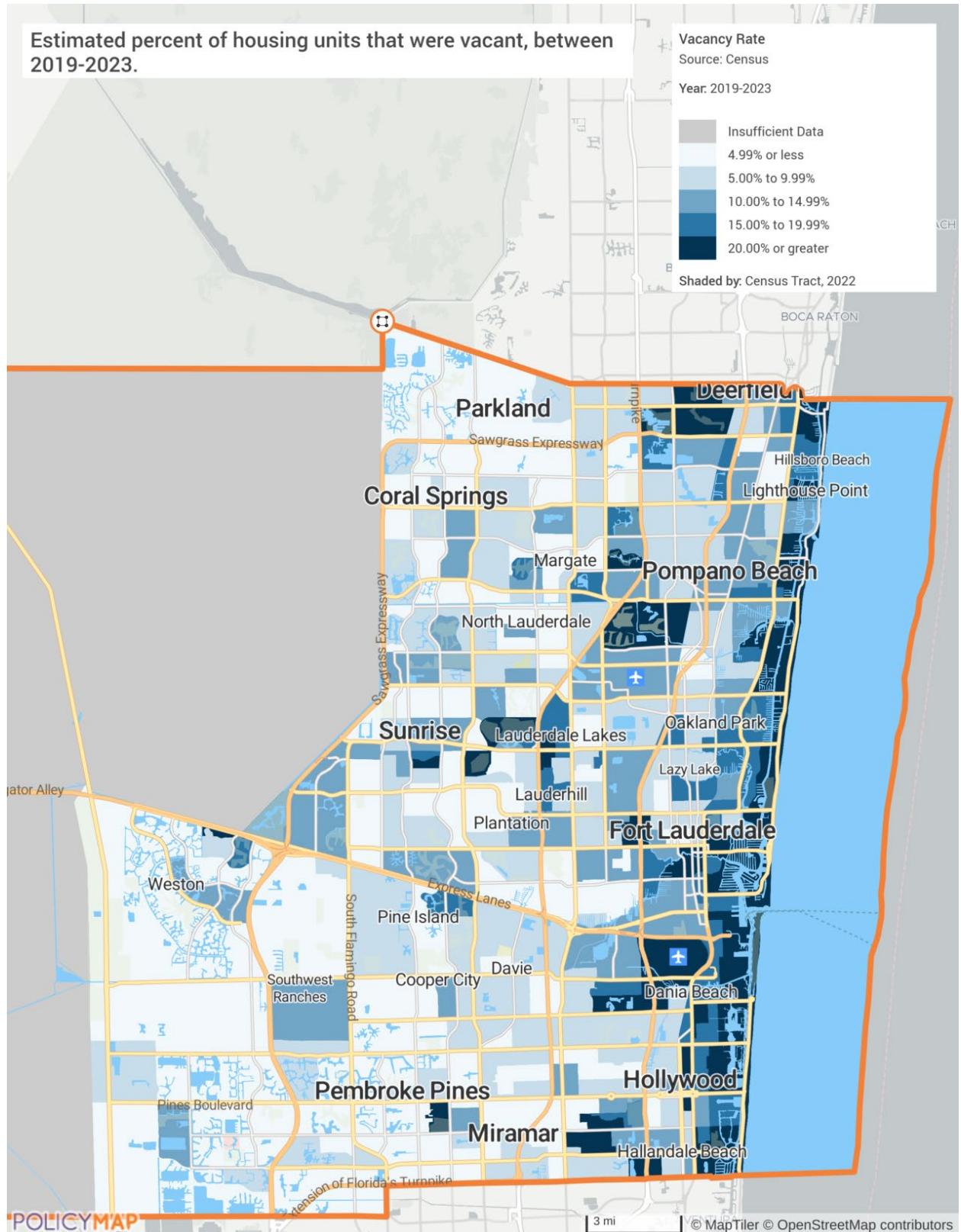
Data Source Comments: The ACS data (B25004) reports on the total number of vacant units. Data does not distinguish between suitable or nor suitable for rehab or if they were abandoned, REO properties or abandoned REO properties.

Vacancy Rate

The following map illustrates housing vacancy rates across Broward County, with darker areas indicating higher vacancy rates and lighter areas representing lower vacancy levels. Vacancy rates vary across the county without a clear geographic pattern of concentration.

Areas with the lowest vacancy rates fall below 5%, indicating a tight housing market with high occupancy levels, while the highest vacancy rates exceed 20%, suggesting potential housing turnover, disinvestment, or redevelopment opportunities. The distribution of vacancies highlights the dynamic

nature of Broward County's housing market, influenced by local economic conditions, development trends, and neighborhood-specific factors.



A Map of the Vacancy Rate in the County, Shaded by Census Tract

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

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

Housing units built before 1980 in Broward County may contain lead-based paint (LBP) in areas such as window and door frames, walls, ceilings, or even throughout the entire structure. These homes are considered at risk for LBP hazards and should be tested according to HUD standards. As indicated by the Age of Housing table and maps, 42.7% of owner-occupied and 39.4% of renter-occupied units in Broward County were built before 1980. Given the potential risks, it is safest to assume that all homes with LBP hazards are occupied by low- and moderate-income (LMI) households, affecting approximately 233,145 units. This underscores the need for targeted interventions to mitigate potential health risks for these residents, particularly vulnerable populations.

Discussion

N/A

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

Introduction

Public housing refers to federally subsidized affordable housing that is owned and managed by public housing authorities (PHAs). Within the Broward County HOME Consortium, public housing and Housing Choice Voucher (HCV) programs are administered by the Broward County Housing Authority (BCHA). BCHA oversees the management of affordable housing developments and the distribution of rental assistance across the county. While traditional public housing units remain part of the local housing landscape, BCHA and other providers have increasingly adopted mixed-income, project-based models—often utilizing HUD’s Rental Assistance Demonstration (RAD) program and public-private partnerships—to preserve affordability and modernize aging housing stock.

BCHA’s mission centers on providing quality, affordable housing and fostering self-sufficiency among residents. In addition to managing rental assistance through the HCV program, BCHA offers supportive services aimed at promoting housing stability, economic mobility, and improved quality of life for low-income households. Through these efforts, the agency plays a central role in addressing housing needs across the Consortium's jurisdictions.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	229	609	6,559	0	5,578	589	1,838	1,275
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

Broward County's affordable housing supply includes a mix of traditional Public Housing, Low-Income Housing Tax Credit (LIHTC) properties, and HUD Multifamily Developments under Section 8 contracts, providing critical housing options for low-income households. There are 7,043 LIHTC units within the jurisdiction of the consortium, serving low-income residents. Additionally, 2,209 HUD-assisted multifamily housing units under contract with Section 8 provide federally subsidized rental options for low-income families, seniors, and individuals with disabilities, including 471 units specifically designated for elderly and disabled residents under the Section 202 program. However, 416 units in 7 properties have Section 8 contracts expiring before 2030, posing a risk of reduced affordability without intervention. Additionally, the Public Housing Authority oversees approximately 609 traditional Public Housing units providing housing for low-income individuals and families within the jurisdiction.

Broward County's affordable housing inventory includes a diverse mix of traditional Public Housing, Low-Income Housing Tax Credit (LIHTC) developments, HUD-assisted multifamily properties under Section 8 contracts, and units accepting Housing Choice Vouchers (HCVs). Many of these properties operate under an approved Public Housing Agency (PHA) Plan administered by the Broward County Housing Authority.

- **Low-Income Housing Tax Credit (LIHTC) Units:** Broward County has 7,043 LIHTC units, primarily serving households earning up to 60% of the Area Median Income (AMI). These properties are typically newer or recently rehabilitated, as LIHTC program compliance requires adherence to property and affordability standards throughout the period of affordability.
- **Section 8 Contracted Multifamily Properties:** There are 2,209 units in multifamily properties operating under Section 8 contracts, with 416 units across seven properties scheduled to have their contracts expire before 2030. Many of these older developments may require capital improvements to remain habitable and compliant with HUD Housing Quality Standards (HQS).
- **Traditional Public Housing:** The County manages approximately 609 public housing units that provide deeply affordable housing to low-income individuals and families. These units are monitored under the local PHA's policies and procedures to ensure compliance with federal maintenance and safety standards.
- **Housing Choice Voucher (HCV) Program:** The HCV program in Broward County includes a total of 6,559 vouchers, administered through the local housing authority. This total includes 5,578 Tenant-Based Vouchers, 589 Veterans Affairs Supportive Housing (VASH) vouchers, 1,838 Family Unification Program (FUP) vouchers, and 1,275 Non-Elderly Disabled (NED) vouchers. As these vouchers are used in the private rental market, unit conditions vary and are subject to annual HQS inspections to ensure habitability and tenant safety.

Overall, while LIHTC and many newer HUD-assisted properties remain in stable condition, some older Section 8 and HUD-assisted multifamily developments face deterioration and require significant rehabilitation. The County's PHA Plan prioritizes the preservation, modernization, and long-term sustainability of affordable housing through coordinated investment of federal, state, and local resources to ensure safe, quality housing for low-income residents.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 38 - Public Housing Condition

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

The Broward County HOME Consortium faces pressing restoration and revitalization needs within its public housing stock, much of which is aging and in need of modernization. Many units require substantial rehabilitation to address structural deterioration, outdated systems, and increased vulnerability to environmental hazards. Key priorities include major repairs to roofs, plumbing, electrical, and HVAC systems to ensure compliance with building codes and improve energy efficiency. Interior upgrades such as kitchen and bathroom renovations are also necessary to enhance livability and preserve long-term affordability.

Given Broward County's exposure to hurricanes and flooding, reinforcing public housing units through hurricane hardening is a critical need. This includes installation of impact-resistant windows, roof reinforcements, and other storm-resistant upgrades. Additionally, enhancing accessibility in compliance with the Americans with Disabilities Act (ADA) is a growing priority, particularly for elderly and disabled residents. Modifications such as widened doorways, wheelchair ramps, and barrier-free bathrooms and kitchens are vital for ensuring access to housing across the Consortium.

To address these challenges, Broward County is leveraging tools such as the Rental Assistance Demonstration (RAD) program, which enables public housing agencies to convert traditional public housing to project-based Section 8 contracts and attract private investment for rehabilitation. The County's 10-Year Affordable Housing Master Plan further supports revitalization through the creation of a proposed \$100 million Housing Innovation Fund to provide financing for property acquisition, rehabilitation, and pre-development activities. These efforts are complemented by locally administered programs such as the Housing Rehabilitation Program and Special Needs/Barrier-Free Program, which provide critical funding to eligible homeowners for structural repairs, accessibility improvements, and hurricane mitigation.

Together, these initiatives reflect a coordinated strategy to preserve and modernize the Consortium's public housing inventory, ensuring that existing units remain safe, accessible, and sustainable for the low-income households who rely on them.

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

The Broward County Housing Authority (BCHA) employs a multifaceted strategy to enhance the living environment for low- and moderate-income families residing in public housing within the Broward

County HOME Consortium. This strategy encompasses several key initiatives aimed at improving housing quality, expanding affordable housing options, and fostering community development.

1. Leveraging the Rental Assistance Demonstration (RAD) Program: BCHA has actively participated in HUD's RAD program, which allows public housing agencies to convert public housing units to project-based Section 8 contracts. This conversion facilitates access to private capital for comprehensive rehabilitation and modernization of aging housing stock, thereby improving living conditions for residents.

2. Implementing the 10-Year Affordable Housing Master Plan: Broward County has developed a comprehensive 10-Year Affordable Housing Master Plan aimed at addressing the county's affordable housing crisis. The plan proposes the creation of a \$100 million Affordable Housing Innovation Fund, designed to provide financial products such as property acquisition and pre-development loans to support the development and rehabilitation of affordable housing units. This fund is intended to enhance the quality and availability of housing for low- and moderate-income families.

3. Enhancing Community Development through the Housing Coordination Plan: The Broward Metropolitan Planning Organization (MPO) has initiated the Housing Coordination Plan to address affordable housing and transportation challenges. This plan aims to integrate housing development with transportation planning, ensuring that affordable housing is accessible and connected to employment centers and essential services, thereby improving the overall living environment for residents.

Through these initiatives, BCHA and its partners are working to provide safe, decent, and affordable housing while promoting self-sufficiency and economic opportunity for residents within the Broward County HOME Consortium

Discussion:

N/A

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

Introduction

Broward County is part of the Ft. Lauderdale/ Broward County Continuum of Care (CoC), also known as the Broward County Homeless Continuum of Care, and designated by HUD as FL-601. This CoC is a collaborative network of local agencies, nonprofit organizations, and public-sector partners working to prevent and end homelessness across the region.

The table below provides the number of Emergency Shelter (ES), Transitional Housing (TH), and Permanent Supportive Housing (PSH) beds available throughout the entirety of Broward County. Year round there are 960 ES beds, 179 TH Beds, 1,301 PSH beds, and 266 Rapid Rehousing (RRH) beds dedicated to persons experiencing homelessness.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	340	0	144	327	0
Households with Only Adults	616	0	35	974	0
Chronically Homeless Households	0	0	0	740	0
Veterans	0	0	0	0	0
Unaccompanied Youth	4	0	0	0	0

Table 39 - Facilities Targeted to Homeless Persons

Alternate Data Source Name:

2024 Housing Inventory Count (HIC)

Data Source Comments: FL-601 Broward County Homeless Continuum of Care 2024 HUD Housing Inventory Chart

Additional mainstream services text from below

By integrating these mainstream services into the broader homelessness response system, the Broward County HOME Consortium supports a comprehensive, community-based model that addresses both immediate needs and long-term barriers to housing stability. This coordinated service delivery ensures that low- and moderate-income residents have access to health care, food, housing, and employment pathways, reinforcing the impact of HUD-funded housing interventions and promoting self-sufficiency throughout the region.

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

Within the Broward County HOME Consortium, a coordinated network of mainstream services—including health, mental health, food, housing, and employment assistance—works alongside targeted homeless services to support long-term housing stability and overall well-being for individuals and families experiencing or at risk of homelessness. These services are delivered through both government programs and nonprofit partners operating in cities across the Consortium, including Coconut Creek, Coral Springs, Davie, Deerfield Beach, Lauderhill, Margate, Miramar, Pembroke Pines, Plantation, Sunrise, and Tamarac.

Health and Mental Health Services: Mainstream healthcare and behavioral health services are available throughout the county. Henderson Behavioral Health, one of the largest providers in the region, offers psychiatric care, outpatient mental health counseling, and integrated primary care at locations in Lauderdale Lakes, Hollywood, and Pembroke Pines. These services are essential for homeless individuals dealing with chronic mental illness or co-occurring disorders. Broward Health also operates major hospitals and community health centers outside of Fort Lauderdale, including locations in Coral Springs and Deerfield Beach, where low-income residents can access preventative care, treatment, and follow-up services. These providers often coordinate directly with the Homeless Continuum of Care (CoC) to ensure continuity of care.

Food Assistance: Nutritional support is another critical component for individuals and families experiencing homelessness or housing instability. Feeding South Florida, based in Pembroke Park, operates a large food distribution hub serving community agencies across the Consortium. In addition, the Family Success Centers operated by Broward County Human Services offer food vouchers and grocery support programs at locations in Coral Springs, Hollywood, and Lauderdale Lakes. These centers support households in crisis and are a point of referral for broader housing and employment services.

Housing Services: The Broward County Homeless Initiative Partnership, which administers the local Continuum of Care, operates a Coordinated Entry System that connects clients to emergency shelter, transitional housing, and permanent supportive housing. While the main office is in Fort Lauderdale, services are deployed countywide through partnerships with providers like HOPE South Florida and United Way of Broward County, which maintain outreach and case management operations across the Consortium's jurisdictions. Broward Housing Solutions, a key supportive housing provider, also operates properties and services in cities such as Lauderhill and Hollywood, providing permanent housing paired with wraparound support for individuals with mental health needs.

Employment Services: Job readiness and placement are core components of long-term stabilization. CareerSource Broward operates three regional centers, with locations in Coconut Creek, Oakland Park, and Hollywood, offering employment counseling, resume building, training programs, and placement support. These services are accessible to individuals referred through housing programs and emergency shelters. The Urban League of Broward County, which operates programming in multiple cities, provides

workforce development services tailored to at-risk populations, including youth aging out of foster care and families transitioning from homelessness.

(see additional text attached under table above)

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

Broward County contains a comprehensive network of services and facilities tailored to support individuals and families experiencing homelessness. These resources address the unique needs of various populations, including chronically homeless individuals, families with children, veterans and their families, unaccompanied youth, and those with special needs.

1. Emergency Shelters & Basic Needs Services

- **The Salvation Army of Broward County:** Provides emergency shelter, meals, and supportive services to individuals and families transitioning from homelessness to independence.
- **Broward Outreach Centers:** Operated by the Miami Rescue Mission, these centers offer emergency shelter, meals, healthcare, and comprehensive support services to men, women, and children experiencing homelessness.
- **LifeNet4Families:** Provides essential services such as meals, showers, mail services, and case management to individuals and families experiencing hunger, homelessness, and poverty.

2. Housing & Supportive Services for Specific Populations

Chronically Homeless Individuals:

- **Broward Partnership:** As the largest comprehensive homeless services provider in the county, it offers emergency shelter, housing assistance, and supportive services aimed at promoting independence and self-worth.
- **HOPE South Florida:** Focuses on providing housing solutions and support services to individuals and families experiencing homelessness, emphasizing a community-based approach to ending homelessness.

Families with Children:

- **Family Success Centers:** Operated by Broward County's Human Services Department, these centers provide case management, financial assistance, and referrals to housing programs for families experiencing homelessness.

Veterans & Their Families:

- **Supportive Services for Veteran Families (SSVF):** A federally funded program offering outreach, case management, and assistance in obtaining VA and other benefits, along with temporary financial assistance to prevent homelessness among veteran families.

Unaccompanied Youth:

- **Covenant House Florida:** Provides shelter and supportive services to unaccompanied youth under 21, including counseling, education, and vocational training to promote self-sufficiency.

3. Special Needs Facilities and Services

- **TaskForce Fore Ending Homelessness:** Provides outreach services, housing solutions, and supportive services tailored to individuals experiencing homelessness, with a focus on overcoming challenges for a better future.

These organizations and programs form a coordinated system that provides shelter, supportive services, and long-term housing solutions for Broward County's homeless population. By addressing immediate needs and offering pathways to stability, these services work together to combat homelessness and improve housing security across the county.

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

Introduction

The Broward County HOME Consortium services four primary groups with non-homeless special needs: the elderly and frail elderly, individuals with HIV/AIDS and their families, those with alcohol and/or drug addiction, and individuals with mental or physical disabilities. Each group requires tailored support, such as age-friendly and accessible housing, medical care, rehabilitation services, and affordable living options. The jurisdiction is working to meet these needs through specialized housing and integrated services, though continued efforts are required to expand and enhance these support systems to better accommodate these vulnerable populations.

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

Elderly:

Housing options for elderly residents include independent living, assisted living, nursing homes, and adult day care centers. Key considerations for elderly housing include affordability, proximity to healthcare services, and ease of maintenance. As seniors face increased health challenges with age, access to healthcare, assistance with daily activities (such as meal preparation, shopping, and housekeeping), and transportation is essential to maintaining independence and quality of life. Safety is a significant concern, particularly for elderly individuals living alone, and housing modifications, like accessibility features, are often necessary to accommodate common aging-related disabilities.

Persons with Disabilities (Mental, Physical, Developmental):

The consortium's population includes individuals with a range of disabilities, each requiring varying levels of support to maintain a stable living environment. Many individuals with disabilities face limited incomes, narrowing their housing options to affordable or subsidized units. Independent individuals benefit from accessible, subsidized housing, while those needing more intensive care may reside in publicly funded community homes or private care facilities. Essential supportive needs include accessible transportation, case management, and assistance with daily living activities, all of which help residents maintain independence and improve their quality of life.

Persons with Alcohol or Drug Addictions:

Within the consortium, supportive housing options for individuals dealing with substance abuse include sober living environments, which provide structured, substance-free settings crucial for recovery. Stable housing is often paired with employment support services, as stable income significantly contributes to long-term sobriety. Additionally, proximity to healthcare facilities ensures access to essential medical

and psychological support. Connections with family and social networks offer emotional support, helping to reduce relapse rates and promote sustained recovery.

Persons with HIV/AIDS and Their Families:

There is an ongoing need for stable, affordable housing for individuals living with HIV/AIDS, as housing security directly impacts health outcomes. Supportive housing that combines affordable living options with access to healthcare is essential, particularly for residents who cannot afford market-rate housing. Accessible housing options are also necessary to address the healthcare needs of aging residents. Comprehensive community services, including culturally competent healthcare, mental health support, substance use services, and case management, are vital for effectively managing their condition and supporting high-risk groups.

Public Housing Residents:

The consortium's public housing residents often require additional support beyond affordable housing, such as access to job readiness programs, childcare, healthcare, and transportation. Many residents face financial barriers that hinder housing stability or economic improvement. Support services offering job training, educational opportunities, health care access, and family resources are crucial to assisting residents in achieving self-sufficiency and maintaining their quality of life within public housing.

Unaccompanied Youth:

For unaccompanied youth, the Broward County HOME Consortium provides emergency shelters and transitional housing options linked to education, job training, and counseling services. Youth often need access to life skills training, such as financial literacy, employment readiness, and health education, to prepare for independent adulthood. Supportive housing integrated with these social and educational services is vital for helping unaccompanied youth achieve stability and avoid prolonged homelessness.

These supportive housing options across categories aim to provide stable, accessible, and affordable environments that meet the unique needs of the consortium's most vulnerable residents, enhancing their ability to lead independent and healthy lives.

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

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PLAN_SECTION_ID=[1350402000]>

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

The Broward County HOME Consortium has identified the following one-year goals and planned activities for the upcoming program year:

1. Provision of Supportive Services for Special Needs Populations:

The Consortium will allocate resources to deliver a range of supportive services targeting special needs groups, including individuals with physical and mental health disabilities, the elderly, and youth. These services aim to enhance the quality of life and promote self-sufficiency among these populations.

2. Expansion and Improvement of Public Facilities for Accessibility:

Efforts will be made to improve access to public facilities for low- to moderate-income households and special needs populations, such as the elderly and persons with disabilities. This includes the development and enhancement of neighborhood facilities, community centers, and parks to ensure they are accessible and accommodating.

3. Increase in Affordable Rental Housing Opportunities:

The Consortium plans to increase affordable rental housing options for low- to moderate-income households, benefiting special needs populations. This will involve the construction and rehabilitation of rental units to provide safe and affordable housing solutions.

These planned activities are integral to the Consortium's overarching goals of preserving and developing affordable housing, improving public infrastructure and facilities, and enhancing the quality of life for special needs populations within Broward County.

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

See Previous Response.

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

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

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

Introduction

Broward County's economy has evolved significantly over the past several decades, transitioning from a tourism- and construction-driven base into a highly diversified regional economic engine. While the county's early growth was propelled by its coastal location and booming real estate development, modern Broward County has expanded into a center for finance, healthcare, logistics, and technology, reflecting both regional and global economic trends.

Today, Broward County is a key component of the South Florida economy and home to a wide range of national and international corporations. The county serves as a hub for industries such as aviation and aerospace, with companies like Spirit Airlines (headquartered in Miramar) and Embraer Executive Jets (in Fort Lauderdale) playing major roles. The healthcare sector is one of the largest employers in the region, with major systems like Broward Health, Memorial Healthcare System (based in Hollywood), and Cleveland Clinic Florida (Weston) supporting thousands of jobs. Broward is also home to a growing financial services and fintech sector, including regional offices of firms like American Express and Citrix Systems (headquartered in Fort Lauderdale), contributing to economic resilience and growth.

