



Fiscal Year 2022-2023 Consolidated Annual Performance and Evaluation Report
(CAPER)
October 1, 2022 to September 30, 2023

City of Weston City Commission
Margaret Brown, Mayor

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Prepared by

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

CR-05 - Goals and Outcomes

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

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

Weston is a recent entitlement community

Due to lack of capacity, City of Weston entered into an inter-local agreement with Broward County Housing Finance Division for management and implementation of the City's CDBG programs. CDBG funds were made available to the City of Weston beginning in the 2016 program year. County staff worked diligently to expend funds to make sure Weston met their timeliness obligation. The City of Weston did not assist any households with Purchase Assistance.

GOALS

- **Promote Homeownership Affordability**

The City of Weston has made the increase of the homeownership rate among low/moderate income households a high priority need for resource allocation. The City has included Purchase Assistance in the 2020-2021 Action Plan to address this goal. Through this activity, the City assisted 2 households with purchase assistance.

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

The City of Weston has made the preservation of housing a high priority need for resource allocation. The City's 2020-2021 Annual Action Plan included the provision of preserving units owned by low/moderate income households. During the 2022-2023 Program Year, the City was able to assist one household with minor home repair.

RESOURCES

The City did not receive FY 2021 program year grant funds as it opted to become part of the Urban County for the FYs 2021 – 2023 , the City had \$776,175 in funding available from prior years.

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

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

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

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

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

Priority 1 – Homeownership Affordability and Sustainability

As identified in the FY 2016-2020 Consolidated Plan, The priority housing needs that will be addressed are cost burden and minor housing conditions. The number one housing problem identified in the Housing Needs Assessment was cost burden. Homeownership, as well as existing

owner occupied needs, will be addressed. Due to a lack of capacity as mentioned previously, the City of Weston entered into an agreement on May 8, 2018 to administer the City's housing programs. As a result, the County was able to provide a larger number of homeowners with assistance. The City of Weston is addressing these needs by providing deferred payment loans to low/moderate income residents for owner-occupied residential rehabilitation. The City of Weston utilized CDBG funding to increase affordable housing opportunities for very low-income persons through first time homebuyer assistance.

The PR23 provides an overall summary of all the activities that are open and completed within the program year. While the PR23 indicates a total of seven (7) activities completed, the PR03 Activity Summary Report indicates that no funding was drawn.

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CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG
White	3
Black or African American	0
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	0
Hispanic	1
Not Hispanic	2

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

Narrative

Of the three households The City of Weston assisted during this program year, all three were White and one of them was Hispanic.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	776,175	276,906

Table 3 - Resources Made Available

Narrative

The City of Weston expended \$201,741 of funding and assisted three Weston households this program year.

The City expended \$75,165 of funding for Administration during this program year.

Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

Narrative

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

Leveraging

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

While the CDBG program does not require match, through program management by Broward County, the City of Weston will continue to develop initiatives for Broward County to carry out on the City's behalf. The City did not have any public land available for affordable housing this program year.

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CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	3
Number of Special-Needs households to be provided affordable housing units	0	0
Total		0

Table 5 – Number of Households

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

Table 6 – Number of Households Supported

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

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

Discuss how these outcomes will impact future annual action plans.

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

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	3	0
Total	3	0

Table 7 – Number of Households Served

Narrative Information

The City of Weston did assisted three households.

The PR23 provides an overall summary of all the activities that are open and completed within the program year. While the PR23 indicates a total of seven (7) activities completed, the PR03 Activity Summary Report indicates that no funds were drawn. The zero (0) households were then included in the CAPER narrative and tables.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

Any updates for this section is part of and included in the FY 2022 Broward County CAPER.

Coordinated Entry into Shelter for Individuals

In 2022, the Broward County HCoC streamlined access points for access into emergency shelters and Rapid Rehousing for individuals experiencing homelessness. TaskForce Fore Ending Homelessness provides street outreach services and case management to individuals experiencing homelessness. HOPE South Florida, Inc. continued to provide street outreach services to families Broward County. There are multcentral 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 three shelters, include The Salvation Army and Central and North Homeless Assistance Centers. Coordinated Entry and Assessment (CEA) 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; two (2) 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.

1. 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 and Central 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 is based on prioritization as outlined in the Shelter Written Standards of Care.

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

The 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*

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 Broward County HCoC provides a coordinated entry and assessment process through the HIP staff that offers multiple access points that are well marketed. All access points are accessible by individuals experiencing homelessness through designated providers. The CEA 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.

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

Actions taken to address the needs of public housing

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

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

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

Actions taken to provide assistance to troubled PHAs

N/A

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

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

Any updates for this section is part of and included in the FY 2022 Broward County CAPER.

Weston has contracted with Broward County to implement their Consolidated Plan. In 2021, 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 2021 the amount totaled \$5,600,000.
- 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 data yet available.
- 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. There is no data yet available.
- Support 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.

- 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.

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

Any updates for this section is part of and included in the FY 2022 Broward County CAPER.

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

Throughout the 2021-2022 Program Year, Broward County may adjust its funding priorities as needed in order to address underserved needs. If necessary, this will occur within the parameters of citizen participation requirements.

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

Any updates for this section is part of and included in the FY 2022 Broward County CAPER.

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

The Residential Lead-Based Paint Hazard Reduction Act of 1992, also known as Title X of the Housing and Community Development Act of 1992, amended the Lead-Based Paint Poisoning Prevention Act of 1971 (Lead Act), which established the current Federal Lead-based paint requirements. This lead-based

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

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

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

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

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

Whenever possible, during construction projects, we encourage Small Business and Section 3 Businesses to apply. Rehabilitation can assist in reducing cost burden. Whenever possible the County uses Energy Star and Water Sense certified products. Purchase/downpayment assistance helps homeowners get into a long-term, stable, affordable living environment. All of these lower insurance and other costs which can be used for sustainable essentials.

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

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

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

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

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

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

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

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

As part of the 2016-2020 Consolidated Planning process to realign planning cycles with Broward County HOME Consortium members, the City began revising its Analysis of Impediments to Fair Housing Choice. This activity was completed in PY 2015 and actions taken to overcome any identified impediments were implemented in PY 2018. In addition, the City is a sponsor of the annual Broward County Fair Housing Symposium provided by HOPE, Inc. The support continued in 2022.

The City in coordination with Broward County will be actively engaged in promoting fair housing for its residents. The City and County in coordination with CIVITAS developed the 2020 Analysis of Impediments to Fair Housing Choice. The county's fair housing program is decisively designed to affirmatively further fair housing objectives of Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, as amended, and other relevant federal, state, and local fair housing laws. The

county is committed to prohibiting discrimination in housing based on a person's race, color, religion, sex, familial status, national origin, age, or disability.

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CR-40 - Monitoring 91.220 and 91.230

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

Any updates for this section is part of and included in the FY 2022 Broward County CAPER.

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

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

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

the County has completed the end-of-year Program Year 2022 CAPER for outstanding balances for FY 2020 and previous years funds for the City of Weston. This report was made available for public review and comment during the (15-day) period. The City of Weston joined the Urban County in 2021. Funds from that year forward are now being reported in the Broward County CAPER.

The City published notification of the availability of the CAPER on December 10, 2023 with the comment period beginning on December 11, 2023 and ending on December 26, 2023.

No comments were received during the 15-day public comment period.

CR-45 - CDBG 91.520(c)

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

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

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

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

No

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

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CR-45 - CDBG 91.520(c)

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