The Broward County HOME Consortium, which includes the municipalities of Coconut Creek, Coral Springs, Davie, Deerfield Beach, Lauderhill, Margate, Miramar, Pembroke Pines, Plantation, Sunrise, and Tamarac, benefits from this diverse economic foundation. This broad sectoral base supports employment across skill levels and sustains demand for a variety of housing types. The region's continued investment in transportation infrastructure, workforce development, and innovation-oriented initiatives reinforces its status as an adaptable and competitive economic center within Florida and the broader southeastern United States.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	2,062	631	0	0	0
Arts, Entertainment, Accommodations	73,494	67,070	10	9	-1
Construction	51,540	30,558	7	4	-3

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Education and Health Care Services	163,806	115,651	22	16	-6
Finance, Insurance, and Real Estate	58,295	45,710	8	6	-2
Information	17,094	13,008	2	2	0
Manufacturing	38,358	171,170	5	24	19
Other Services	38,168	17,063	5	2	-3
Professional, Scientific, Management Services	108,527	103,828	14	14	0
Public Administration	33,752	16,186	4	2	-2
Retail Trade	95,279	81,175	13	11	-2
Transportation and Warehousing	52,111	27,939	7	4	-3
Wholesale Trade	23,253	31,494	3	4	1
Total	755,739	721,483	--	--	--

Table 40 - Business Activity

Alternate Data Source Name:
2017-2022 ACS (Workers), 2022 LEHD (Jobs)
Data Source Comments:

Business Activity

As shown in the previous table, the Broward County HOME Consortium demonstrates a notable disparity between the number of working residents and available local jobs, with 755,739 residents in the labor force compared to 567,483 jobs within the Consortium's jurisdictions. This gap suggests that a substantial portion of the workforce commutes outside of the Consortium's boundaries—potentially to nearby employment centers in the entitlement cities of Fort Lauderdale, Hollywood, and Pompano Beach, which are not included in this dataset but are major economic hubs within Broward County.

This imbalance underscores the importance of aligning housing strategies with employment patterns. Expanding affordable and workforce housing options within the Consortium can help retain more workers locally, reduce reliance on outbound commuting, and promote greater economic and environmental sustainability. Addressing this spatial mismatch between jobs and housing is critical not only for easing regional transportation pressures, but also for supporting economic growth and enhancing quality of life for working residents across the Consortium's participating municipalities.

Labor Force

Total Population in the Civilian Labor Force	806,458
Civilian Employed Population 16 years and over	763,565
Unemployment Rate	2.90
Unemployment Rate for Ages 16-24	12.40
Unemployment Rate for Ages 25-65	5.30

Table 41 - Labor Force

Alternate Data Source Name:

2019-2023 ACS

Data Source Comments: All data except Unemployment Rate from 2019-2023 ACS; BLS data does not exclude entitlement communities

Unemployment

There are several methods for measuring unemployment, each with distinct advantages and limitations. The U.S. Census collects annual unemployment data by census tract, enabling geographic comparisons of unemployment rates across smaller areas. However, this data is typically two or more years old, making it less useful for real-time analysis. In contrast, the Bureau of Labor Statistics (BLS) provides monthly unemployment data, which is more current but only available at the county level, limiting its ability to reflect localized trends within specific neighborhoods or tracts. This BLS data includes the entirety of Broward County including entitlement cities.

Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
2.8	2.7	2.7	2.4	2.7	3.1	3.1	3.3	3.2	3.2	3.0	2.8

Table - Unemployment Rate in 2023, BLS-Broward County, FL

Broward County's unemployment rate

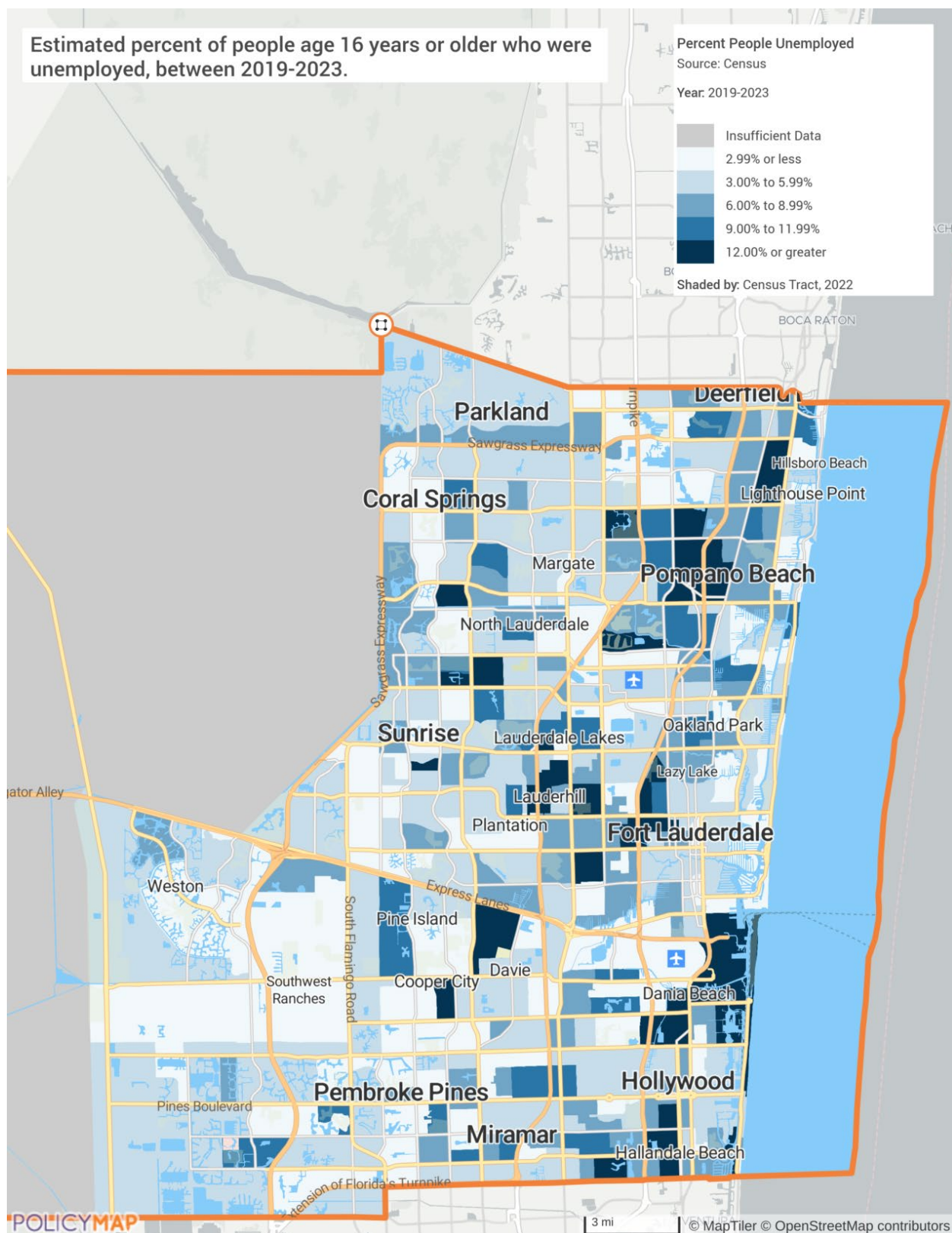
Broward County's unemployment rate remained consistently low throughout 2023, reflecting a stable and resilient regional economy. The year began at 2.8% in January, dipped to a low of 2.4% in April, peaked at 3.3% in August, and closed the year at 2.8% in December. These levels were comparable to the 2022 average of 3.0%, highlighting continued economic growth and a robust labor market across the county.

The persistently low unemployment rates underscore the overall strength of Broward County's employment sectors, including those located in major economic centers such as Fort Lauderdale, Hollywood, and Pompano Beach, which are not part of the HOME Consortium. While the Consortium itself has a significantly higher number of workers than local jobs—prompting outbound commuting—the broader county's diverse and expanding employment base offers ample job opportunities. This reinforces the importance of coordinated housing and transportation planning to reduce commuting

burdens and ensure that workers have access to affordable housing near employment centers throughout Broward County.

Unemployment Rate

The following map illustrates unemployment rates by census tract across Broward County, showing that most areas maintain rates below 6%, reflecting a generally strong job market. While a few tracts exhibit higher unemployment levels, the highest rates exceed 12% in several census tracts as indicated by darker shading. There are no clear geographic concentrations of elevated unemployment, suggesting that job opportunities are relatively well-distributed throughout the county. This distribution indicates a diverse and resilient employment sector, with localized variations likely influenced by industry presence, workforce skills, and economic conditions in specific neighborhoods.



A Map of the Unemployment Rate in the County, Shaded by Census Tract

Occupations by Sector	Number of People
Management, business and financial	306,934
Farming, fisheries and forestry occupations	944
Service	141,256
Sales and office	182,617
Construction, extraction, maintenance and repair	56,726
Production, transportation and material moving	75,088

Table 42 – Occupations by Sector

Alternate Data Source Name:

2019-2023 ACS

Data Source Comments:

Occupations by Sector

The "Occupations by Sector" table illustrates the distribution of job types across various industries in Broward County, differing from a previous table that focused on the distribution of jobs within specific sectors. For instance, managerial positions, whether in corporate offices or retail, are classified under "Management, Business, and Financial" in this table but would be categorized by industry in the earlier table.

In Broward County, the largest occupational group is the Management, Business, and Financial sector, with over 306,934 jobs. The second-largest group is the Sales and Office sector, comprising 182,617 jobs. These sectors encompass vital roles such as managers, financial analysts, business professionals, retail workers, administrative staff, and customer service representatives, emphasizing the importance of professional and office-related occupations in the county's workforce.

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	347,962	53%
30-59 Minutes	245,588	38%
60 or More Minutes	60,281	9%
Total	653,831	100%

Table 43 - Travel Time

Alternate Data Source Name:

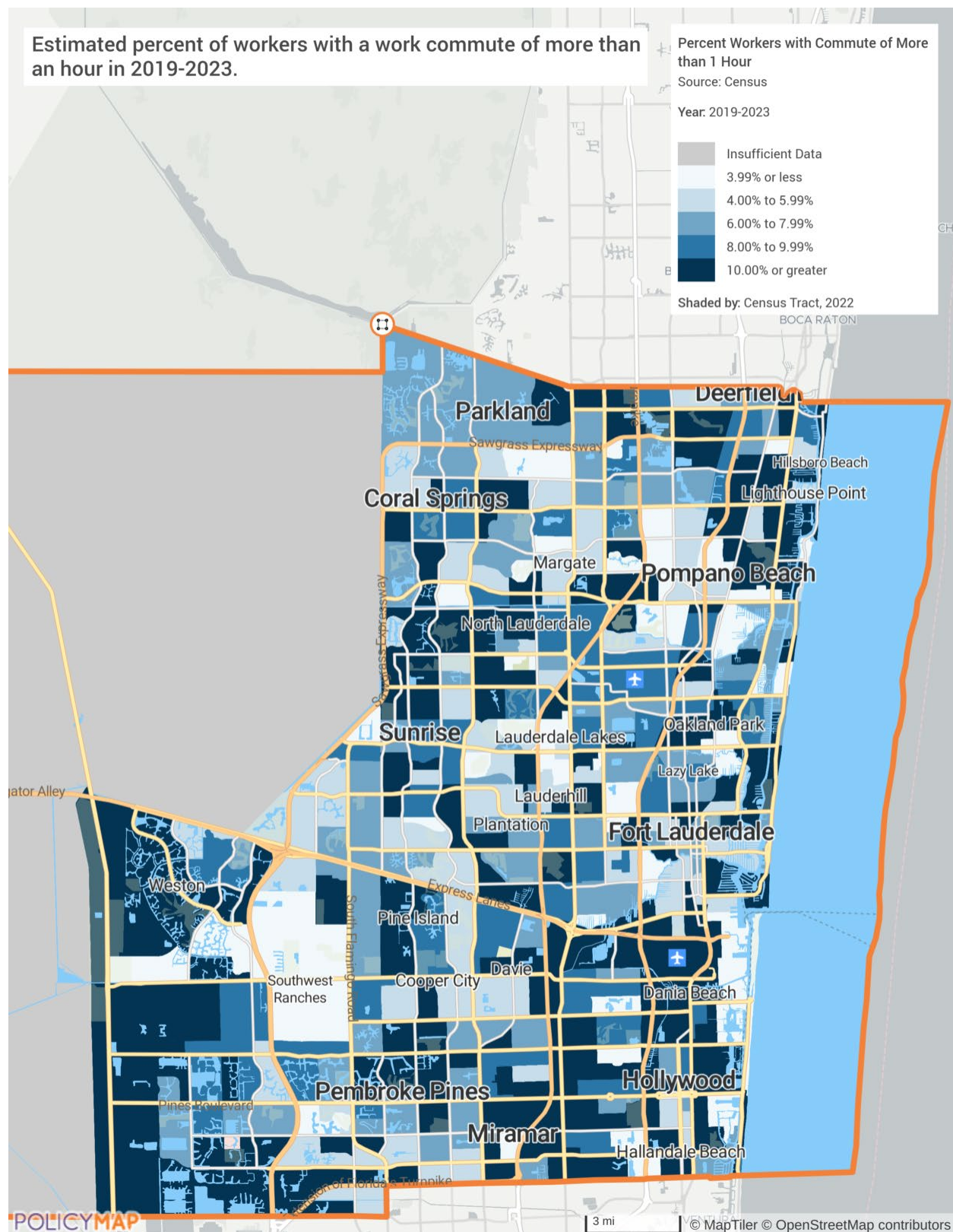
2019-2023 ACS

Data Source Comments:

Commute Travel Time

In Broward County, most residents experience short to medium commutes, with 53.2% of commuters, or 347,962 individuals, traveling less than 30 minutes each way to work. An additional 37.6%, or 245,588

people, commute between 30 and 59 minutes, while 9.2%, or 60,281 commuters, face longer commutes of 60 minutes or more. The following map illustrates the prevalence of workers with commute times longer than one hour. Areas with the darker shades have a higher percentage of workers with longer travel times with the darkest shaded areas reporting 10% or more workers with longer commute times, while those with lighter shades indicate lower percentages with the lowest reporting under 4%.



A Map of Commute Times Over 1 Hour in the County, Shaded by Census Tract

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	19,507	3,098	6,923
High school graduate (includes equivalency)	95,735	8,241	23,898
Some college or Associate's degree	74,050	5,571	11,608
Bachelor's degree or higher	135,556	5,925	19,828

Table 44 - Educational Attainment by Employment Status

Alternate Data Source Name:
2019-2023 ACS
Data Source Comments:

Educational attainment 16 and older

The table above details educational attainment by employment status for persons 16 years of age and older within the county. Unemployment is lower and labor force participation is generally higher for residents who have achieved a higher level of educational attainment.

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	1,912	3,733	507	13,717	20,074
9th to 12th grade, no diploma	14,263	6,419	9,578	19,720	18,782
High school graduate, GED, or alternative	36,364	47,185	47,729	110,550	80,236
Some college, no degree	34,706	35,124	33,313	71,885	45,865
Associate's degree	12,121	23,237	22,506	44,835	19,179
Bachelor's degree	13,852	50,322	53,208	89,617	42,497
Graduate or professional degree	956	21,673	32,792	58,818	32,473

Table 45 - Educational Attainment by Age

Alternate Data Source Name:
2019-2023 ACS
Data Source Comments:

Educational Attainment by Age

The previous table outlines educational attainment by age for individuals aged 18 and older in Broward County. It highlights the varying levels of education achieved across different age groups, providing

insights into the county's educational landscape and its potential impact on workforce development and economic opportunities.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	32,728
High school graduate (includes equivalency)	36,984
Some college or Associate's degree	43,282
Bachelor's degree	57,002
Graduate or professional degree	77,203

Table 46 – Median Earnings in the Past 12 Months

Alternate Data Source Name:

2019-2023 ACS

Data Source Comments:

Median Earnings by Educational Attainment

Educational attainment is a key determinant of potential earnings and financial stability. In Broward County, individuals with higher education levels experience significantly greater median earnings. For instance, a person with a bachelor's degree typically earns around 75% more than someone without a high school diploma, while those with a graduate or professional degree can expect to earn just over 50% more than what someone earns with a high school education. Over the span of a career, this income disparity becomes even more pronounced. Without accounting for inflation, an individual with a bachelor's degree working from age 23 to 62 can expect to earn around \$2.2 million, compared to approximately \$1.4 million for someone with a high school diploma working from age 23 to 62—an earnings difference of over \$800,000. This gap in lifetime earnings contributes significantly to wealth accumulation, further supported by the higher likelihood of home ownership, investments, and retirement savings often associated with higher salaries.

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

In Broward County, the Education and Health Care Services sector plays a vital role in the local economy, employing approximately 163,806 skilled workers, or nearly 18% of the county's total workforce. Within the Broward County HOME Consortium, this sector is also the largest employer, accounting for 115,651 jobs—representing a significant portion of available employment opportunities across the participating jurisdictions. These industries are critical to the region's economic stability, not only by offering a broad range of skilled employment, but also by meeting essential community needs in education and healthcare.

Other key employment sectors within the Consortium include Professional, Scientific, and Management Services and Retail Trade, both of which contribute substantially to local job creation and economic diversification. Together, these sectors support a dynamic labor market and reflect the Consortium's broader commitment to sustaining a balanced and resilient economy.

Describe the workforce and infrastructure needs of the business community:

The Broward County HOME Consortium, encompassing Coconut Creek, Coral Springs, Davie, Deerfield Beach, Lauderhill, Margate, Miramar, Pembroke Pines, Plantation, Sunrise, and Tamarac, is actively addressing the evolving workforce and infrastructure needs to support its dynamic business community.

Workforce Needs:

1. **Skilled Labor Development:** Industries such as Professional and Business Services, Education, and Health Services have experienced notable employment growth, adding thousands of jobs in recent years. This expansion underscores the need for a workforce proficient in specialized skills pertinent to these sectors.
2. **Workforce Housing:** The imbalance between jobs and housing is particularly concerning for low-income workers who may lack access to personal vehicles. Developing affordable housing options near employment centers is essential to reduce commuting challenges and support workforce retention.
3. **Continuous Training Programs:** To keep pace with technological advancements and industry shifts, ongoing professional development and training programs are vital. Initiatives like those offered by CareerSource Broward provide recruitment events and on-the-job training programs, aiding employers in meeting their hiring and training needs.

Infrastructure Needs:

1. **Transportation Enhancements:** Efficient transportation networks are crucial for business logistics and employee commutes. Projects like the Cypress Creek Mobility Hub aim to improve access to various transit options, facilitating better connectivity within the region.
2. **Public Facility Upgrades:** Reliable public infrastructure, including water, sewer, drainage, and solid waste management systems, is fundamental for comfortable living and business operations. Ensuring these facilities are dependable and affordable remains a priority.
3. **Affordable Housing Development:** Addressing the affordable housing crisis is integral to supporting the local workforce. The Housing Coordination Plan focuses on targeted transportation investments that deliver positive impacts, aiming to align housing availability with employment opportunities.

By concentrating on these workforce and infrastructure needs, the Broward County HOME Consortium is committed to fostering a robust economic environment that supports business growth and enhances the quality of life for its residents.

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

The Broward County HOME Consortium, comprising of Coconut Creek, Coral Springs, Davie, Deerfield Beach, Lauderhill, Margate, Miramar, Pembroke Pines, Plantation, Sunrise, and Tamarac, is poised for significant economic developments over the next five years. Several planned public and private sector investments are expected to influence job creation and business growth within the Consortium's jurisdictions. These initiatives will necessitate targeted workforce development, business support, and infrastructure enhancements to maximize their benefits.

Major Planned Investments and Initiatives:

1. Transportation Infrastructure Enhancements:

- *I-95 and SW 10th Street Connectivity Improvements:* The Florida Department of Transportation (FDOT) has initiated a project to widen and enhance I-95, focusing on improving connectivity at the SW 10th Street and Hillsboro Boulevard interchanges. This \$933 million initiative aims to alleviate congestion and support regional mobility.
- *PREMO Light Rail System:* Broward County Transit is advancing the Premium Mobility Plan (PREMO), which includes the development of a light rail system. The initial phase will connect Fort Lauderdale-Hollywood International Airport, Port Everglades, and the Broward County Convention Center, with operations anticipated to commence by 2028.
- *Florida's Turnpike Widening Projects:* Multiple segments of Florida's Turnpike within Broward County are scheduled for widening to accommodate increased traffic flow, with construction phases beginning between 2024 and 2027.

1. Economic Development Incentives:

- *Broward County Job Growth Incentive Program:* This initiative offers direct cash incentives to new or expanding companies creating jobs that pay at least 115% of the county's average annual wage. Eligible companies can receive up to \$2,000 per new job, with a maximum county contribution of \$200,000 per company.

Anticipated Workforce Development, Business Support, and Infrastructure Needs:

- **Skilled Workforce Expansion:** The transportation and infrastructure projects will require a labor force proficient in construction, engineering, and project management. Collaborations with entities like CareerSource Broward are essential to provide targeted training programs that equip local workers with the necessary skills.

- **Small Business Engagement:** Local small businesses have opportunities to participate in these large-scale projects. Support services, including assistance with certification processes and access to capital, will enable them to compete effectively for contracts. The Broward County Office of Economic and Small Business Development offers resources to facilitate this engagement.
- **Enhanced Transportation Infrastructure:** Improvements to major highways and the introduction of the light rail system will necessitate upgrades to existing transportation infrastructure. Ensuring seamless integration of new transit options with current systems is vital for optimizing regional connectivity and supporting economic growth.
- **Affordable Housing Development:** Economic growth may lead to increased housing demand. Proactive measures to develop affordable housing options are crucial to accommodate the expanding workforce and prevent displacement. Strategic planning should focus on creating housing opportunities near emerging employment centers to reduce commute times and enhance quality of life.

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

The overall education and skills of the current workforce are generally aligned with local employment opportunities, though there are notable mismatches in certain sectors. A large portion of employed individuals have at least some college education or a bachelor's degree—over 135,000 with a bachelor's degree or higher, and 74,000 with some college or an associate's degree. These educational levels support strong sectors like Education and Health Care, Professional and Scientific Services, and Finance, which together represent a significant share of local jobs.

However, there is a notable gap between the number of workers and available jobs in sectors such as Manufacturing, Construction, and Transportation and Warehousing, suggesting that while the workforce may be qualified in these areas, job opportunities are limited within the Consortium's boundaries. Additionally, sectors like Wholesale Trade have more jobs than resident workers, indicating a need to either attract or train more workers for these positions locally.

Overall, while the Broward County HOME Consortium has a well-educated and diverse workforce, aligning training and education initiatives more closely with sectors experiencing shortages—or with growing job markets—would enhance economic resilience and reduce outbound commuting.

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

Broward County offers a variety of workforce training initiatives aimed at enhancing the skills of its residents to meet the evolving demands of local industries. These programs, supported by workforce

investment boards, community colleges, and various organizations, play a crucial role in fostering economic growth.

CareerSource Broward (CSBD):

As the designated workforce development board for Broward County, CSBD provides career development and training programs to help job seekers acquire the education and skills needed to succeed in today's labor market. Eligible residents may receive scholarships of up to \$12,000 to cover costs such as tuition, books, and supplies. CSBD also offers resources like résumé writing assistance, interview skills workshops, and career guidance. These services are designed to strengthen the public workforce system and assist individuals, including youth and those with significant barriers to employment, in securing high-quality jobs and careers.

Broward College:

Broward College plays a pivotal role in workforce development through various training programs. Notably, the college launched Broward UP™ (Unlimited Potential) in 2018 to deliver workforce education courses and programs directly in neighborhoods throughout Broward County. This initiative aims to close the workforce skills gap by offering free workforce training and support services, thereby increasing residents' employability and earning potential.

Broward Partnership:

The Broward Partnership's Workforce Development program provides a variety of career development activities, including job education and hands-on training, interview coaching, job placement assistance, and job retention services. The program aims to help clients maximize their employment potential to achieve a productive lifestyle, thereby contributing to the county's economic stability.

OIC of South Florida – The Pathways Program:

The Pathways program serves economically disadvantaged Broward County residents (18 years or older) seeking to align their career interests and skill sets with in-demand career paths. This program provides work readiness and vocational training, job placement assistance, life skills support, and other supportive services such as transportation assistance and interview clothing. By addressing both external and internal obstacles to employment, the program promotes economic stability and self-sufficiency among participants.

Broward County Workforce Investment Program:

The Broward County Board of County Commissioners has instituted the Workforce Investment Program to encourage local economic development through the hiring of economically disadvantaged or hard-to-hire individuals. Contractors are encouraged to work with CareerSource Broward as a first source for

recruiting employees for county-funded projects, thereby promoting workforce inclusion and community development.

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

Yes

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

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PLAN_SECTION_ID=[1370705000]>

Discussion

Additional text from major changes that may have an economic impact prompt:

By addressing these workforce and infrastructure needs, the Broward County HOME Consortium can effectively leverage upcoming investments to foster sustainable economic development, enhance employment opportunities, and improve the overall quality of life for its residents.

Additional text from current workforce training initiatives prompt:

Alignment with the Consolidated Plan:

These workforce training initiatives directly support Broward County's Consolidated Plan by addressing both immediate and long-term employment needs. In the short term, they equip residents with the necessary skills to fill existing job vacancies, reducing unemployment rates and supporting local businesses. Long-term benefits include fostering a more skilled and adaptable workforce capable of meeting the demands of emerging industries, thereby attracting new businesses and promoting sustained economic growth. By focusing on individuals facing employment barriers, these programs also contribute to greater economic inclusion and upward mobility within the community.

Collectively, these initiatives enhance the county's economic resilience and ensure that workforce development efforts are aligned with the strategic objectives outlined in the Consolidated Plan.

MA-50 Needs and Market Analysis Discussion

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

HUD defines "housing problems" based on four specific data points: cost burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. In Broward County, housing issues are infrequent overall, except for cost burden. According to the 2019-2023 ACS 5-Year Estimates, the countywide rates are as follows:

- Cost Burden Renters: 65.4%
- Cost Burden Homeowners: 35.0%
- Overcrowding: 4.3%
- Lack of Complete Plumbing Facilities: 0.4%
- Lack of Complete Kitchen Facilities: 0.9%

For an area to be considered "concentrated" with housing issues, it must exhibit two or more problems significantly above the countywide averages, using HUD's definition of "disproportionate." This threshold in Broward County is set at 10 percentage points higher than the county average, equating to: a cost burdened renter above 75.4%, a cost burdened homeowner above 45%, overcrowding above 14.3%, lack of plumbing facilities above 10.4%, and lack of kitchen facilities above 10.9%.

In Broward County, the following tracts that meet the criteria for having more than one concentrated housing problem:

Census Tract #12011031205 – Overcrowded Renters (15.93%); Cost Burdened Renters (79.63%)

Census Tract #12011060113 – Overcrowded Renters (17.44%); Cost Burdened Homeowners (50.32%)

Census Tract #12011100203 – Overcrowded Renters (39.48%); Cost Burdened Homeowners (56.28%)

Census Tract #12011110362 – Overcrowded Renters (20.26%); Cost Burdened Homeowners (45.11%)

Census Tract #12011050313 – Lack of Complete Kitchen Facilities (23.83%); Cost Burdened Homeowners (65.98%)

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

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

Low-income neighborhoods within the Broward County HOME Consortium—particularly areas such as West Park, North Lauderdale, Hallandale Beach, Margate, and Lauderdale Lakes—are experiencing increasing levels of housing distress due to cost burdens, aging housing stock, and displacement risks. According to the 2022 Broward County Affordable Housing Needs Assessment, over 61% of renter households in the county are cost-burdened, and in these specific municipalities, rates exceed 68%, reaching up to 75.6% in West Park. This affordability crisis is further compounded by high Housing + Transportation (H+T) cost indices, with many suburban communities far exceeding the 45% affordability threshold, highlighting the additional burden of transportation costs for low-income households.

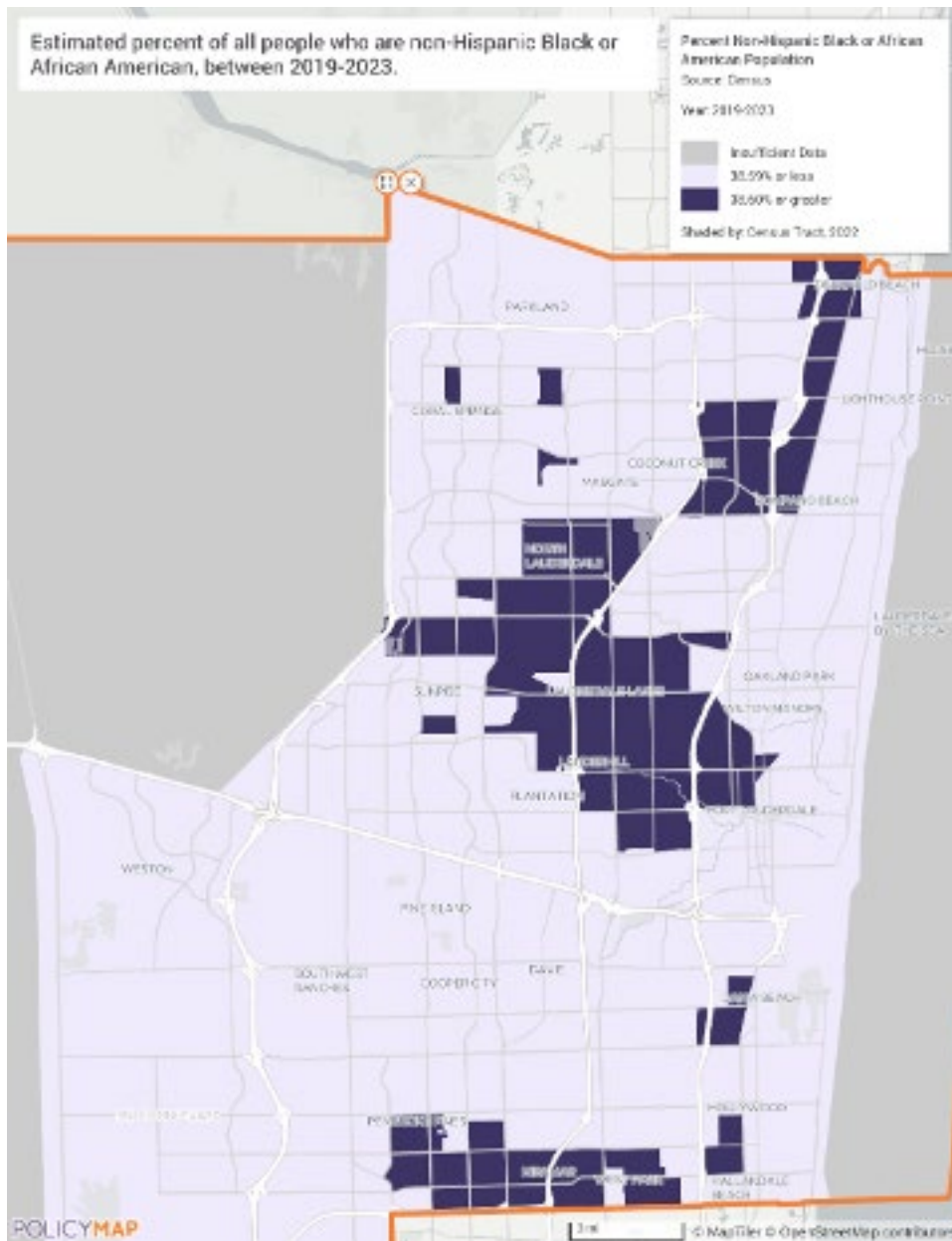
Housing production has not kept pace with demand, especially for Extremely Low- to Low-Income renter households. Investor purchases and price appreciation continue to reduce the number of affordable units. Market appreciation has resulted in the annual loss of approximately 9,600 affordable rental units and over 15,700 owner units over the past five years. Despite job growth, many occupations projected to gain the most new jobs—such as food service workers, retail salespersons, and janitors—offer wages far below what's needed to afford housing, limiting housing choices in these areas for the local workforce.

Are there any community assets in these areas/neighborhoods?

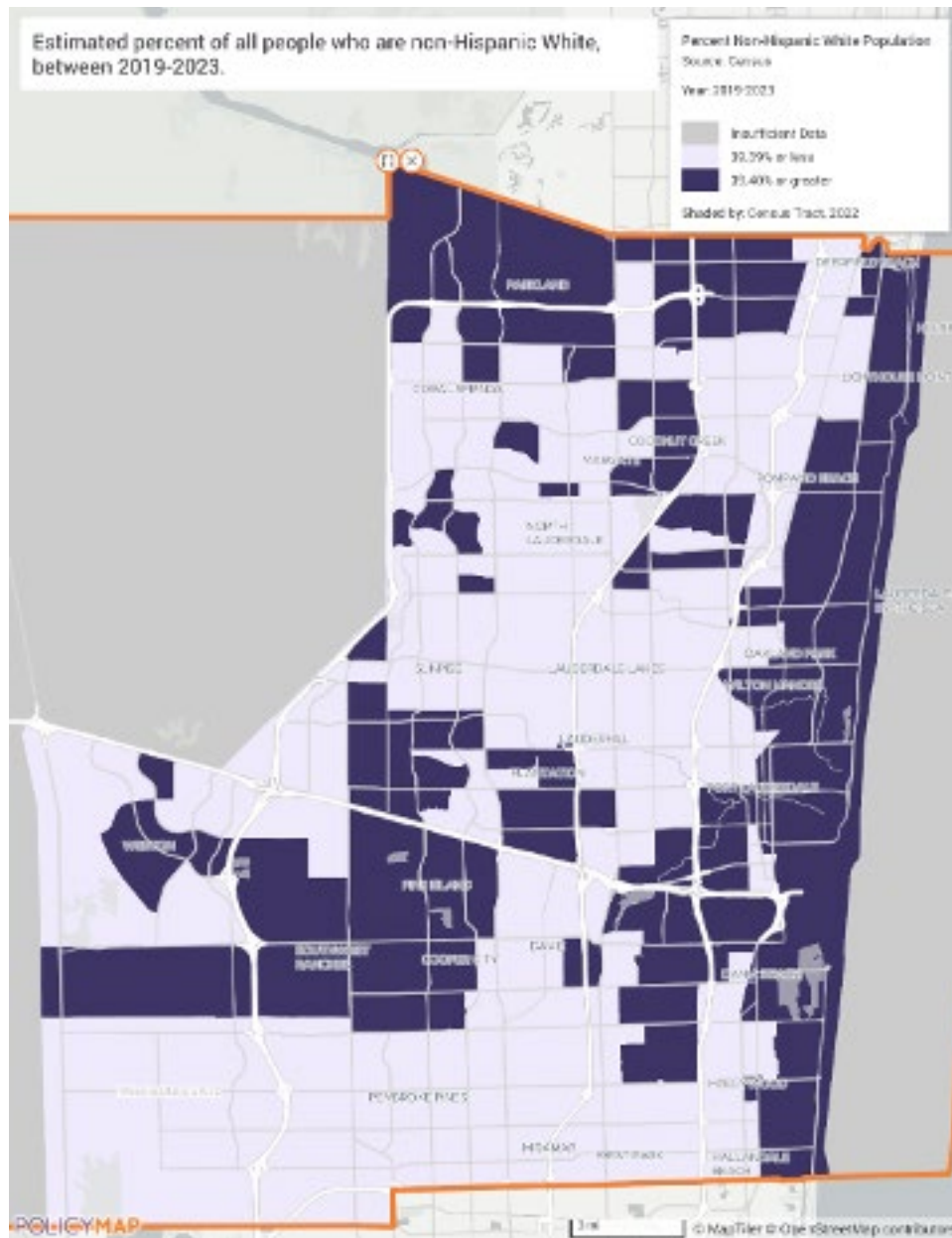
Are there other strategic opportunities in any of these areas?

Strategic opportunities in Broward County's low-income neighborhoods include preserving and producing affordable housing, expanding access to workforce development, and investing in infrastructure and transit-oriented development. The Affordable Housing Needs Assessment highlights the urgent need to close the affordability gap through new housing construction, rehabilitation of aging units, and preservation of existing affordable stock, particularly in areas with high cost burdens.

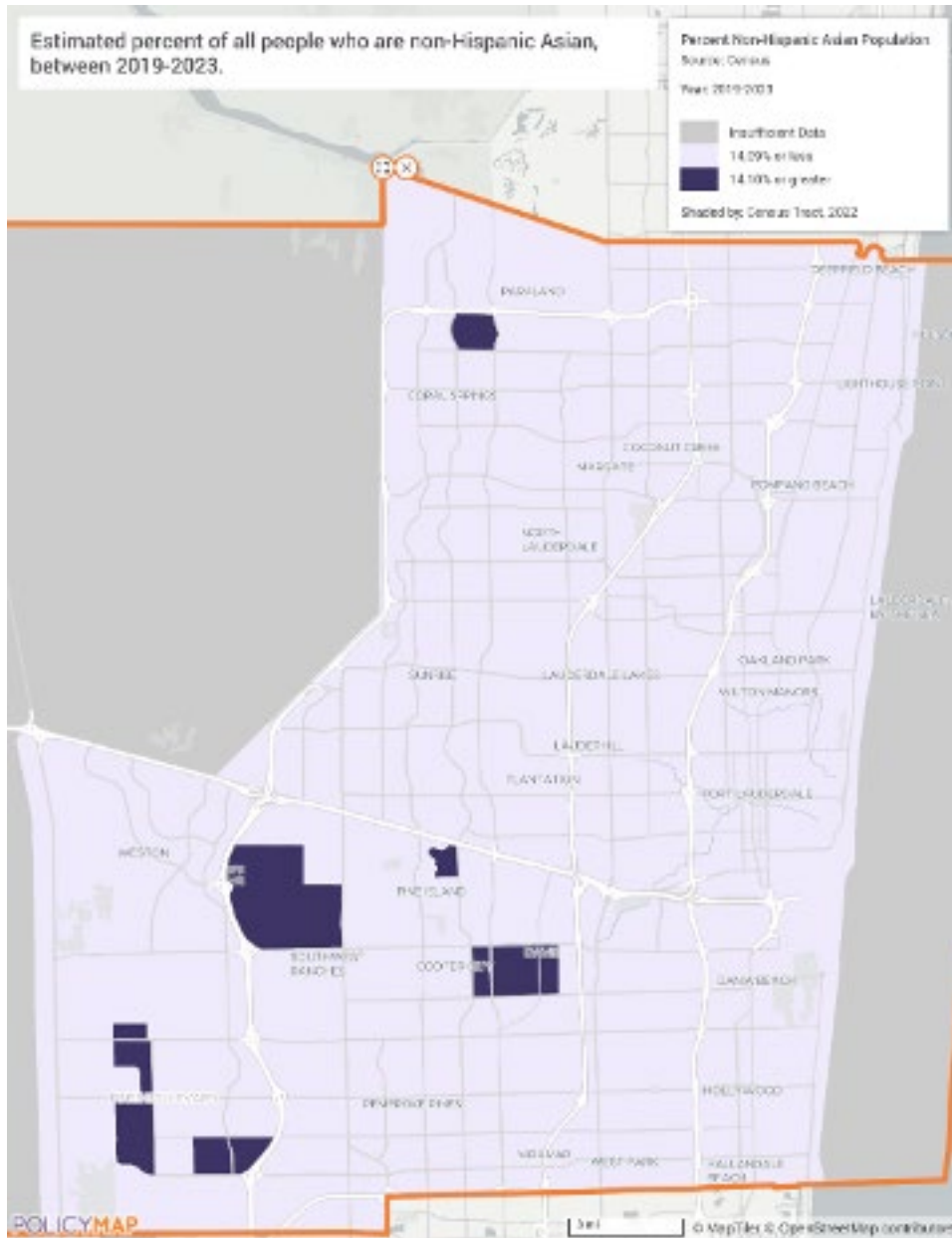
Other opportunities include leveraging Broward County's economic development and housing policies to promote mixed-income housing, incentivize private investment, and coordinate redevelopment efforts around high-capacity transit routes. Workforce development programs, especially those tailored for service-sector and healthcare workers, can be aligned with local housing efforts to ensure that residents can live near employment centers. The County's focus on housing accessibility for all, housing preservation, and resilience planning provides a framework for comprehensive, community-led revitalization that reduces displacement while improving economic outcomes in underserved neighborhoods.



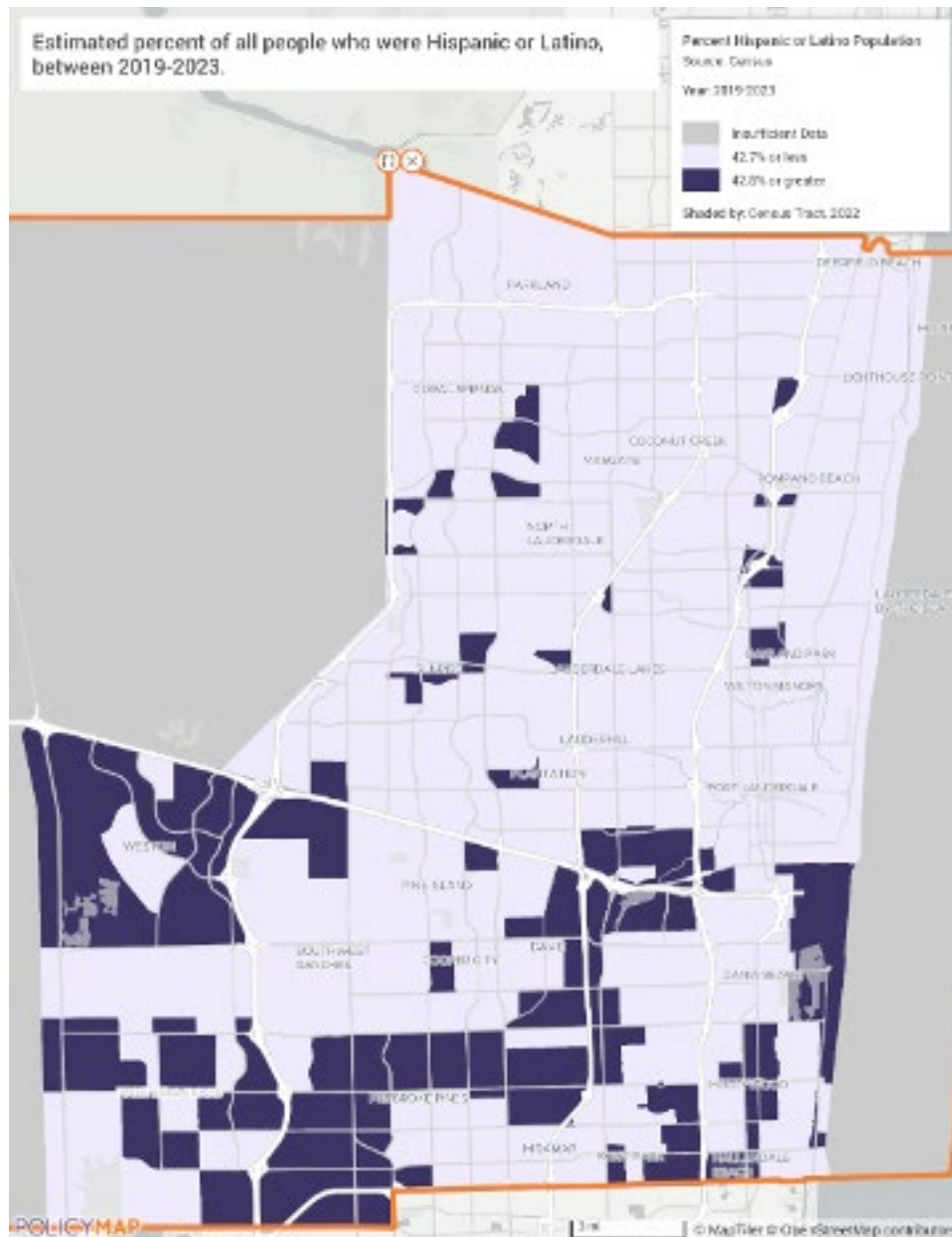
A Map of Tracts with a Concentration of Black or African American (non-Hispanic) persons over 38.6%



A Map of Tracts with a Concentration of White (non-Hispanic) persons over 39.4%



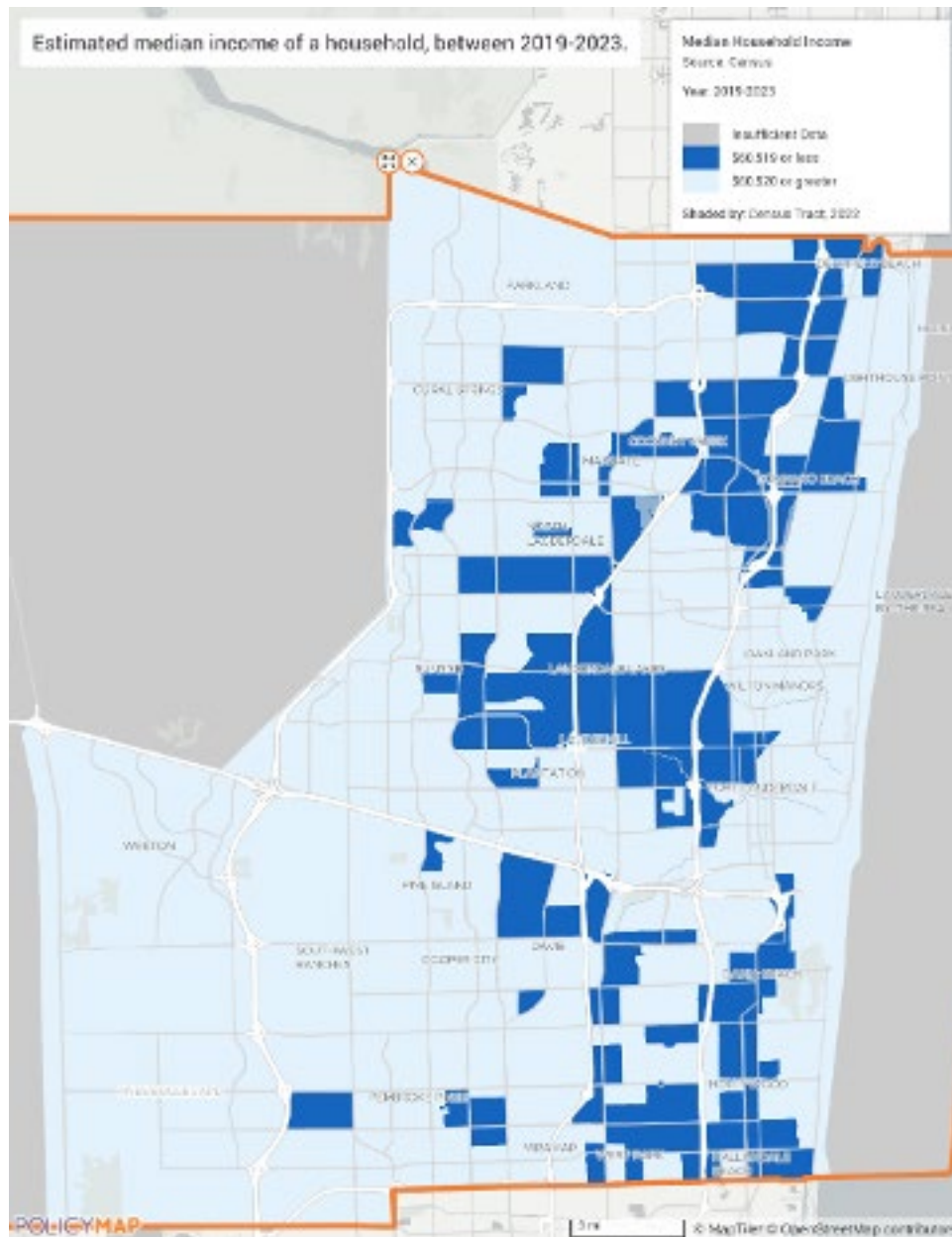
A Map of Tracts with a Concentration of Asian (non-Hispanic) persons over 14.1%



A Map of Tracts with a Concentration of Hispanic / Latino persons over 42.8%

Low-Income Households

According to the 2019-2023 ACS data, the Median Household Income (MHI) in Broward County is \$75,651. Any household making 80% or less (\$60,520) is considered “low-income” concentration. The following map illustrates the Census Tracts of Broward County with a majority of households earning below 80% of the MHI.



A Map with a Concentration of Low-Income Households in the County

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

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

Internet access is a critical component of modern communication and information-sharing, enabling users to benefit from the growing interconnectedness of business, education, commerce, and everyday activities. Reliable internet connectivity has become essential for success in today's economic landscape. Communities without broadband access face significant challenges in keeping pace with the rest of the country. The lack of broadband infrastructure limits residents' ability to access educational and entrepreneurial opportunities, which is especially concerning in low- to moderate-income (LMI) areas where economic opportunities are often limited.

Research from the Pew Research Center underscores the vital role that high-speed internet plays in enhancing educational and employment opportunities, particularly in underserved communities. The center's studies have shown that individuals with reliable broadband access are more likely to engage in online learning, apply for jobs, and participate in economic activities that can improve their quality of life.

Similarly, reports from the Federal Communications Commission (FCC) highlight the direct correlation between broadband availability and economic development. The FCC's findings indicate that regions with robust internet infrastructure experience higher rates of job creation, educational attainment, and overall community growth.

Broward County, Florida, enjoys comprehensive broadband coverage, with the vast majority of the county offering various internet service provider options, including in LMI areas. The average Broward County household has access to two (2) broadband-quality internet service options. According to ISPReports.org, Broward County benefits from a variety of infrastructure options, including cable, fiber, fixed wireless, and DSL. Ninety-two percent (92%) of Broward County households have an internet connection with the county having 99.62% availability. Of those households, 80% have fiber, cable, or DSL, 7% have satellite, 0% are still on dial-up, and 3% of households have internet but don't pay for a subscription because it's subsidized by the Affordable Connectivity Program. The map below illustrates broadband availability throughout Broward County, defined as advertised internet speeds of 768 kilobits per second or higher.

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

To ensure high-quality broadband service, it is crucial to foster competition among service providers. A lack of competition, where a single provider dominates an area, can diminish the incentive to deliver

reliable and consistent services. According to ISPReports.org, Broward County is served by fourteen (14) Internet providers offering residential service. Among these, Xfinity stands out as the leading provider in terms of coverage and speed. Internet providers throughout the county include:

Xfinity (Cable and Fiber)

EarthLink (Fiber, DSL, and Fixed Wireless)

AT&T (Fiber, DSL, and Fixed Wireless)

Blue Stream Fiber (Cable and Fiber)

Hotwire Communications (Fiber)

Atlantic Broadband (Cable and Fiber)

Florida Wifi (Fiber)

T-Mobile Home Internet (Fixed Wireless)

Verizon (Fixed Wireless)

Dish (Satellite)

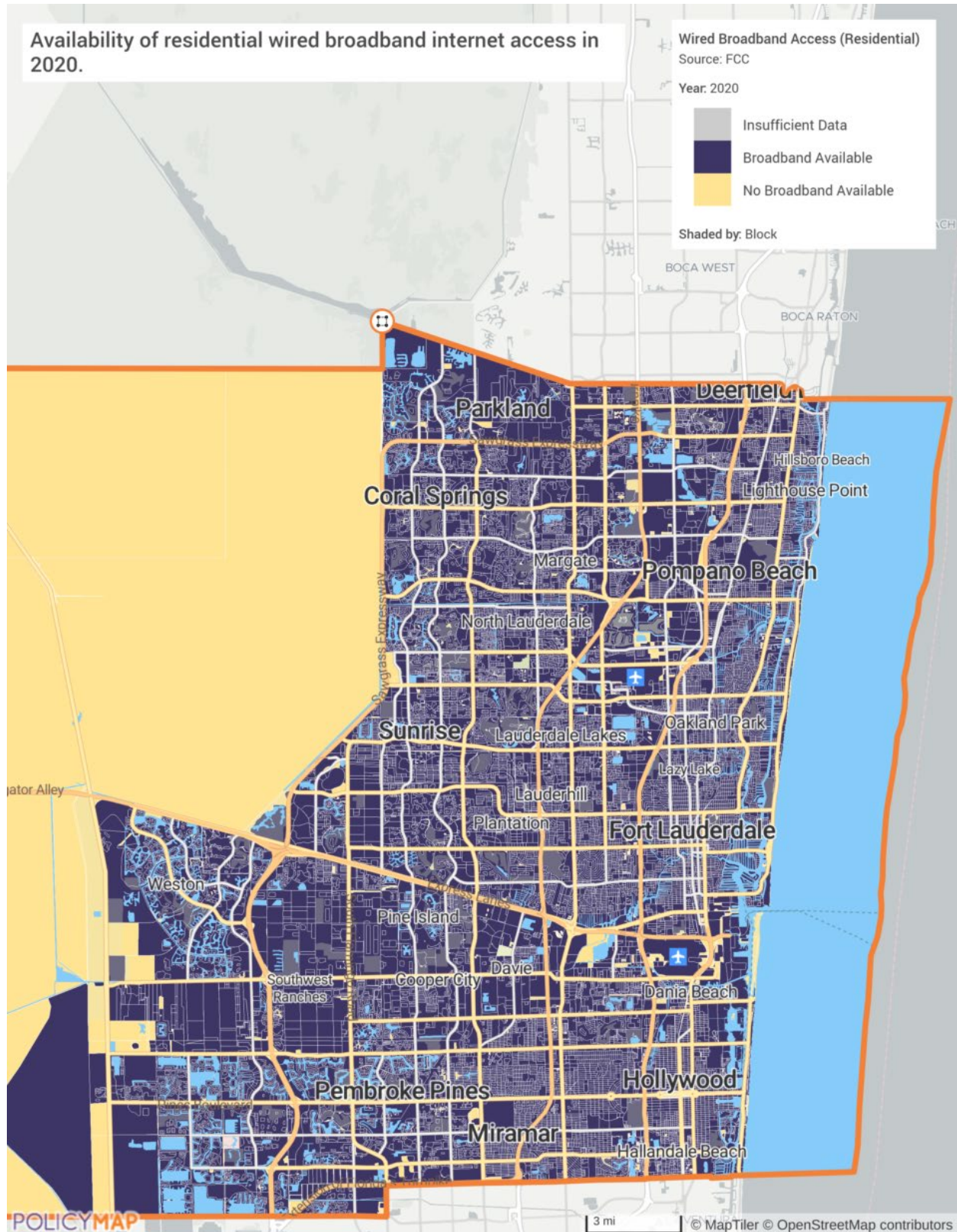
DirecTV (Satellite)

HughesNet (Satellite)

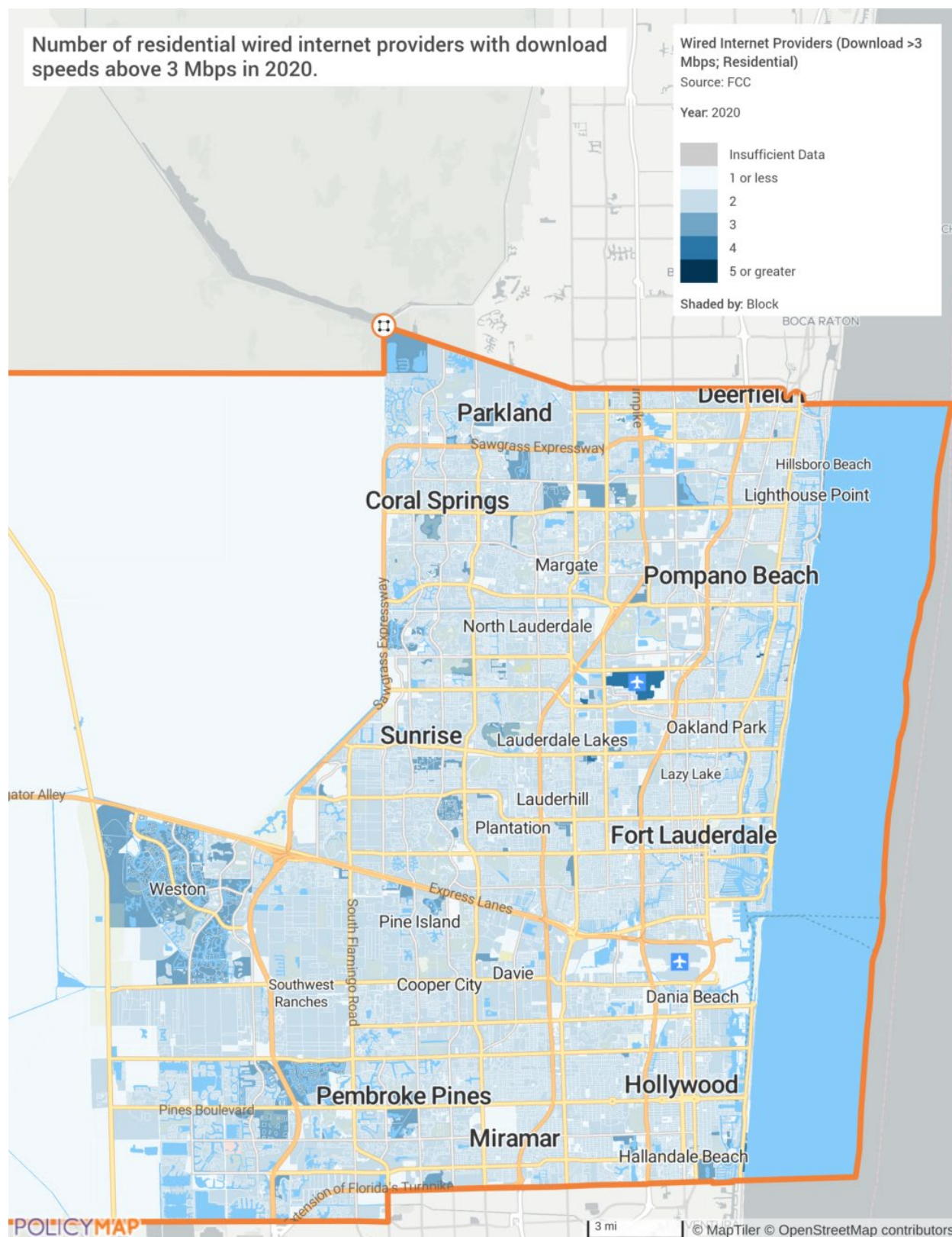
Viasat Internet (Satellite)

Starlink (Satellite)

The map below shows the number of broadband service providers by census tract. The average Broward County household has access to two broadband-quality internet service options. While this provides a level of reliability and affordability, increasing the number of providers could further enhance competition, leading to more dependable and cost-effective service for residents.



A Map of Broadband Access in the County



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

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

Broward County, FL, has historically faced multiple natural hazard risks, including extreme heat, severe thunderstorms, tornadoes, tropical cyclones (hurricanes and tropical storms), coastal erosion, droughts, flooding, and wildfires. The 2022 Broward County Emergency Management Enhanced Local Mitigation Strategy (LMS) identifies climate change as a significant factor exacerbating these risks, primarily due to sea level rise, intensified storm events, and increasing temperatures. The probability of high tide flooding is considered "highly likely," with sea levels projected to rise by up to 40 inches by 2070 under the NOAA Intermediate-High scenario, leading to more frequent and severe coastal inundation and storm surges. Inland flooding is also expected to worsen due to reduced drainage capacity in stormwater systems caused by higher sea levels, increasing the risks associated with heavy rainfall and hurricanes. While climate change is expected to intensify hurricanes by increasing storm surge heights, rainfall, and wind speeds, a 2011 South Florida Water Management District (SFWMD) report suggests that rising wind shear over the Atlantic could lead to a 6-34% decrease in the overall number of tropical storms and hurricanes. Additionally, the county anticipates longer and more severe drought periods, which, when combined with higher temperatures, may heighten wildfire risks. Extreme heat events are also increasing, particularly in urban areas, posing significant health risks and placing stress on infrastructure.

Broward County is considered a coastal county. It has 24 miles of coastline along the Atlantic Ocean with several municipalities that border the coast. Its coastal location makes it especially vulnerable to hazards such as hurricanes, storm surge, coastal erosion, and sea level rise. The LMS highlights significant socioeconomic risks from climate change, particularly property loss, infrastructure damage, and economic vulnerabilities due to rising sea levels. Increased flooding threatens roads, utilities, and drainage systems, leading to costly adaptations. The tourism sector, a key economic driver, is at risk from beach erosion and storm damage. These escalating hazards underscore the necessity for adaptation and mitigation strategies to protect Broward County's residents, economy, and environment.

According to the FEMA National Risk Index, Broward County faces significant threats from hurricane, lightning, tornado, and wildfire, challenging the region's resilience and safety. To counter these challenges, proactive measures are essential for fostering resilience in an evolving climate landscape. The Center for Disease Control and Prevention (CDC) emphasizes that climate change, coupled with other environmental and human-made stressors, exacerbates existing health threats and introduces new ones, further emphasizing the need for comprehensive preparedness.

(see additional text)

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

Low- and moderate-income households, whether renting or owning, are particularly vulnerable to climate change and natural disasters due to limited financial resources. Rising electricity and housing costs can push them into unstable living conditions, increasing the risk of homelessness or substandard housing. The 2024 America's Rental Housing Study from Harvard's Joint Center for Housing Studies highlights how escalating insurance premiums and coverage withdrawals in high-risk areas make securing protection against climate-related losses increasingly difficult, while stagnant operating income further limits property owners' ability to invest in climate resilience. The 2021 EPA study on Climate Change and Social Vulnerability reinforces these concerns, revealing that low-income individuals are more likely to live in areas experiencing rising mortality rates from extreme temperatures and face the highest labor hour losses due to weather exposure. Rural communities are especially disadvantaged, often lacking emergency support and resources for climate-related home repairs. As climate threats intensify, strengthening resilience among low- and moderate-income households is essential to ensuring their safety, stability, and long-term well-being.

In Broward County, low- and moderate-income households are among the most vulnerable to natural hazards due to limited financial resources and increased exposure to risk. According to the LMS, 13.1% of residents live below the poverty line, and 6.4% of households report an income of less than \$10,000 per year, making it difficult for them to invest in mitigation measures such as flood insurance or structural reinforcements. All residents that live in mobile homes, which must be evacuated for any level of hurricane and are at a higher risk of severe damage. Additionally, communities with high social vulnerability often experience higher surface temperatures due to urban heat island effects, exacerbating risks associated with extreme heat. These factors, combined with the increased frequency of severe weather events, highlight the urgent need for targeted resilience measures to protect vulnerable populations.

FEMA's National Risk Index identifies Broward County as having a relatively moderate level of community resilience, indicating that its residents have a relatively moderate ability to prepare for, adapt to, and recover from natural hazards. This assessment encompasses six broad categories: social, economic, community capital, institutional, infrastructural, and environmental factors at the county level. The map below illustrates FEMA's qualitative risk to natural hazards at the census tract level within the county, providing an intuitive way to gauge community risk based on Expected Annual Loss (EAL), Social Vulnerability, and Community Resilience scores.

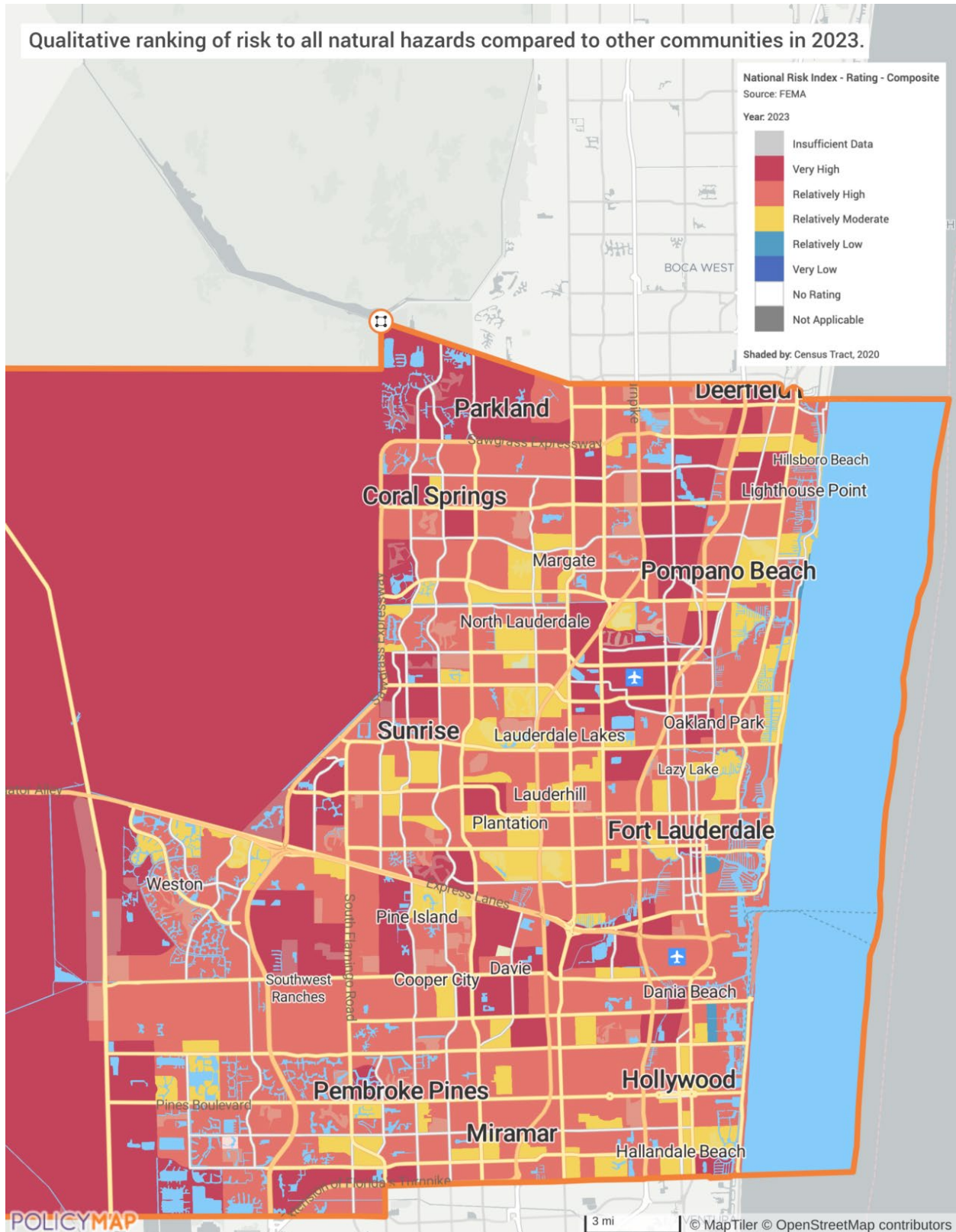
Risk levels across Broward County range from relatively moderate to very high. Targeted mitigation across the county could help lower the overall risk and create a more balanced risk profile across the county. These two indexes measure risk from different perspectives—FEMA's risk index evaluates a community's ability to respond to hazards (resilience), while the county's qualitative assessment concentrates on the likelihood and severity of those hazards. This dual approach ensures that resources are allocated where they are most needed, promoting both preparedness and targeted intervention. The county must continue to address these geographic challenges by anticipating, planning, and adapting to the risks associated with climate change and the potential demographic shifts affecting vulnerable communities.

Additional text increased natural hazard risks

Broward County is actively strengthening resilience to natural hazards through infrastructure improvements, policy integration, and regional collaboration. With \$92 million in state funding from the Resilient Florida Program, the county is enhancing stormwater management, upgrading wastewater systems, replacing bridges, and converting septic systems to sewer. It participates in the National Flood Insurance Program (NFIP) and the Community Rating System (CRS) to improve floodplain management and reduce flood risks. Through the Southeast Florida Regional Climate Change Compact, the county collaborates on regional strategies for climate adaptation and risk reduction. Additional efforts include updating storm design criteria, retrofitting flood control structures, enhancing inundation mapping, and maintaining beaches to combat coastal erosion. Public engagement and education initiatives ensure that residents and businesses are informed and prepared for climate risks, reinforcing a comprehensive approach to resilience.

Additional text vulnerability to risks

Broward County takes a comprehensive approach to community education and disaster preparedness. The Office of Emergency Management provides timely updates through its website, social media platforms, and the Alert!Broward emergency notification system, which is available to all subscribers. To enhance emergency response efforts, the county maintains a special needs and vulnerable population registry to assist first responders in identifying and aiding at-risk individuals. The Fire Chiefs Association of Broward County leads the Community Emergency Response Team (CERT) program, training individuals in basic disaster response skills to assist their communities and workplaces when professional emergency services are delayed. Additionally, Florida Volunteer Organizations Active in Disaster (VOAD) helps coordinate response efforts, communicate urgent needs to the National VOAD network, and provides critical support to communities affected by disasters.



A Map Displaying the Risk to All Natural Hazards in the Community

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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

Broward County has identified five target areas where it will focus housing and community development funds. These include four Community Redevelopment Strategy Areas (CRSA): Central County CRA, Dania Beach CRA, Hallandale Beach CRA and Oakland Park CRA. In addition to the target CRA areas, the County will also assist residents that are Countywide Low/Mod Eligible.

For CDBG, the County does not allocate funding solely based on geographic requirements. It will consider investments in both low/mod areas and for eligible individuals and households countywide in the plan. Low/mod areas (LMA) are primarily residential and have at least 51 percent of residents who are considered low- and moderate-income persons as defined by HUD. The boundaries of these areas are defined at the block group tract level. Eligible public improvements include neighborhood facilities, parks and community centers or infrastructure like roads and streets. The County may also provide public services to low- and moderate-income individuals and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. Direct services to individuals and families are also not targeted to areas; but must meet income qualifications in order to be eligible.

For ESG funds the County will target these funds towards individuals and families at-risk or experiencing homelessness throughout the County. Eligible activities may include homeless prevention activities, rapid rehousing rental activities, emergency shelter and street outreach services.

HOME funds are available for all eligible low- to moderate-income households in the County. HOME is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. As noted earlier, these funds are allocated through the Broward HOME Consortium to meet the needs of member cities.

The following are the five (5) priority needs and associated goals identified in the five-year Strategic Plan. Further, a priority need and goal was also included for disaster recovery needs from the severe

storms and flooding that occurred in 2023. More details of the priority needs are given in the SP-25 and the goals are detailed in the SP-45.

Priority Need: Preserve & Develop Affordable Housing

1A Provide for Owner-Occupied Housing Rehab

1B Increase Homeownership Opportunities

1C Increase Affordable Rental Housing Opportunity

Priority Need: Improve Public Facilities & Infrastructure

2A Improve Public Facilities & Infrastructure

Priority Need: Public Services & Quality of Life Improvements

3A Public Services for LMI & Special Needs

Priority Need: Homeless Housing & Support Services

4A Homeless Housing & Support Services

Priority Need: Effective Program Management

5A Effective Program Management

Priority Need: Disaster Recovery for Severe Storms Flooding

6A Disaster Recovery for Severe Storms & Flooding

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

Geographic Area

Table 47 - Geographic Priority Areas

1	Area Name:	Countywide Low/Mod Eligible
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Broward County designates certain areas within its boundaries as low/mod areas (LMA) if they meet certain criteria. These areas are primarily residential and have at least 51 percent of residents who are considered low- and moderate-income persons as defined by HUD. The boundaries of these areas are defined at the block group tract level. The County also provides assistance to low- and moderate-income individuals and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. This assistance is provided countywide and based on eligibility. The County also targets ESG funds to all individuals and families at-risk or experiencing homelessness within the County. For HOME affordable housing activities, the County provides assistance to all eligible low- to moderate-income households throughout Broward County. See map below at the end of this section for Low-Mod Block Group Tracts.
	Include specific housing and commercial characteristics of this target area.	From 2013 to 2023, County has seen a gradual growth in housing development; however, a large portion of housing remains old as approximately 43% of owner-occupied housing and 40% of renter-occupied housing units were built before 1980 (Source: 2019-2023 ACS). These housing units will naturally have higher instances of deferred maintenance, deteriorating conditions and a greater risk of lead-based paint hazards.

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The County works with various agencies and service providers to gather input and assess local housing and service needs. These needs were identified through discussions with members of the public, local community stakeholders, as well as an online public survey. Furthermore, a public hearing and comment period was conducted to enable citizens to take part in the development of the plan.
	Identify the needs in this target area.	The needs in the target area are: - Preserve & Develop Affordable Housing - Improve Public Facilities & Infrastructure - Public Services & Quality of Life Improvements - Homelessness Housing & Support Services - Effective Program Management
	What are the opportunities for improvement in this target area?	Addressing the needs of this target area will improve the quality of life for residents in low/mod tracts.
	Are there barriers to improvement in this target area?	Limited funds is a barrier to improvements.
2	Area Name:	Central County CRA
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Central County CRA is an approximately 695-acre area generally located on north of Broward Boulevard, east of NW 31st Avenue, west of I-95, and south of Oakland Park Boulevard. See the Central County CRA map in the SP-10.

	Include specific housing and commercial characteristics of this target area.	Central County CRA is an almost fully developed, predominantly single-family residential community, with little vacant land. Commercial uses are located along Broward Boulevard, Sunrise Boulevard, NW 27th Avenue, and NW 31st Avenue corridors. Like many aging commercial corridors, this area has experienced disinvestment. Industrial uses are located north of Broward Boulevard and east of NW 27th Avenue and consist primarily of warehouse, storage, and distribution uses. Central County CRA is a Community Revitalization Strategy Area (CRSA)
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Broward County and city community development staff and residents identified this area through public meetings. The CRA has been documented as needing revitalization and rehabilitation in past CRA development plans specific to Central County. The CRA is a State Designated Community Redevelopment Agency created under 163.356 Florida Statutes.
	Identify the needs in this target area.	The needs in the target area are: - Preserve & Develop Affordable Housing - Improve Public Facilities & Infrastructure - Public Services & Quality of Life Improvements - Homelessness Housing & Support Services - Effective Program Management
	What are the opportunities for improvement in this target area?	Addressing the needs of Central County will make for a safe and desirable neighborhood in which to live, work, and recreate, with clean and attractive streets, buildings, and open space and encourage a vibrant local business community.
	Are there barriers to improvement in this target area?	Limited funds is a barrier to improvements.
	3	
	Area Name:	Dania Beach CRA
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	

	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Dania Beach CRA is situated near major roadways, rail lines and the Intracoastal Waterway (ICW). In Dania Beach, the CRA is specifically located north of Sheridan St., east of I-95, South of NW/NE 10thSt., and west of the Westlake Florida Water area.
	Include specific housing and commercial characteristics of this target area.	Dania Beach is the oldest city in Broward County and a substantial portion of the CRA is located in the original town. As a result, it contains a significant number of aging or functionally obsolete structures and antiquated or deteriorated infrastructure. Dania Beach CRA is a Community Revitalization Strategy Area (CRSA)
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Broward County and the City of Dania Beach as well as residents identified this area through public meetings. The CRA has been documented as needing revitalization and rehabilitation in past CRA development plans specific to Dania Beach CRA. The CRA is a State Designated Community Redevelopment Agency created under 163.356 Florida Statutes.
	Identify the needs in this target area.	The needs in the target area are: - Preserve & Develop Affordable Housing - Improve Public Facilities & Infrastructure - Public Services & Quality of Life Improvements - Homelessness Housing & Support Services - Effective Program Management
	What are the opportunities for improvement in this target area?	Addressing the needs of the CRA will help to make housing affordable, create a vibrant local economy and provide a wide range of recreational opportunities and stabilize residential neighborhoods. Improvements to infrastructure will and local economic programs will attract new business and retain existing business.
	Are there barriers to improvement in this target area?	Limited funds is a barrier to improvements.
4	Area Name:	Hallandale Beach CRA
	Area Type:	Local Target area

Other Target Area Description:	
HUD Approval Date:	
% of Low/ Mod:	
Revital Type:	Comprehensive
Other Revital Description:	
Identify the neighborhood boundaries for this target area.	The CRA is located in Hallandale Beach and is bounded on the north by Pembroke Road, on the south by County Line Road, on the east by NE 14TH Avenue and the SE 14TH Avenue canal and on the west by Interstate 95. See the Hallandale Beach CRA map in the SP-10.
Include specific housing and commercial characteristics of this target area.	Hallandale Beach is an older coastal community within Broward County and is described as built out. There is limited opportunities for new future development on large vacant parcels. Hallandale Beach CRA is a Community Revitalization Strategy Area (CRSA)
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Broward County and city community development staff and residents identified this area through public meetings. The CRA has been documented as needing revitalization and rehabilitation in past CRA development plans specific to Hallandale Beach. Finally, the CRA is a State Designated Community Redevelopment Agency created under 163.356 Florida Statutes.
Identify the needs in this target area.	The needs in the target area are: - Preserve & Develop Affordable Housing - Improve Public Facilities & Infrastructure - Public Services & Quality of Life Improvements - Homelessness Housing & Support Services - Effective Program Management
What are the opportunities for improvement in this target area?	Addressing the needs of this target area will improve the quality of life for residents through revitalization in the area with infrastructure and capital improvements, and the preservation of affordable housing through rehabilitation activities. These efforts will encourage more investments to the area and improve the area.
Are there barriers to improvement in this target area?	Limited funds is a barrier to improvements. Limited areas for new housing development.

5	Area Name:	Oakland Park CRA
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Downtown Oakland Park and the CRA area of approximately 1,007 acres. See Oakland Park CRA map in the SP-10.
	Include specific housing and commercial characteristics of this target area.	Primarily older, single family residential with areas of commercial and industrial uses. Oakland Park CRA is a Community Revitalization Strategy Area (CRSA)
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Broward County and city community development staff and residents identified this area through public meetings. The CRA has been documented as needing revitalization and rehabilitation in past CRA development plans specific to Oakland Park. The CRA is a State Designated Community Redevelopment Agency created under 163.356 Florida Statutes.
	Identify the needs in this target area.	The needs in the target area are: - Preserve & Develop Affordable Housing - Improve Public Facilities & Infrastructure - Public Services & Quality of Life Improvements - Homelessness Housing & Support Services - Effective Program Management
	What are the opportunities for improvement in this target area?	Addressing the needs of this target area will improve the quality of life for residents in Oakland Park CRA. These improvements are capital improvements, public/private partnerships and programs that stimulate economic growth, enhancement of neighborhoods, and improved overall livability in the CRA.
	Are there barriers to improvement in this target area?	Limited funds is a barrier to improvements.

General Allocation Priorities

Describe the basis for allocating investments geographically within the state

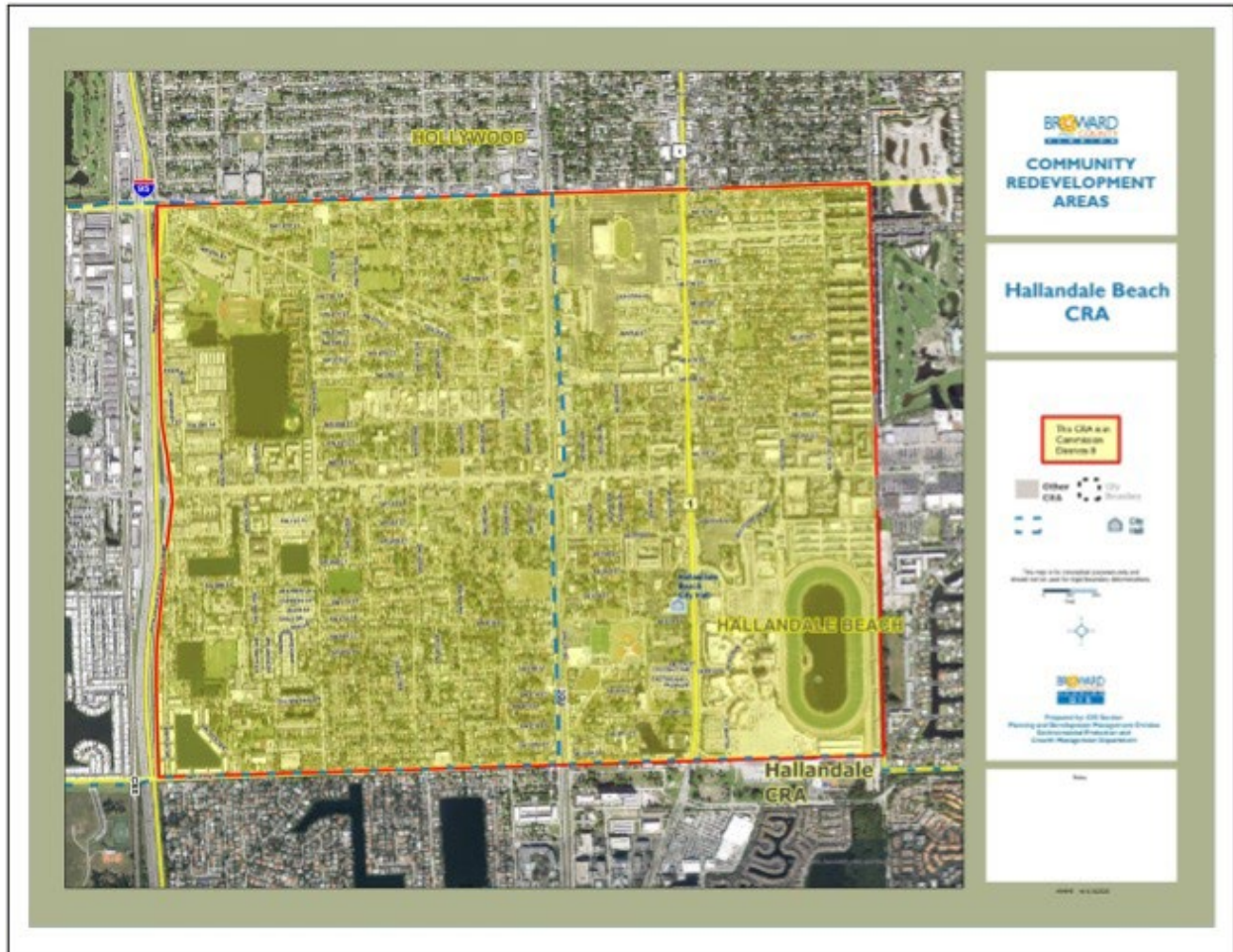
Broward County has identified five target areas where it will focus housing and community development funds. These include four Community Redevelopment Strategy Areas (CRSA): Central County CRA, Dania Beach CRA, Hallandale Beach CRA and Oakland Park CRA. The four identified areas are displayed in the maps below.

In addition to the target CRA areas, the County does not target specific neighborhoods but determines project locations using HUD CDBG Low/Mod Income Summary Data (LMISD). This is designated in the plan as Countywide Low/Mod Eligible. Low/mod areas (LMA) are primarily residential and have at least 51 percent of residents who are considered low- and moderate-income persons as defined by HUD. The boundaries of these areas are defined at the block group tract level. Eligible public improvements include neighborhood facilities, parks and community centers or infrastructure like roads and streets. The County may also provide public services to low- and moderate-income individuals and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. Direct services to individuals and families are also not targeted to areas; but must meet income qualifications in order to be eligible.

To determine LMI tracts the County utilizes HUD's CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>.

For ESG funds the County will target funds towards individuals and families at-risk or experiencing homelessness throughout the County. Eligible activities will include homeless prevention activities and rapid rehousing rental assistance.

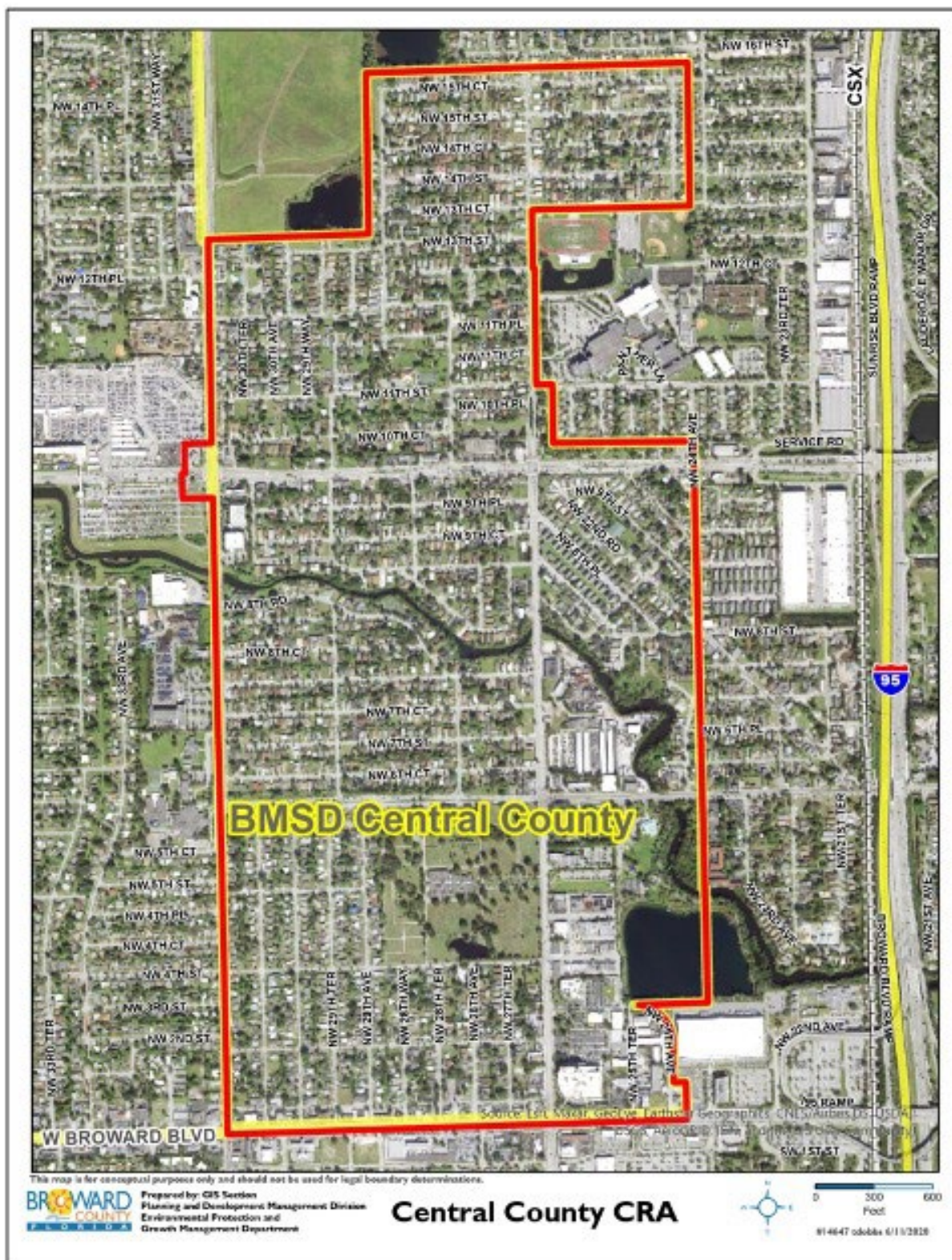
HOME funds are available for all eligible low- to moderate-income households in the County. HOME is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. The County aims to provide affordable housing opportunities for residents across the geographic area to the greatest extent possible.



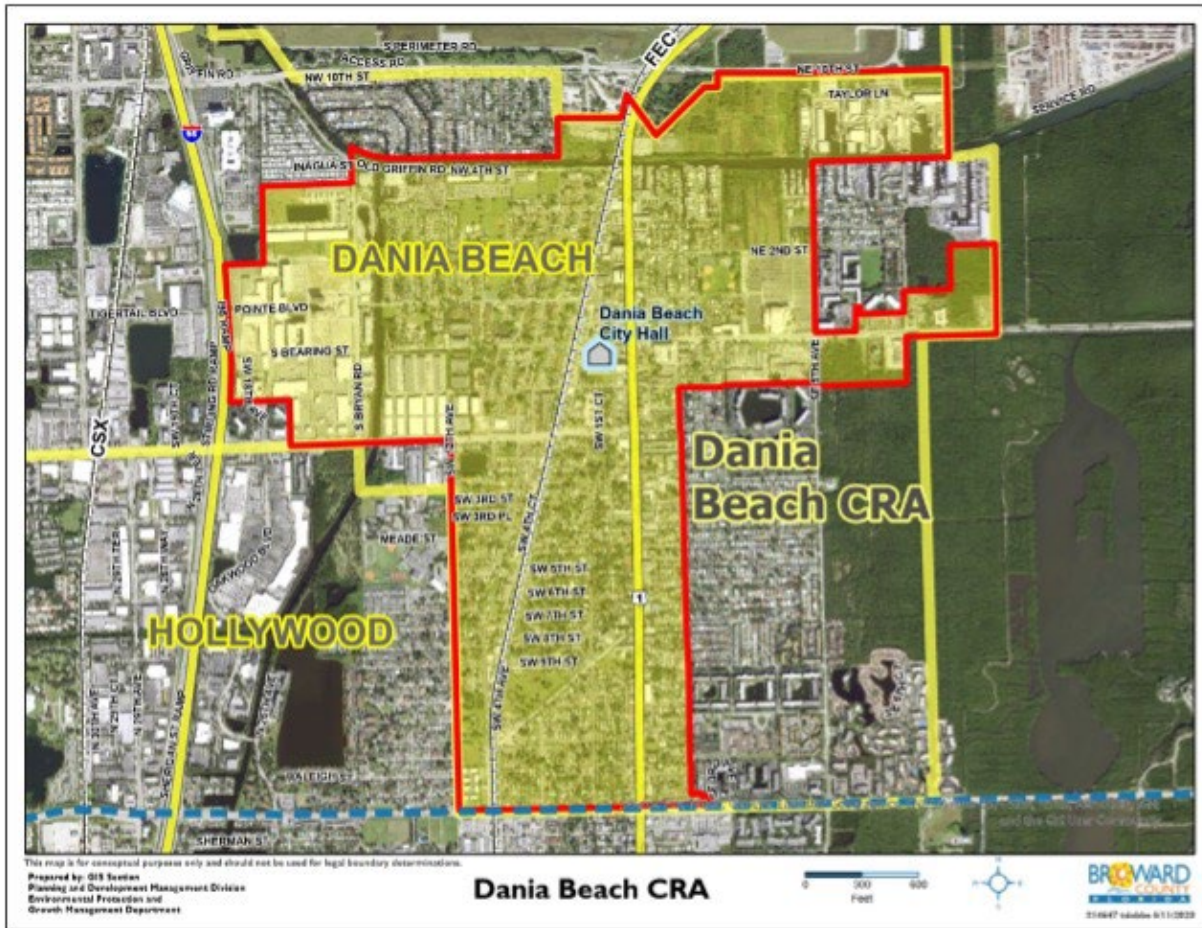
A Map of the Hallandale Beach CRA



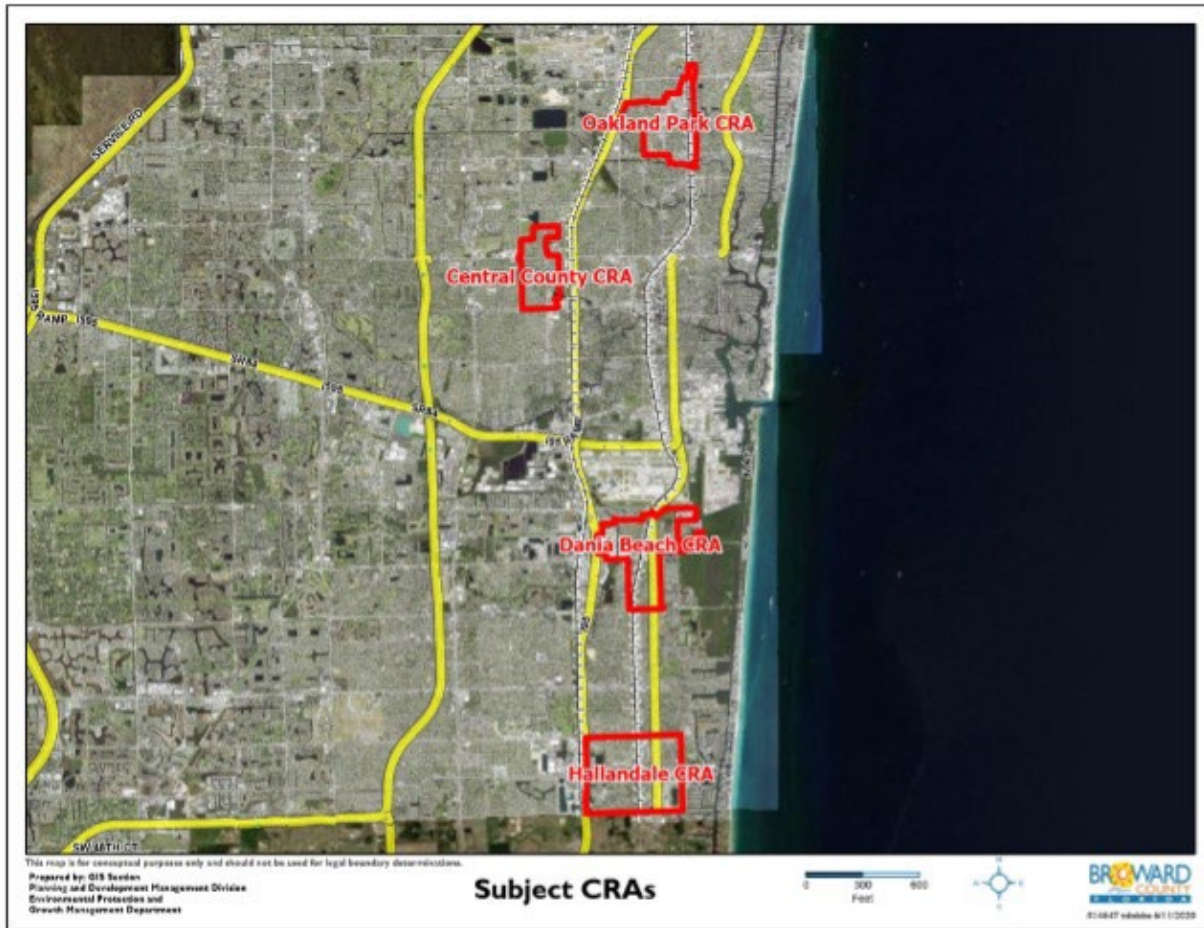
A Map of the Oakland Park CRA



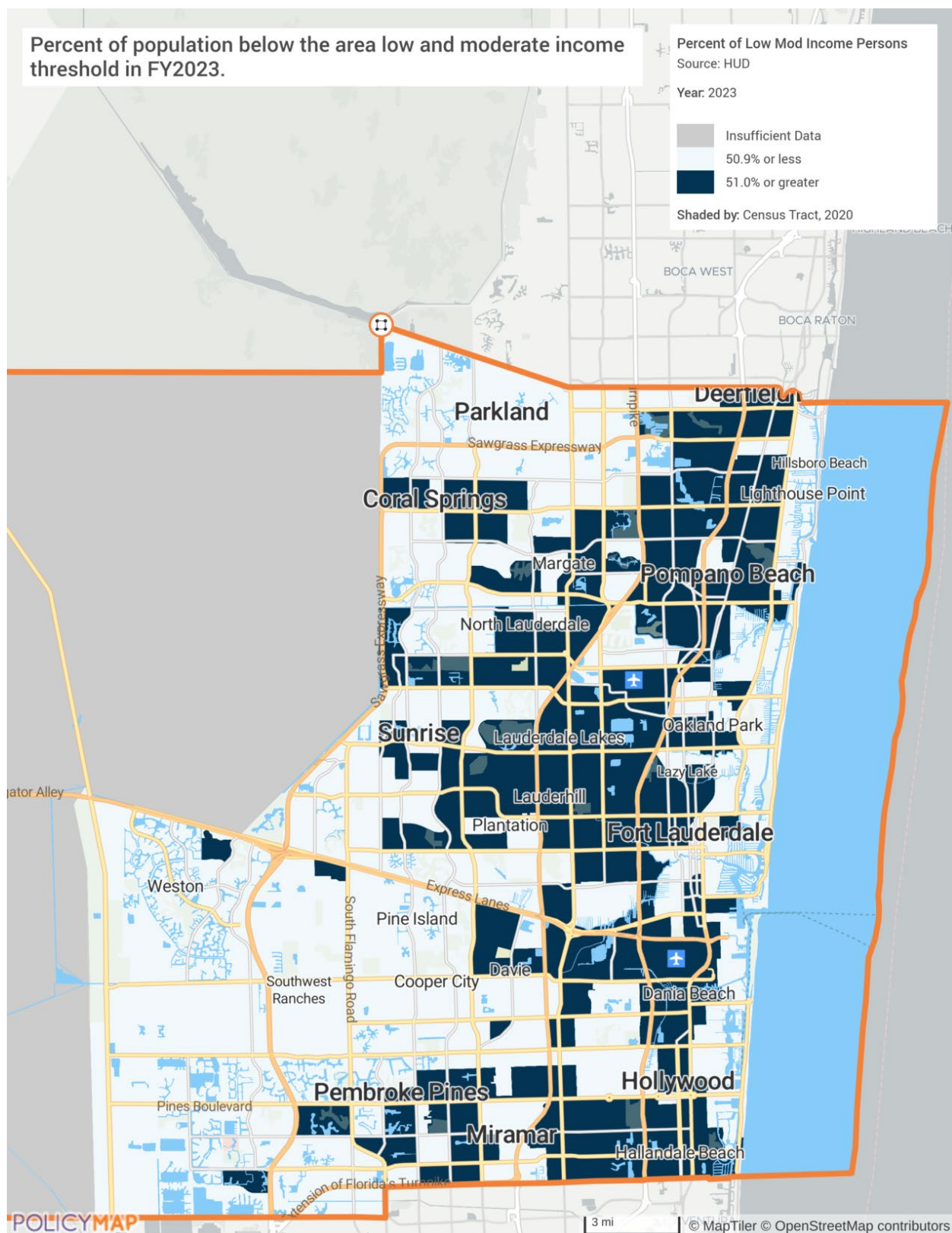
A Map of the Central County CRA



A Map of the Dania Beach CRA



A Map with an Overall View of All CRA Locations in the County



A Map of the Low-Mod Block Group Tracts in the County

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

Priority Needs

Table 48 – Priority Needs Summary

1	Priority Need Name	Preserve & Develop Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Countywide Low/Mod Eligible
	Associated Goals	1A Provide for Owner-Occupied Housing Rehab 1B Increase Homeownership Opportunities 1C Increase Affordable Rental Housing Opportunity
	Description	There is a need to preserve and develop affordable housing, including Homeowner Rehabilitation, Rental Rehabilitation, and Increased Homeownership Opportunities such as direct financial assistance and new homeowner housing construction in Broward County as these remain some of the highest priorities in the jurisdiction. There is also a need for new rental construction activities that will benefit LMI renters. As outlined in NA-10, Broward County faces a shortage of affordable housing, particularly in the small to medium-sized housing categories that would accommodate both growing families and elderly households. This shortage is evident in the high rate of cost-burdened households. As indicated by the MA-20, 43% of owner-occupied and 40% of renter-occupied units in Broward County were built before 1980. As a result, Broward County has a growing need for housing rehabilitation due to the prevalence of aging housing units. As these homes continue to age, maintaining safe and secure housing becomes increasingly important, particularly for low-income households residing in older properties.

	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need to Preserve & Develop Affordable Housing was identified. Through the needs assessment housing cost burden is by far the largest housing problem in the jurisdiction. The basis of this need is to provide affordable, safe and decent housing for LMI households in Broward County.
2	Priority Need Name	Improve Public Facilities & Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Countywide Low/Mod Eligible
	Associated Goals	2A Improve Public Facilities & Infrastructure
	Description	There is a need to expand and improve public infrastructure through activities for LMI persons and households. This includes improving access to public facilities that will benefit LMI persons and special needs groups. Public facility needs were identified using a combination of countywide planning documents, budget planning processes, and direct community feedback. The NA-50 identified that community centers in several areas require modernization to support programming, after-school services, and emergency sheltering. In particular, demand has grown for spaces that offer wraparound services for youth, seniors, and families experiencing economic instability. Public infrastructure needs across the Broward County HOME Consortium are closely tied to aging systems, storm impacts, and transportation access. Member jurisdictions reported outdated roads, sidewalks, and stormwater systems affect safety and mobility. Improvements in lighting, ADA accessibility, and pedestrian-friendly design are key goals in reducing risks and strengthening neighborhood safety.

	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need to Expand/Improve Public Infrastructure & Facilities was identified. Adequate public facilities and infrastructure improvements are essential to addressing the needs of the LMI population, including the homeless, elderly and disabled. Facilities and improvements include neighborhood/community centers, improved road infrastructure and the installation of ADA curb cuts and sidewalks for safety in LMI areas. The basis for this need is to provide accessibility to all areas of the County for LMI residents.
3	Priority Need Name	Public Services & Quality of Life Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Countywide Low/Mod Eligible
	Associated Goals	3A Public Services for LMI & Special Needs

	Description	There is a need to provide supportive services for LMI and special needs persons in the County. The County has identified critical needs in public service delivery, particularly in the areas of homelessness intervention, health services, and economic self-sufficiency. The NA-10 report indicated that services funded through CDBG, ESG, and related programs continue to provide essential support such as emergency shelter, case management, and housing stabilization for individuals and families at risk of or experiencing homelessness. Additionally, medical and behavioral health services are crucial for vulnerable groups, including individuals with disabilities, veterans, and those with chronic health conditions. Additionally, workforce development remains a countywide priority. Job readiness programs, skills training, and access to supportive services such as childcare and transportation are essential to helping residents achieve long-term stability.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need for Public Services for LMI and Special Needs was identified. Public service needs were also identified using a combination of program performance data, coordinated entry system analysis, and community health indicators. The basis for this need is to increase accessibility to community development programs and to provide services that promote sustainability for LMI persons.
	4	
	Priority Need Name	Homeless Housing & Support Services
	Priority Level	High
	Population	Extremely Low Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Non-housing Community Development

	Geographic Areas Affected	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Countywide Low/Mod Eligible
	Associated Goals	4A Homeless Housing & Support Services
	Description	There is a need to provide for homeless activities and services, including Homeless Prevention, Shelters Services, and Rapid Re-Housing. The Coordinated Entry System helps pinpoint service gaps for people experiencing homelessness. The most vulnerable groups in Broward County include families with children, unaccompanied youth and those who are chronically homeless.
	Basis for Relative Priority	Through community participation and consultation of local stakeholder partners and organizations the need for homeless activities such as shelter operations and homeless prevention services was identified. The local PIT count has also identified homeless adults and families as homeless that require assistance. The basis of this need is to end homelessness in Broward County.
5	Priority Need Name	Effective Program Management
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Countywide Low/Mod Eligible
	Associated Goals	5A Effective Program Management
	Description	Effective program management will include general administration of HUD grant programs, monitoring subrecipients, and keeping strict grant-based accounting. Comprehensive planning requirements will include the development of AAPs, an evaluation of the performance of the programs through annual reports, and meeting citizen participation requirements.

	Basis for Relative Priority	There is a need to provide effective program management of HUD grant programs that will ensure compliance with each respective grant and their regulations and that programs meet their established objectives.
6	Priority Need Name	Disaster Recovery for Severe Storms & Flooding
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Countywide Low/Mod Eligible
	Associated Goals	6A Disaster Recovery for Severe Storms & Flooding
	Description	Funding from the CDBG-DR program will be used to address unmet needs resulting from the unprecedented severe storms and flooding of 2023. The CDBG-DR funds will be allocated according to the CDBG-DR Action Plan and will be distributed throughout Broward County. Proposals for multi-family affordable housing projects in the City of Fort Lauderdale will be considered if the applicant demonstrates a genuine need, ensures that there is no duplication of benefits, and provides benefits to all residents of Broward County.
	Basis for Relative Priority	The CDBG-DR funds allocated to Broward County by Congress will support long-term recovery and mitigation efforts in communities affected by disasters. This funding will specifically benefit low- to moderate-income individuals and those living in low-income areas. The funds are designated for necessary expenses associated with activities authorized under Title I of the Housing and Community Development Act of 1974 (42 U.S.C. 5301 et seq.). These activities include disaster relief, long-term recovery, restoration of infrastructure and housing, economic revitalization, and mitigation efforts in the areas most impacted by the severe storms and flooding that occurred in 2023.

Narrative (Optional)

N/A

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Tenant Based Rental Assistance (TBRA) assistance for the homeless population in Broward County will be influenced by the following: - The number of individuals and families assisted with TBRA/Rapid Rehousing rental housing assistance is dependent on the annual FY ESG annual allocation. Data from the HMIS and the Coordinated Entry System pinpoint service gaps for people experiencing homelessness and will help determine funding priorities. See the NA-40 Homeless Needs Assessment.
TBRA for Non-Homeless Special Needs	TBRA assistance for the non-homeless special needs population in Broward County will be influenced by the following: The Broward County Housing Authority provides TBRA for non-homeless special needs when they meet the qualifying criteria and are referred by any one of various agencies in the CoC and there is confirmation that that meet HCV eligibility requirements.
New Unit Production	New Unit Production will be provided in response to the needs identified below: - There is a limited supply of affordable housing for LMI households as housing cost burden is the biggest housing problem in the County. An estimated 42% of homeowners with a mortgage and 64% of renters are cost burdened. - High housing development costs limit the construction of new affordable housing. - The County median home value has experienced a sharp increased of 114% to \$376,195 from 2013 to 2023, pricing out potential LMI homebuyers. - The cost of rent has also increased dramatically in the past decade. Median contract rent has increased 57% from 2013 to 2023. As reported in the MA-15, there is a shortage of affordable homeowner and rental units for lower income households.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Rehabilitation	Housing Rehabilitation activities will be provided in response to the needs identified below: - The housing stock is aging and a significant number of units may be in need of repairs. As reported in the MA-20, approximately 43% of owner-occupied housing and 40% of renter-occupied housing units were built before 1980 (Source: 2019-2023 ACS). Households often reside in older and aging housing units, and without assistance may lack the finances to maintain their homes. - The cost of new construction and/or housing replacement is prohibitive for lower income households. - The condition of older housing units are also likely to require higher maintenance costs. There is a higher risk of lead-based paint hazards for older housing built before 1978. Significant public health concern, particularly for vulnerable populations such as young children, emphasizes the importance of targeted mitigation efforts to reduce exposure risks.
Acquisition, including preservation	See above in Rehabilitation. - The availability of HOME CHDO and NSP funds will determine if it is feasible to acquire and rehabilitate affordable housing units for either rental or resale. If available, this will help to preserve the affordable housing stock for low income households. See above for Rehabilitation for other factors that will determine the use of funds for acquisition, including preservation.

Table 49 – Influence of Market Conditions

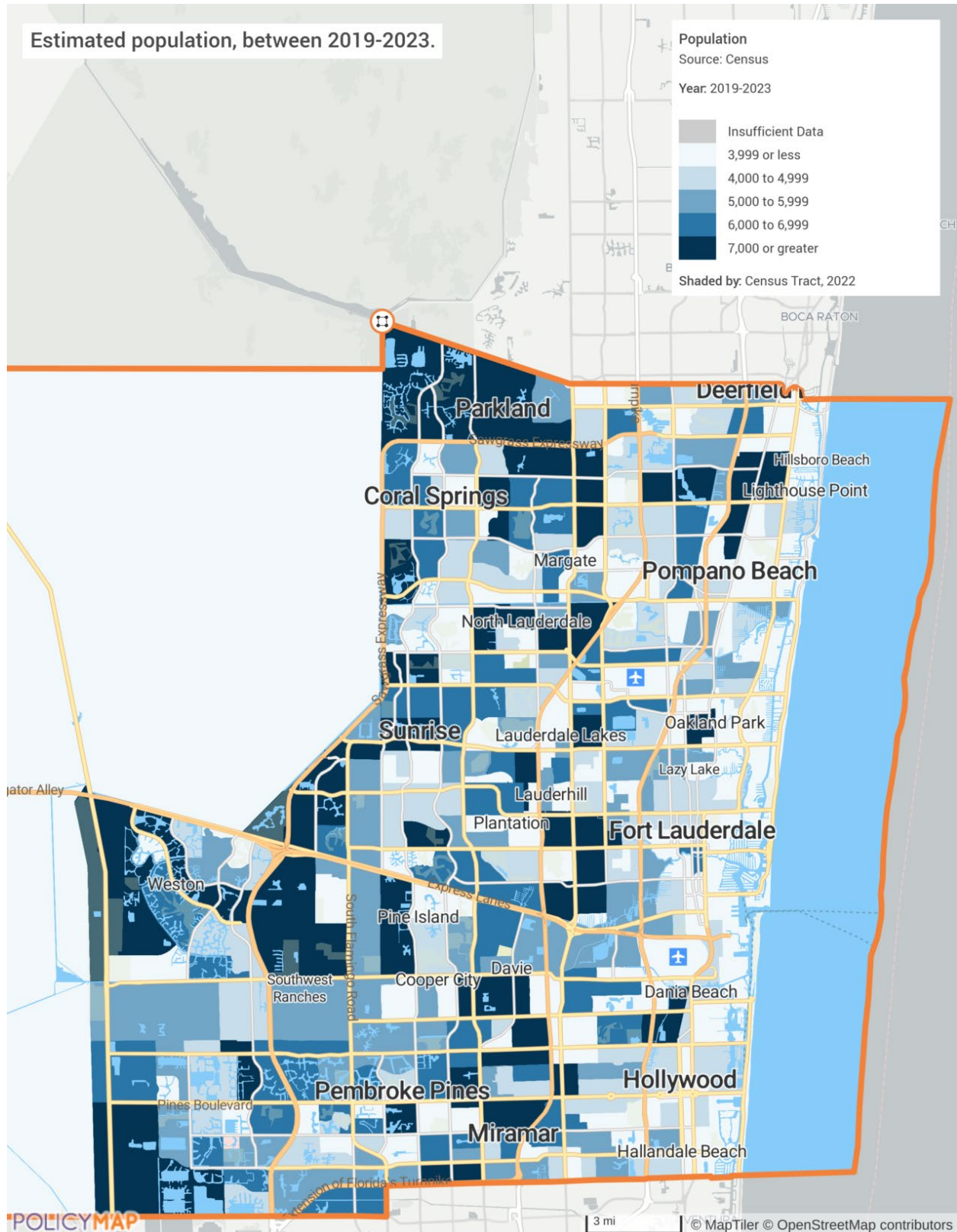
Housing Needs Assessment

Since 2013, Broward County's population has increased by approximately 7.9%, reflecting a strong and sustained growth trend. During this same period, the number of households increased by around 13.2%, suggesting a decline in average household size. This shift may be attributed to demographic changes, such as an increase in young adults and seniors living independently, as well as economic factors, including housing affordability and availability, which influence household formation patterns.

Over the same timeframe, the county's Median Household Income (MHI) grew by 42.5%. While this outpaces inflation, the impact on housing affordability remains limited. Rising home prices and rental costs have outstripped income growth, leading to ongoing affordability challenges for many residents. This trend underscores the need for continued investments in affordable housing, rental assistance, and homeownership support programs to ensure that economic gains translate into improved housing stability for households across the county.

Population

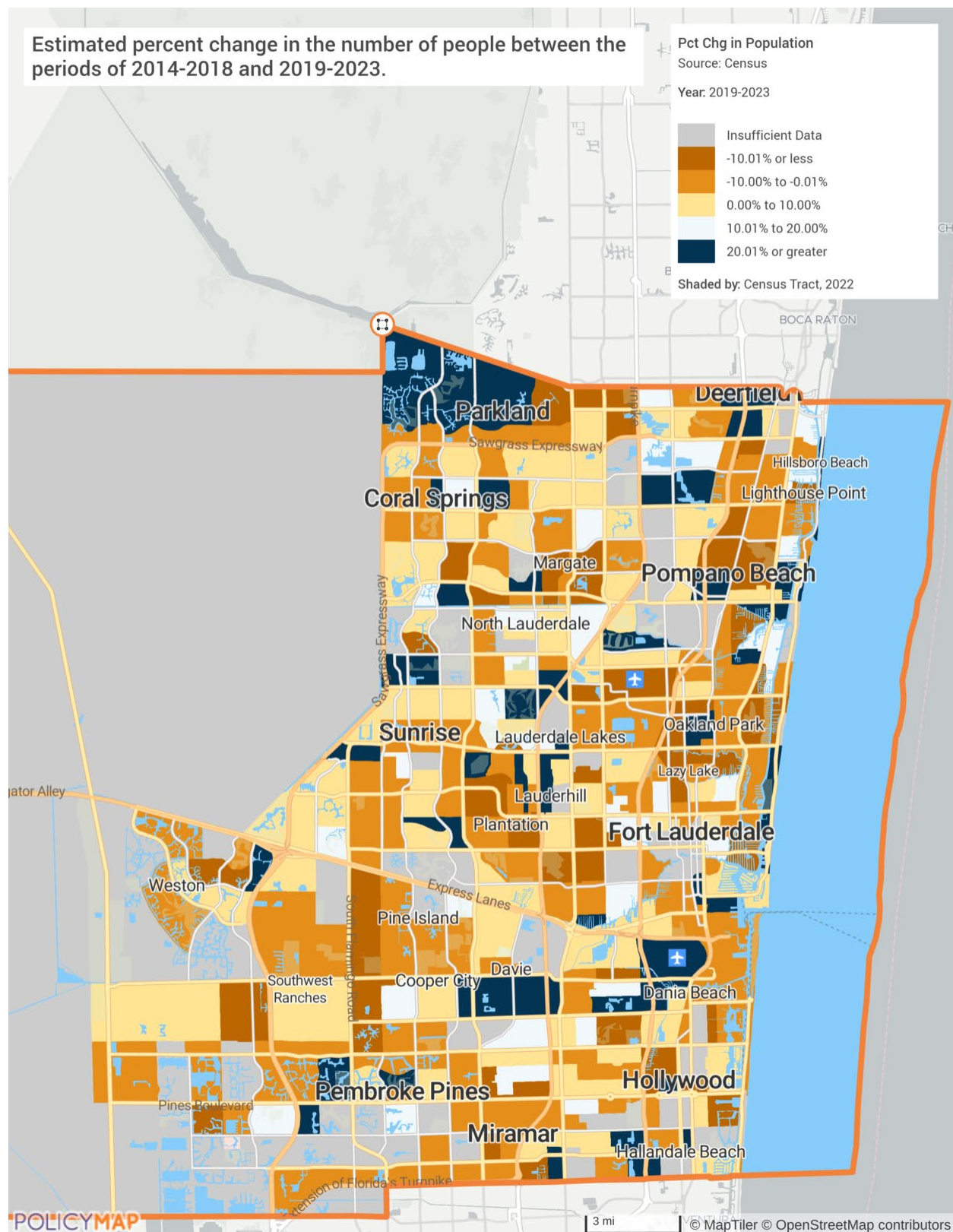
The map below illustrates the population distribution in Broward County, by census tract. The U.S. Census Bureau annually adjusts census tracts to maintain a target population of approximately 4,000 residents per tract. Many census tracts exhibit populations exceeding 4,000 residents including tracts that exceed over 7,000 residents. Conversely, there are also many tracts that report having fewer than 4,000 residents meeting the target populations by census tract.



A Map of the Population Distribution in the County, Shaded by Census Tract

Change in Population from 2018-2023

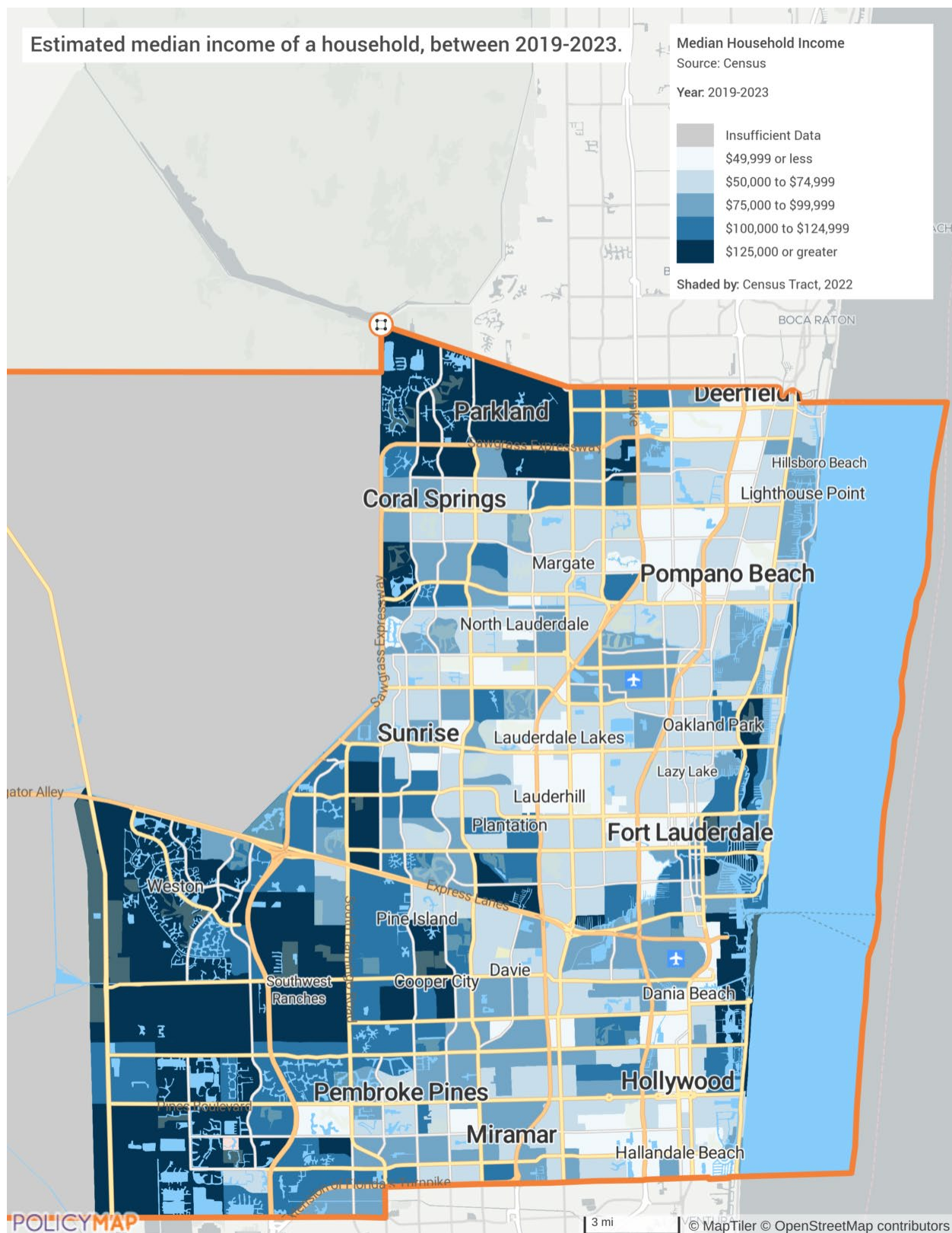
This map illustrates population changes in Broward County since 2018, highlighting notable demographic shifts throughout much of the county. Population declines, often exceeding 10%, is evident in many areas of the county. Conversely, several sections of Broward County have experienced marked population increases, with increases in some areas surpassing 20%. These trends underscore shifting population dynamics, indicating potential changes in residential density and community composition across the county.



A Map of the Change in Population in the County, Shaded by Census Tract

Median Household Income

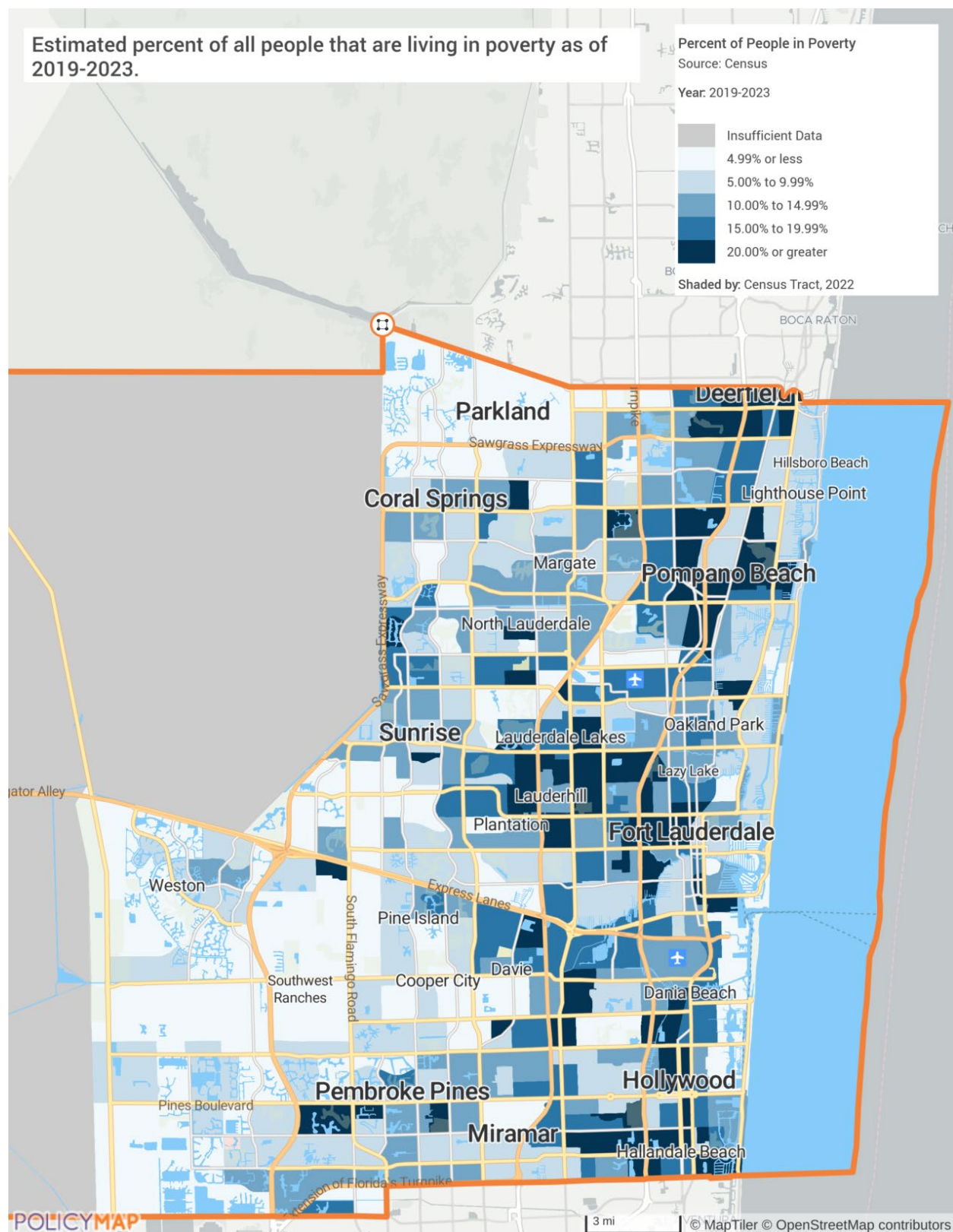
Broward County exhibits diverse income levels across its geography, with median household incomes (MHI) below \$100,000 prevailing in much of the county, indicated by lighter-shaded areas on income distribution maps. In contrast, western regions of the county report higher-income neighborhoods as indicated by darker shading where MHIs exceed \$100,000, with some areas surpassing \$125,000. These variations reflect distinct housing markets and economic conditions, with moderate-to-low-income areas having a greater rental presence and higher-income neighborhoods featuring stronger homeownership rates. This income disparity shapes housing affordability, economic mobility, and investment patterns across Broward County.



A Map of Median Household Income in the County, Shaded by Census Tract

Poverty

The map of Broward County highlights economic disparities, with areas of higher poverty exceeding 20% concentrated in darker shades and lower poverty rates below 5% in lighter regions. These variations impact housing stability, access to essential services, and economic mobility across the county. Addressing these inequities through affordable housing initiatives, workforce development programs, and strategic infrastructure investments is essential to promoting long-term community stability and economic opportunity.



A Map of the Poverty Level in the County, Shaded by Census Tract

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

Introduction

Federal resources are critical to addressing local housing and community development needs. All strategies and activities planned under the Consolidated Plan contribute to promoting Housing, infrastructure Improvements, Public Services and economic opportunities in Broward County by providing many low- to moderate-income persons and households with access to services and opportunities, financial stabilization, and affordable housing. These funds also result in collective efforts that include partnerships with many local nonprofit organizations, other municipalities, and businesses. Many of these strategies and activities cannot be implemented without the anticipated resources listed in this section.

Through a combination of statistical analysis and public input, the County has developed 5-year Plan and an Annual Action Plan that builds on local assets and coordinates a response to the needs of the community. The County has determined that in order to maximize the production of affordable housing, economic development, and the provision of services to its residents, it must commit to a variety of public/private initiatives and work towards integrative goals that focus on housing in general, specifically purchase assistance and rehabilitation, as well as public facility improvements and public services.

The County anticipates receiving Approximately \$19,894,795 and \$2,611,700 in anticipated/projected Program Income in CDBG funds, \$19,990,405.80, and \$1,125,168.87 in Program Income (repayments (IU)/recaptured (HP) for a total of \$21,115,574.67 in HOME funds, and \$1,250,895 in ESG funds, during the 5-year Consolidated Plan cycle.

*The FY 2025-2026 program year grants include \$3,978,959 in CDBG funding, \$3,998,081.16 in HOME funding, and \$250,179 in ESG funding. The Broward County Continuum of Care (CoC) Supportive Housing Program (SHP) projects receiving \$24,156,975.

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

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	522,340	0	4,501,299	18,005,196	Expected Amount Available Remainder of Con Plan is 4x years left in the Plan. This Includes an estimated \$522,340 per year in anticipated Program Income (PI)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,998,081	225,034	0	4,223,115	16,892,460	Expected Amount Available Remainder of Con Plan is 4x years left in the Plan. This Includes an estimated \$225,033.77 per year in anticipated Program Income (PI)
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	250,179	0	0	250,179	1,000,716	Expected Amount Available Remainder of Con Plan is 4x years left in the Plan.

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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	0	0	29,222,000	0	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 50 - Anticipated Resources

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

HOME funds are matched by housing finance bonds and State Housing Initiatives Partnership (SHIP) funds. Thousands in multi-family apartment complex development resources are leveraged by SHIP and/or HOME funds when used as local match to 9% Low Income Housing Tax Credit funds. In addition, in the annual budget, the County sets aside General Revenue, \$5,000,000 to \$10,000,000, for the affordable housing trust fund.

The millions generated as leverage amount to many times over the match required for HOME funds.

The ability to leverage state and local funds will facilitate the County's efforts in addressing the highest priority needs; affordable housing, infrastructure and public services. CDBG, HOME and ESG funds are used as a part of local government strategies to attract funds from State agencies, the U.S. Department of Transportation, revenues from bonds and Community Redevelopment Agencies, local funds and grants, partnerships with non-profits, and public/private collaborations. These funds are leveraged with millions of dollars in local, local in-kind

contributions, state and federal funds and private donations to non-profits. This alliance allows the County to undertake a variety of projects making significant long-term impact.

HOME - The County substantially exceeds the 25% regulation HOME funds drawn per project every year, as substantiated in the CAPERs for the past five years.

ESG – Every year the County meets or exceeds the ESG dollar for dollar match at a minimum the County will match the entitlement funds.

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

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

Discussion

Broward County anticipates receiving approximately \$19,894,795 and \$2,611,700 in anticipated/projected Program Income for a total of \$22,506,495 in CDBG funds, \$19,990,405.80 and \$1,125,168.87 in Program Income (repayments (IU)/recaptured (HP) for a total of \$21,115,574.67 in (HOME) funds, and \$1,250,895 in ESG funds, during the 5-year Consolidated Plan cycle.

*The FY 2025-2026 program year grants include \$3,978,959 in CDBG funding, \$3,998,081.16 in HOME funding, and \$250,179 in ESG funding. The Broward County Continuum of Care (CoC) Supportive Housing Program (SHP) projects receiving \$24,156,975.

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

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

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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.

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

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Broward County Housing Finance and Community Redevelopment Division	Government	Non-homeless special needs Ownership Planning neighborhood improvements public facilities public services	Jurisdiction
Broward County Homeless Initiative Partnership	Continuum of care	Homelessness Planning public services	Jurisdiction
BROWARD COUNTY HOUSING AUTHORITY	PHA	Planning Public Housing Rental	Jurisdiction
CORAL SPRINGS	Government	Ownership Rental neighborhood improvements	Jurisdiction
DAVIE	Government	Ownership Rental neighborhood improvements	Jurisdiction
DEERFIELD BEACH	Government	Ownership Rental neighborhood improvements	Jurisdiction
LAUDERHILL	Government	Ownership Rental neighborhood improvements	Jurisdiction
MARGATE	Government	Ownership Rental neighborhood improvements	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
MIRAMAR	Government	Ownership Rental neighborhood improvements	Jurisdiction
PEMBROKE PINES	Government	Ownership Rental neighborhood improvements	Jurisdiction
PLANTATION	Government	Ownership Rental neighborhood improvements	Jurisdiction
SUNRISE	Government	Ownership Rental neighborhood improvements	Jurisdiction
TAMARAC	Government	Ownership Rental neighborhood improvements	Jurisdiction
Women In Distress Of Broward County, Inc.	Non-profit organizations	Homelessness public services	Jurisdiction
BROWARD COUNTY FAMILY SERVICES	Non-profit organizations	Homelessness public services	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

As the lead agency in the Broward County HOME Consortium, the County is responsible for managing and, to a limited extent, implementing affordable housing services and projects. One of the County's strengths is its ability to attract additional HOME funding through the consortium, as well as to better coordinate the execution of affordable housing initiatives. However, the growing demand for HOME funds has created service gaps that the County cannot control.

These CDBG programs will focus on public services, public facilities, and affordable housing preservation throughout the five-year planning period. These activities are coordinated by the Broward County Housing Finance and Community Redevelopment Division and funds are targeted throughout the County to eligible activities that meet the highest need.

As the general lack of funds to address all identified needs in the County is the main obstacle in meeting underserved needs, and the County will continue to explore additional funding sources to leverage its federal, state, and local resources.

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

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

Table 52 - Homeless Prevention Services Summary

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

The Broward County Homeless Partnership Initiative Continuum of Care (CoC) coordinates services for the homeless and those affected by HIV/AIDS. The Continuum is structured so that when individuals visit a member agency of the CoC for assistance, case managers conduct an intake assessment and refer them to the agency best equipped to provide the necessary services.

The CoC Coordinated Entry and Assessment (CEA) process targets 5 sub-target populations. These groups are 1) Chronically Homeless Households, 2) Families, 3) Youth ages 18-24, 4) Veterans, and 5) Difficult to Serve Individuals who are not chronic. The CoC CEA helps to prevent these groups from becoming homeless or returning to homelessness.

The monthly Local Stakeholder and Provider's Counsel is now hosting a variety of presentations for providers to introduce them to providers who may have not worked with individuals experiencing homelessness but who have valuable services to offer. This has brought awareness to the layers of needs for those we serve. New organizations are added and participate in our coordinated entry process in the Homeless Management Information System (HMIS).

HMIS is a web-based software application to collect demographic information and service outcome information on people served. HMIS is utilized to record and store client-level information about the numbers, characteristics, and information of the homeless population that receives assistance over time. The goal of HMIS is to understand the extent and nature of the homeless population, understand patterns of service use, and measure the effectiveness of programs. Policies and procedures of the HMIS system can be viewed at the CoC website: <https://www.broward.org/Homeless/Documents/HMIS-Policies-Procedures-Manual.pdf>

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

The strengths of the intake and case management process lie in its effectiveness. The information gathered during intake significantly influences where individuals are referred for services. There are programs available for various types of special needs and for homeless clients. However, the weaknesses in the delivery process are related to the agency's capacity and the availability of adequate resources.

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

The County's strategy to address gaps in its service delivery system for the CDBG, HOME, and ESG programs involves partnering with leading local service providers. By utilizing performance reports such as the CAPER, the County can identify areas needing improvement and determine where services are lacking.

The need for more permanent housing for vulnerable groups such as the elderly and chronically homeless can be addressed through collaboration among countywide service providers and funding from the ESG program. Additional details about the County's strategy to develop and enhance the institutional structure and service delivery system for its programs can be found in AP-85 Other Actions.

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Provide for Owner-Occupied Housing Rehab	2025	2029	Affordable Housing	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Countywide Low/Mod Eligible	Preserve & Develop Affordable Housing	CDBG: \$13,100,350 HOME: \$1,638,260	Homeowner Housing Rehabilitated: 170 Household Housing Unit
2	1B Increase Homeownership Opportunities	2025	2029	Affordable Housing	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Countywide Low/Mod Eligible	Preserve & Develop Affordable Housing	HOME: \$11,331,275	Direct Financial Assistance to Homebuyers: 195 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	1C Increase Affordable Rental Housing Opportunity	2025	2029	Affordable Housing	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Countywide Low/Mod Eligible	Preserve & Develop Affordable Housing	HOME: \$6,118,870	Rental units rehabilitated: 20 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 60 Households Assisted
4	2A Improve Public Facilities & Infrastructure	2025	2029	Non-Housing Community Development	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Countywide Low/Mod Eligible	Improve Public Facilities & Infrastructure	CDBG: \$3,589,850	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 50850 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	3A Public Services for LMI & Special Needs	2025	2029	Non-Housing Community Development	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Countywide Low/Mod Eligible	Public Services & Quality of Life Improvements	CDBG: \$1,315,000	Public service activities other than Low/Moderate Income Housing Benefit: 3780 Persons Assisted
6	4A Homeless Housing & Support Services	2025	2029	Homeless	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Countywide Low/Mod Eligible	Homeless Housing & Support Services	ESG: \$1,157,078	Tenant-based rental assistance / Rapid Rehousing: 75 Households Assisted Homeless Person Overnight Shelter: 3750 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	5A Effective Program Management	2025	2029	Non-Housing Community Development	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Countywide Low/Mod Eligible	Effective Program Management	CDBG: \$4,501,295 HOME: \$2,027,169 ESG: \$93,817	Other: 5 Other
8	6A Disaster Recovery for Severe Storms & Flooding	2025	2029	Affordable Housing	Countywide Low/Mod Eligible	Disaster Recovery for Severe Storms & Flooding	CDBG-DR: \$29,222,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Rental units rehabilitated: 100 Household Housing Unit Homeowner Housing Rehabilitated: 100 Household Housing Unit

Table 53 – Goals Summary

Goal Descriptions

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1	Goal Name	1A Provide for Owner-Occupied Housing Rehab
	Goal Description	The County will provide funds for owner occupied housing rehabilitation that benefit LMI households.
2	Goal Name	1B Increase Homeownership Opportunities
	Goal Description	The County will increase homeownership opportunities for low- to moderate-income (LMI) households through new homeowner construction activities and direct financial assistance to homebuyers to include principal write-downs, subsidize interest rates, provide reasonable closing costs and up to 50% of the down payment assistance.
3	Goal Name	1C Increase Affordable Rental Housing Opportunity
	Goal Description	The County will increase affordable rental housing opportunities for LMI households through new rental units constructed, rehabilitation of existing rental housing units, and rental assistance.
4	Goal Name	2A Improve Public Facilities & Infrastructure
	Goal Description	The County will work to expand and improve access to public infrastructure through development activities in low/mod income areas and for special need groups. Public infrastructure activities include improvements to infrastructure in the jurisdiction such as roadway resurfacing and improvements to curbs and ramps on sidewalks for ADA compliance. The County will also improve access to public facilities through development activities in low/mod areas and for the special needs population (elderly, persons with a disability, victims of domestic abuse, etc.). Public facilities may include neighborhood facilities, community centers and parks and recreation facilities.
5	Goal Name	3A Public Services for LMI & Special Needs
	Goal Description	The County will fund supportive services for LMI and special need persons in Broward County. Public services for LMI will include housing counseling, case management for emergency assistance, employment programs, youth services and health programs. Funded supportive services for special needs populations may include services to address persons with physical and mental health disabilities, meal and transportation services for the elderly, and services that address homelessness.

6	Goal Name	4A Homeless Housing & Support Services
	Goal Description	The County will provide funds for homeless supportive services such as emergency shelter operations, street outreach services and homeless prevention programs. The County will also support rapid re-housing (RRH) rental housing assistance for homeless households in the Broward County.
7	Goal Name	5A Effective Program Management
	Goal Description	Effective program management of HUD grant programs will ensure compliance with each respective grant and their regulations and that programs meet their established objectives.
8	Goal Name	6A Disaster Recovery for Severe Storms & Flooding
	Goal Description	Funding from the CDBG-DR program will be used to support and address unmet needs resulting from the unprecedented severe storms and flooding of 2023. The CDBG-DR funds will be allocated according to the CDBG-DR Action Plan and will be distributed throughout Broward County. Proposals for multi-family affordable housing projects in the City of Fort Lauderdale will be considered if the applicant demonstrates a genuine need, ensures that there is no duplication of benefits, and provides benefits to all residents of Broward County.

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

The County estimates that over the next five years of the 2025-2029 Consolidated Plan that extremely low-, low- and moderate-income households will be assisted with housing activities:

Direct Financial Assistance to Homebuyers: 195 Households Assisted

Homeowner Housing Rehabilitated: 170 Household Housing Unit

Rental units rehabilitated: 20 Household Housing Unit

Tenant-based rental assistance: 60 Households Assisted

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

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

The Broward County Housing Authority (BCHA) has conducted a comprehensive assessment of all its public housing and is compliant with Section 504. Although new units continue to be constructed, there remains a significant need for affordable housing. Rising housing prices in the area have made it difficult for many residents, particularly those with disabilities or on fixed incomes, to access publicly supported housing.

The BCHA does not discriminate based on disability status and makes every reasonable effort to ensure that applicants are provided with homes that meet their needs. If specific needs are identified, the BCHA will make reasonable accommodations to support each individual or family requesting assistance.

Activities to Increase Resident Involvements

The Broward County Housing Authority provides homeownership counseling through an in-house counselor, primarily funded by CDBG funds. Within this counseling role, regular first-time homebuyer classes are offered. Additionally, there is a Family Self-Sufficiency (FSS) Team that assists housing authority clients in working toward their 5-year goals. These goals evolve based on economic conditions as well as the individual aspirations and needs of clients.

Currently, homeownership is not as frequently stated as a goal among our clients in today's housing climate, whereas it was much more common in the past. Although there has been success in this area not too long ago, the most recent FSS graduates who achieved homeownership did so outside of Broward County. For the BCHA's existing client group, homeownership is becoming an unattainable goal that cannot be easily replicated. The FSS program can only accommodate 175 participants, and the BCHA is currently oversubscribed in that program.

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

N/A

Plan to remove the 'troubled' designation

N/A. The Broward County Housing Authority is not designated as troubled.

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

Barriers to Affordable Housing

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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 recommendation.

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

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

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

The Broward County Homeless Partnership Initiative Continuum of Care (CoC), along with the CoC Board, coordinates efforts throughout the community to help end homelessness in Broward County. Together, they support and coordinate various providers across the continuum of care, including street outreach, shelters, housing providers, and a range of supportive services that assist with mental health, behavioral health, and legal issues.

Additionally, Broward County's HOSS/HIP Division established the Homeless Provider and Stakeholders' Council (HPSC), a community-based organization designed to provide input and guidance to the CoC Board. The council consists of a large membership and representatives who address all issues and priorities related to homelessness in Broward County.

Broward's Coordinated Entry and Assessment (CEA) system has multiple designated access points to assist both individuals and families experiencing homelessness. This system is designed to connect them to the appropriate housing resources, ensuring a standardized decision-making process. Importantly, services are not denied to victims of domestic violence, dating violence, sexual assault, or stalking. The CEA system adopts a Housing First approach and has transitioned from a housing readiness model to one that is person-centered and strengths-based.

The goal of the Coordinated Entry Assessment for Housing (CEA) system is to enhance and streamline access to housing and services for individuals and families experiencing homelessness. This approach is tailored to Broward County and is based on the four main principles recommended by the Department of Housing and Urban Development (HUD): Access, Assessment, Prioritization, and Referral.

Coordinated Entry employs a standardized assessment tool, which includes the Housing Barrier Assessment and the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT, VI-F-SPDAT, TAY-VI-SPDAT), along with other approved assessments. These tools help providers consistently evaluate the needs of individuals and families seeking services. Assessments should be updated every six months if the client remains unhoused or if their situation changes.

Addressing the emergency and transitional housing needs of homeless persons

Since October 2018, Broward County's Continuum of Care (CoC) has streamlined access points for emergency shelters through the street outreach provider, TaskForce for Ending Homelessness, Inc. In October 2021, HOPE South Florida, Inc. began a family outreach service for Broward County. Multiple central access points funnel into the Street Outreach program, which serves as the single point of access to the emergency shelter system. Referrals for shelter are processed exclusively through the Homeless

Management Information System (HMIS) by TaskForce for Ending Homelessness, Inc. for individuals, and by HOPE South Florida, Inc. for families. The four shelters involved in this system include The Salvation Army and the South, Central, and North Homeless Assistance Centers.

Coordinated Entry system administrators monitor the status of referrals, the reasons for declining referrals, and other system barriers that may need to be addressed. Additional sources that contribute to Street Outreach include the Homeless Helpline, a domestic violence helpline (Women in Distress of Broward County), the Broward Behavioral Health Coalition, municipal police departments, three 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 Coordinated Entry System (CoC) offers a coordinated entry process through the Homeless Outreach and Support Services (HOSS) and Housing Integration Program (HIP) staff. This system provides multiple access points that are effectively marketed to individuals experiencing homelessness. All access points are available through designated providers, ensuring that individuals can easily reach the services they need. The coordinated entry process may include separate access points for HUD-defined subpopulations if necessary to meet their specific needs, although this is not mandatory. Broward's Coordinated Entry and Assessment (CEA) has established multiple designated access points to guide

both individuals and families experiencing homelessness to the appropriate resources. This includes assistance with housing options, a standardized decision-making process, and ensures that services are available to victims of domestic violence, dating violence, sexual assault, or stalking.

The CEA system follows a Housing First approach and has transitioned from a housing readiness model to focus more on client needs. Furthermore, the system is designed to be person-centered and strengths-based, prioritizing the individual circumstances and strengths of each person seeking assistance.

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.

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

The Housing Options Solutions and Supports (HOSS) Homeless Initiative Partnership (HIP) refers all individuals categorized under HUD categories 2 and 3 (those at risk of homelessness) to the Family Success Administration Division. Funding from the Continuum of Care (CoC) is limited to individuals classified as literally homeless under HUD categories 1 and 4.

The diversion strategy aims to prevent homelessness for people seeking shelter by helping them identify immediate alternative housing arrangements. If necessary, the strategy also connects them with services and financial assistance to facilitate their return to permanent housing. According to the National Alliance to End Homelessness (NAEH), diversion primarily targets individuals as they apply for entry into shelters, while prevention focuses on those at imminent risk of homelessness, and rapid rehousing is designed for people who are already in shelters. In Broward County, Diversion Services are provided by community resource agencies within the FL-601-CoC.

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

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

Broward County enforces and evaluates Lead-Based Paint regulations through its application process. Each applicant is screened to determine if their property was built before 1978. All homes constructed prior to 1978 must undergo an inspection by the County or by professionals hired by the County. The evaluation of these homes will involve a Visual Assessment, Paint Testing, or Risk Assessment (also known as Lead Hazard Screening). If any incidents related to lead are reported, the County will provide funding for lead testing through its CDBG Housing Rehabilitation programs.

How are the actions listed above related to the extent of lead poisoning and hazards?

According to 2019-2023 ACS data, over 157,000 owner-occupied housing units and 75,000 renter-occupied units were built before 1980. That amounts to an estimated 43% of homeowner-occupied and 40% of renter-occupied housing units built before 1980, which represents a significant number of homes with the potential of LBP hazards.

According to the Centers for Disease Control and Prevention, children under the age of 6 are at greatest risk for health problems caused by lead exposure. Exposure to lead can seriously harm a child's health and cause well-documented health effects, including damage to the brain and nervous system, slowed growth and development, learning and behavior problems, and hearing and speech problems. If any child under the age of 6 tests for lead poisoning, the County will refer the family immediately to the local health department.

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

The Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as Title X of the Housing and Community Development Act of 1992, amended the Lead-Based Paint Poisoning Prevention Act of 1971. This amendment established the current federal requirements regarding lead-based paint. These regulations are found in Title 24 of the Code of Federal Regulations, specifically in part 35 (24 CFR 35.105). HUD issued this regulation to protect young children from the hazards of lead-based paint in housing that is either financially assisted or sold using federal resources. This regulation, which took effect on September 15, 2000, increased the requirements for existing lead-based paint regulations. It does not apply to housing built after January 1, 1978, when the use of lead-based paint in residential properties was banned.

Each applicant receives a pamphlet titled "Protect Your Family from Lead in Your Home," which explains the effects of lead poisoning on both children and adults. Homes receiving Community Development Block Grant (CDBG) funds that meet the criteria for lead-based paint are required to undergo testing. The regulation places a strong emphasis on eliminating lead dust, and it outlines specific procedures for clean-up and final clearance. Occupants must be notified of any lead-based paint hazards. For homes

built before January 1, 1978, all lead-based paint must either be stabilized or removed, and dust testing must be conducted after any disturbance of the paint to ensure the house is lead-safe.

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

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

The activities outlined in the Strategic Plan are aimed at reducing the number of families living in poverty in Broward County. CDBG funds will support public services that focus on supporting low- to moderate-income households, directly enhancing their quality of life. Funds will also be directed towards public facility and infrastructure improvements in low/mod areas and for special need groups. ESG funded programs will address homelessness, and help individuals and families attain stable housing as they rebuild financial security and return to self-sustainability.

Additionally, affordable housing initiatives lead by the Broward County HOME Consortium, such as the housing rehabilitation program, new housing construction and homeownership assistance programs, will provide affordable housing opportunities for LMI households in throughout the County.

The County also follows HUD's Section 3 guidelines. Section 3 helps to establish more economically sustainable communities by ensuring that employment and other economic opportunities generated by Federal assistance for development programs are directed towards very low- and low-income persons to the greatest extent possible, and in particular to those who are recipients of the Federal assistance.

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

Outlined in this Strategic Plan are the goals the County will implement in the next five years to work towards reducing poverty in the region. These goals were identified by members in the community, shareholder organizations and program partners of the County and actively work towards reducing poverty in the County. A detailed summary of these goals can be found in SP-45 Goals and specific projects aimed towards implementing the goals are located in AP-35 Projects.

The County will collaborate with member Consortia government members, County departments and nonprofit service providers that operate programs with similar goals of reducing the poverty level in Broward County. Actions that the County may implement include:

- Target CDBG funds towards neighborhoods that have low/mod block group tracts and as a result may have a high poverty rate;
- Fund public service programs that provide services to LMI households that encourage housing stability and increase financial opportunities;
- Provide assistance for special needs groups such as those with a disability, the elderly, the homeless and victims of domestic violence;
- Continue to fund affordable housing opportunities such as housing rehab and the development of new housing; and

- Address homelessness through homeless prevention programs, emergency shelter services, and rapid rehousing rental assistance.

SP-80 Monitoring - 91.230

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

See the County's Monitoring Plan Summary in the AD-25 Grantee Unique Appendices.

BROWARD COUNTY, FLORIDA

ANNUAL ACTION PLAN FY 2025- 2026



PREPARED BY:

THE BROWARD COUNTY HOUSING DIVISION

BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS

**MARK D. BOGEN
MAYOR**

**ROBERT MCKINZIE
VICE MAYOR**

**ALEXANDRA P. DAVIS
LAMAR P. FISHER
BEAM FURR
STEVE GELLER
NAN H. RICH
HAZELLE P. ROGERS
MICHAEL UDINE**

Expected Resources

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

Introduction

Federal resources are critical to addressing local housing and community development needs. All strategies and activities planned under the Consolidated Plan contribute to promoting Housing, infrastructure Improvements, Public Services and economic opportunities in Broward County by providing many low- to moderate-income persons and households with access to services and opportunities, financial stabilization, and affordable housing. These funds also result in collective efforts that include partnerships with many local nonprofit organizations, other municipalities, and businesses. Many of these strategies and activities cannot be implemented without the anticipated resources listed in this section.

Through a combination of statistical analysis and public input, the County has developed 5-year Plan and an Annual Action Plan that builds on local assets and coordinates a response to the needs of the community. The County has determined that in order to maximize the production of affordable housing, economic development, and the provision of services to its residents, it must commit to a variety of public/private initiatives and work towards integrative goals that focus on housing in general, specifically purchase assistance and rehabilitation, as well as public facility improvements and public services.

The County anticipates receiving Approximately \$19,894,795 and \$2,611, ~~700,833.34~~ in anticipated/projected Program Income in CDBG funds, \$19,990,405.80, and \$1,125,168.87 in Program Income (repayments (IU)/recaptured (HP) for a total of \$21,115,574.67 in HOME funds, and \$1,250,895 in ESG funds, during the 5-year Consolidated Plan cycle.

*The FY 2025-2026 program year grants include \$3,978,959 in CDBG funding, \$3,998,081.16 in HOME funding, and \$250,179 in ESG funding. The Broward County Continuum of Care (CoC) Supportive Housing Program (SHP) projects receiving \$24,156,975.

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

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	522,366.67 522,340	0.00	4,501, 325.67 299	18,005, 196 302.68	Expected Amount Available Remainder of Con Plan is 4x years left in the Plan. This Includes an estimated \$522, 366 340.67 per year in anticipated Program Income (PI)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,998,081.16	225,033.77	0.00	4,223,114.93	16,892,459.72	Expected Amount Available Remainder of Con Plan is 4x years left in the Plan. This Includes an estimated \$225,033.77 per year in anticipated Program Income (PI)

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	250,179.00	0.00	0.00	250,179.00	1,000,716.00	Expected Amount Available Remainder of Con Plan is 4x years left in the Plan.

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. Thousands in multi-family apartment complex development resources are leveraged by SHIP and/or HOME funds when used as local match to 9% Low Income Housing Tax Credit funds. In addition, in the annual budget, the County sets aside General Revenue, \$5,000,000 to \$10,000,000, for the affordable housing trust fund.

The millions generated as leverage amount to many times over the match required for HOME funds.

The ability to leverage state and local funds will facilitate the County's efforts in addressing the highest priority needs; affordable housing,

infrastructure and public services. CDBG, HOME and ESG funds are used as a part of local government strategies to attract funds from State agencies, the U.S. Department of Transportation, revenues from bonds and Community Redevelopment Agencies, local funds and grants, partnerships with non-profits, and public/private collaborations. These funds are leveraged with millions of dollars in local, local in-kind contributions, state and federal funds and private donations to non-profits. This alliance allows the County to undertake a variety of projects making significant long-term impact.

HOME - The County substantially exceeds the 25% regulation HOME funds drawn per project every year, as substantiated in the CAPERs for the past five years.

ESG – Every year the County meets or exceeds the ESG dollar for dollar match at a minimum the County will match the entitlement funds.

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

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

Discussion

Broward County anticipates receiving approximately \$19,894,795 and \$2,611, ~~833.34~~ 700 in anticipated/projected Program Income for a total of \$22,506, ~~495,628.34~~ in CDBG funds, \$19,990,405.80 and \$1,125,168.87 in Program Income (repayments (IU)/recaptured (HP) for a total of \$21,115,574.67 in (HOME) funds, and \$1,250,895 in ESG funds, during the 5-year Consolidated Plan cycle.

*The FY 2025-2026 program year grants include \$3,978,959 in CDBG funding, \$3,998,081.16 in HOME funding, and \$250,179 in ESG funding. The Broward County Continuum of Care (CoC) Supportive Housing Program (SHP) projects receiving \$24,156,975.

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

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

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*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	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Countywide Low/Mod Eligible	Preserve & Develop Affordable Housing	CDBG: \$2,632,891.34 HOME: \$327,652.00	Homeowner Housing Rehabilitated: 34 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	1B Increase Homeownership Opportunities	2025	2029	Affordable Housing	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Countywide Low/Mod Eligible	Preserve & Develop Affordable Housing	HOME: \$2,266,255.00	Direct Financial Assistance to Homebuyers: 39 Households Assisted
3	1C Increase Affordable Rental Housing Opportunity	2025	2029	Affordable Housing	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Countywide Low/Mod Eligible	Preserve & Develop Affordable Housing	HOME: \$1,223,774.09	Rental units rehabilitated: 4 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 12 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	1B Increase Homeownership Opportunities	2025	2029	Affordable Housing	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Countywide Low/Mod Eligible	Preserve & Develop Affordable Housing	HOME: \$2,266,255.00	Direct Financial Assistance to Homebuyers: 39 Households Assisted
3	1C Increase Affordable Rental Housing Opportunity	2025	2029	Affordable Housing	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Countywide Low/Mod Eligible	Preserve & Develop Affordable Housing	HOME: \$1,223,774.09	Rental units rehabilitated: 4 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 12 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	2A Improve Public Facilities & Infrastructure	2025	2029	Non-Housing Community Development	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Countywide Low/Mod Eligible	Improve Public Facilities & Infrastructure	CDBG: \$717,970.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10170 Households Assisted
5	3A Public Services for LMI & Special Needs	2025	2029	Non-Housing Community Development	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Countywide Low/Mod Eligible	Public Services & Quality of Life Improvements	CDBG: \$263,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 756 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	2A Improve Public Facilities & Infrastructure	2025	2029	Non-Housing Community Development	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Countywide Low/Mod Eligible	Improve Public Facilities & Infrastructure	CDBG: \$717,970.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10170 Households Assisted
5	3A Public Services for LMI & Special Needs	2025	2029	Non-Housing Community Development	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Countywide Low/Mod Eligible	Public Services & Quality of Life Improvements	CDBG: \$263,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 756 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	4A Homeless Housing & Support Services	2025	2029	Homeless	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Countywide Low/Mod Eligible	Homeless Housing & Support Services	ESG: \$231,415.58	Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted Homeless Person Overnight Shelter: 750 Persons Assisted
7	5A Effective Program Management	2025	2029	Non-Housing Community Development	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Countywide Low/Mod Eligible	Effective Program Management	CDBG: \$887,464.33 HOME: \$405,433.84 ESG: \$18,763.43	Other: 1 Other

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	Countywide Low/Mod Eligible	Disaster Recovery for Severe Storms & Flooding	CDBG-DR: \$29,222,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Rental units rehabilitated: 100 Household Housing Unit Homeowner Housing Rehabilitated: 100 Household Housing Unit

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	1A Provide for Owner-Occupied Housing Rehab
	Goal Description	The County will provide funds for owner occupied housing rehabilitation that benefit LMI households. In PY 2025, CDBG will fund 31 and HOME will fund 3 housing rehabilitation activities.
2	Goal Name	1B Increase Homeownership Opportunities
	Goal Description	The County will increase homeownership opportunities for low- to moderate-income (LMI) households through new homeowner construction activities and direct financial assistance to homebuyers to include principal write-downs, subsidize interest rates, provide reasonable closing costs and up to 50% of the down payment assistance. In PY 2025, CDBG will fund 6 and HOME will fund 33 homeownership opportunities.

3	Goal Name	1C Increase Affordable Rental Housing Opportunity
	Goal Description	The County will increase affordable rental housing opportunities for LMI households through new rental units constructed, rehabilitation of existing rental housing units, and rental assistance. In PY 2025, activities funded will be 4 Rental unit rehabilitated by the CHDO, and 12 households with TBRA assistance.
4	Goal Name	2A Improve Public Facilities & Infrastructure
	Goal Description	The County will work to expand and improve access to public infrastructure through development activities in low/mod income areas and for special need groups. Public infrastructure activities include improvements to infrastructure in the jurisdiction such as roadway resurfacing and improvements to curbs and ramps on sidewalks for ADA compliance. The County will also improve access to public facilities through development activities in low/mod areas and for the special needs population (elderly, persons with a disability, victims of domestic abuse, etc.). Public facilities may include neighborhood facilities, community centers and parks and recreation facilities.
5	Goal Name	3A Public Services for LMI & Special Needs
	Goal Description	The County will fund supportive services for LMI and special need persons in Broward County. Public services for LMI will include housing counseling, case management for emergency assistance, employment programs, youth services and health programs. Funded supportive services for special needs populations may include services to address persons with physical and mental health disabilities, meal and transportation services for the elderly, and services that address homelessness.
6	Goal Name	4A Homeless Housing & Support Services
	Goal Description	The County will provide funds for homeless supportive services such as emergency shelter operations, street outreach services and homeless prevention programs. The County will also support rapid re-housing (RRH) rental housing assistance for homeless households in the Broward County.
7	Goal Name	5A Effective Program Management
	Goal Description	Effective program management of HUD grant programs will ensure compliance with each respective grant and their regulations and that programs meet their established objectives.

8	Goal Name	6A Disaster Recovery for Severe Storms & Flooding
	Goal Description	Funding from the CDBG-DR program will be used to support and address unmet needs resulting from the unprecedented severe storms and flooding of 2023. The CDBG-DR funds will be allocated according to the CDBG-DR Action Plan and will be distributed throughout Broward County. Proposals for multi-family affordable housing projects in the City of Fort Lauderdale will be considered if the applicant demonstrates a genuine need, ensures that there is no duplication of benefits, and provides benefits to all residents of Broward County.

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
21	CDBG-DR BROWARD COUNTY - DISASTER RELIEF PROGRAM

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	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Countywide Low/Mod Eligible
	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 <u>2,620,070</u>
	Description	The Affordable Housing Project includes eligible activities including but not limited to Homebuyer/Purchase Assistance, Housing Rehabilitation and/or Acquisition. The total, \$ 2,620,070 <u>2,632,891.34</u> includes \$ 366,693.34 <u>353,872</u> of projected 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 (A total of 6 qualifying households with purchase Assistance and 31 qualifying households with Housing rehabilitation)

	Location Description	Countywide, eligible.
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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	Countywide Low/Mod Eligible
	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, eligible.

	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	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Countywide Low/Mod Eligible
	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, eligible.
	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

4	Target Area	Oakland Park CRA Dania Beach CRA Hallandale Beach CRA Central County CRA Countywide Low/Mod Eligible
	Goals Supported	5A Effective Program Management
	Needs Addressed	Effective Program Management
	Funding	CDBG: \$ 900,259,887,464.33
	Description	The total of \$ 900,259,887,464.33 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	N/A, Other 1
	Location Description	Countywide, eligible.
	Planned Activities	Administration and Fair Housing
5	Project Name	HESG25-BROWARD COUNTY
	Target Area	Countywide Low/Mod Eligible
	Goals Supported	4A Homeless Housing & Support Services
	Needs Addressed	Homeless Housing & Support Services
	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	Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted Homeless Person Overnight Shelter: 750 Persons Assisted
	Location Description	Countywide, eligible.
	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	Countywide Low/Mod Eligible
	Goals Supported	1B Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	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	Countywide, eligible.
	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	Countywide Low/Mod Eligible
	Goals Supported	1B Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$ 98,666 101,814.00
	Description	Homebuyer/down payment and closing cost assistance of \$ 98,666 101,814 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	Countywide Low/Mod Eligible
	Goals Supported	1B Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$ 264,483 244,362.00
	Description	Homebuyer/down payment and closing cost assistance of \$ 264,483 244,362 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 <u>2</u> LMI households
	Location Description	City of Coral Springs
	Planned Activities	Homebuyer/purchase assistance
9	Project Name	TOWN OF DAVIE - HOMEBUYER/PURCHASE ASSISTANCE
	Target Area	Countywide Low/Mod Eligible
	Goals Supported	1B Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$ 205,277,208,127.00
	Description	Homebuyer/down payment and closing cost assistance of \$ 205,277,208,127 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 <u>2</u> LMI households
	Location Description	Town of Davie
10	Planned Activities	Homebuyer/purchase assistance
	Project Name	CITY OF DEERFIELD BEACH - HOMEBUYER/PURCHASE ASSISTANCE
	Target Area	Countywide Low/Mod Eligible
	Goals Supported	1B Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$ 108,647,109,843.00
	Description	Homebuyer/down payment and closing cost assistance of \$ 108,647,109,843 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	Countywide Low/Mod Eligible
	Goals Supported	1A Provide for Owner-Occupied Housing Rehab
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$ 105,653,106,849.00
	Description	Single family housing rehabilitation assistance of \$ 105,653,106,849 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
12	Planned Activities	Housing rehabilitation
	Project Name	CITY OF LAUDERHILL - TBRA
	Target Area	Countywide Low/Mod Eligible
	Goals Supported	1C Increase Affordable Rental Housing Opportunity
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$ 254,724,254,771.00
	Description	Tenant based rental assistance of \$ 254,724,254,771 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	Countywide Low/Mod Eligible
	Goals Supported	1B Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$ 111,421,117,007.00
	Description	Homebuyer/ down payment and closing cost assistance of \$ 111,421,117,007 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	Countywide Low/Mod Eligible
	Goals Supported	1B Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$ 213,370,213,748.00
	Description	Homebuyer/down payment and closing cost assistance of \$ 213,370,213,748 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	Countywide Low/Mod Eligible
	Goals Supported	1B Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$ 302,419,304,400.00
	Description	Homebuyer/down payment and closing cost assistance of \$ 302,419,304,400 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 -2 LMI households
	Location Description	City of Pembroke Pines
	Planned Activities	Homebuyer/purchase assistance
16	Project Name	CITY OF PLANTATION - HOMEBUYER/PURCHASE ASSISTANCE
	Target Area	Countywide Low/Mod Eligible
	Goals Supported	1B Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$ 192,368,186,188.00
	Description	Homebuyer/down payment and closing cost assistance of \$ 192,368,186,188 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	3-2 LMI households
	Location Description	City of Plantation
	Planned Activities	Down payment/purchase assistance
17	Project Name	CITY OF SUNRISE - HOMEBUYER/PURCHASE ASSISTANCE
	Target Area	Countywide Low/Mod Eligible
	Goals Supported	1B Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$ 185,459,181,053.00
	Description	Homebuyer/down payment and closing cost assistance of \$ 185,459,181,053 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
18	Planned Activities	Down payment/purchase assistance
	Project Name	CITY OF TAMARAC - HOUSING REHABILITATION
	Target Area	Countywide Low/Mod Eligible
	Goals Supported	1A Provide for Owner-Occupied Housing Rehab
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$ 223,442,220,803.00
	Description	Single Family housing rehabilitation assistance of \$ 223,442,220,803 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	Countywide Low/Mod Eligible
	Goals Supported	1A Provide for Owner-Occupied Housing Rehab 1B Increase Homeownership Opportunities
	Needs Addressed	Preserve & Develop Affordable Housing
	Funding	HOME: \$ 969,003.09 <u>937,860.95</u>
	Description	Eligible activities including but not limited to Homebuyer/Purchase Assistance, Housing Rehabilitation or Acquisition including direct service delivery costs. The total, \$ <u>937,860.95</u> 969,003.09 includes \$55,287.62 of Actual Recognized Program Income and \$50,632.60 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	Countywide Low/Mod Eligible
	Goals Supported	5A Effective Program Management
	Needs Addressed	Effective Program Management
	Funding	HOME: \$ <u>419,611.98</u> 405,433.84

	Description	The total of \$ 419,611.98 405,433.84 , 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	N/A, Other: 1
	Location Description	Countywide, eligible.
	Planned Activities	Planning and Administration
21	Project Name	CDBG-DR BROWARD COUNTY - DISASTER RELIEF PROGRAM
	Target Area	Countywide Low/Mod Eligible
	Goals Supported	6A Disaster Recovery for Severe Storms & Flooding
	Needs Addressed	Disaster Recovery for Severe Storms & Flooding
	Funding	CDBG-DR: \$29,222,000.00
	Description	CDBG-DR funds will provide services that will address the severe storms and flooding of 2023
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 100 Household Housing Unit Rental units rehabilitated: 100 Household Housing Unit Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
	Location Description	Countywide, eligible.
	Planned Activities	Disaster recovery services that will address the severe storms and flooding of 2023

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

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

The HOME Program operates under a consortium which includes eleven entitlement jurisdictions; Coconut Creek, Coral Springs, Deerfield Beach, Margate, Tamarac, Sunrise, Plantation, Lauderdale, Davie, Pembroke Pines and Miramar. Under certain circumstances, Broward County may fund projects within its jurisdiction that are not part of the Consortium 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
Oakland Park CRA	0
Dania Beach CRA	0
Hallandale Beach CRA	0
Central County CRA	0
Countywide Low/Mod Eligible	100

Table 45 - 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 and CDBG funds to support the development of new affordable units, provide housing rehabilitation activities, and provide rental assistance. 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.

The annual goals listed in this section and the AP-20 specify the following goals and outcomes for affordable housing assistance for non-homeless populations. The terms for affordable housing are defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. This section only reports grant program activities under the CDBG and HOME programs.

One Year Goals for the Number of Households to be Supported	
Homeless	0 15
Non-Homeless	8 990
Special-Needs	0
Total	8 9105

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1 227
The Production of New Units	3 9
Rehab of Existing Units	3 813
Acquisition of Existing Units	0 65
Total	8 9105

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Table 67 - 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	522,34670
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:	522,34670

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