



**City of Pompano Beach  
Consolidated Plan  
Program Year 2020-2024  
(October 1, 2020- September 30, 2025)**



**PREPARED FOR THE  
CITY OF POMPANO BEACH  
BY**



# Table of Contents

Executive Summary..... 5  
 ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) ..... 5

The Process ..... 9  
 PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)..... 9  
 PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)..... 10  
 PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c) ..... 13

Needs Assessment ..... 17  
 NA-05 Overview ..... 17  
 NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c) ..... 18  
 NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2) ..... 34  
 NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2) ..... 38  
 NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)..... 42  
 NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2) ..... 43  
 NA-35 Public Housing – 91.205(b) ..... 45  
 NA-40 Homeless Needs Assessment – 91.205(c)..... 50  
 NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)..... 54  
 NA-50 Non-Housing Community Development Needs – 91.215 (f) ..... 57

Housing Market Analysis..... 58  
 MA-05 Overview ..... 58  
 MA-10 Number of Housing Units – 91.210(a)&(b)(2)..... 59  
 MA-15 Housing Market Analysis: Cost of Housing - 91.210(a) ..... 66  
 MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)..... 72  
 MA-25 Public and Assisted Housing – 91.210(b) ..... 77  
 MA-30 Homeless Facilities and Services – 91.210(c)..... 79  
 MA-35 Special Needs Facilities and Services – 91.210(d)..... 83

MA-40 Barriers to Affordable Housing – 91.210(e) .....	86
MA-45 Non-Housing Community Development Assets – 91.215 (f) .....	88
MA-50 Needs and Market Analysis Discussion.....	97
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2).....	103
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3).....	106
Strategic Plan .....	107
SP-05 Overview .....	107
SP-10 Geographic Priorities – 91.215 (a)(1).....	109
SP-25 Priority Needs - 91.215(a)(2).....	111
SP-30 Influence of Market Conditions – 91.215 (b).....	114
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2).....	116
SP-40 Institutional Delivery Structure – 91.215(k) .....	120
SP-45 Goals Summary – 91.215(a)(4) .....	125
SP-50 Public Housing Accessibility and Involvement – 91.215(c).....	128
SP-55 Barriers to affordable housing – 91.215(h).....	129
SP-60 Homelessness Strategy – 91.215(d).....	131
SP-65 Lead based paint Hazards – 91.215(i).....	135
SP-70 Anti-Poverty Strategy – 91.215(j) .....	138
SP-80 Monitoring – 91.230 .....	141
Expected Resources .....	144
AP-15 Expected Resources – 91.220(c)(1,2) .....	144
Annual Goals and Objectives .....	148
AP-20 Annual Goals and Objectives.....	148
Projects .....	151
AP-35 Projects – 91.220(d) .....	151

AP-38 Project Summary .....	152
AP-50 Geographic Distribution – 91.220(f).....	158
Affordable Housing .....	160
AP-55 Affordable Housing – 91.220(g) .....	160
AP-60 Public Housing – 91.220(h).....	161
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	163
AP-75 Barriers to affordable housing – 91.220(j) .....	166
AP-85 Other Actions – 91.220(k) .....	168
Program Specific Requirements.....	175
AP-90 Program Specific Requirements – 91.220(l)(1,2,4) .....	175
Attachments.....	178

## **Executive Summary**

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

#### **1. Introduction**

The City of Pompano Beach is an entitlement jurisdiction eligible to receive community planning and development funding from the U.S. Department of Housing and Urban Development (HUD). To receive the funding, the City is required to apply to HUD through a process called Consolidated Planning. The Consolidated Planning process requires that the City develop this Five-Year Consolidated Plan which describes the needs in the City and outlines a plan for how the funds will be used. The City must also develop an Annual Action Plan which provides more details on the actual activities and projects that the City will fund. The Annual Action Plan is linked to the Strategic Plan, a component of the Consolidated Plan. This Program Year (PY) 2020-2024 Consolidated Plan covers the period October 1, 2020 – September 30, 2025.

During the five years covered by this Plan, the City expects to receive \$7,480,420 in entitlement funding under the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs: \$5,213,355 in CDBG and \$2,267,065 in HOME. This estimate assumes that the City will receive level funding equivalent to its PY 2020 – 2021 annual allocation of \$1,496,084 (\$1,042,671 in CDBG and \$453,413 in HOME). The CDBG and HOME funds will be used to address the priority needs identified in the Strategic Plan.

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

The programs and activities described in this Consolidated Plan are developed with three primary objectives: 1) providing benefits to the low- and moderate income individuals and households, 2) providing benefits to neighborhoods with high concentrations of low- and moderate income residents, and 3) benefits to the City as a whole. The City will also use the plan to coordinate its efforts with other federal, state, and local grant programs to produce decent housing, a suitable living environment and increase economic opportunities in the community.

As a result of the analysis completed in the Needs Assessment and Market Analysis sections of the Consolidated Plan, and feedback gathered through the citizen participation and consultation process, the City has identified the following goals, objectives, and outcomes for the years covered by the Consolidated Plan:

1	<b>Goal: Homeowner Housing Rehabilitation</b>
	Objective: Decent Housing
	Outcome: Availability/Accessibility
2	<b>Goal: Public Services</b>
	Objective: Suitable Living Environment
	Outcome: Availability/Accessibility
3	<b>Goal: Economic Development</b>
	Objective: Creating Economic Opportunities
	Outcome: Availability/Accessibility
4	<b>Goal: CHDO Activities</b>
	Objective: Decent Housing
	Outcome: Affordability
5	<b>Goal: Purchase Assistance</b>
	Objective: Decent Housing
	Outcome: Affordability

Affordable Housing needs will be addressed through CDBG and HOME administration of the Homeowner Housing Rehabilitation, Emergency Repair, Purchase Assistance, and Community Housing Development Organization (CHDO) activities. Non-Housing Community Development needs will be supported through public service and economic development activities.

**3. Evaluation of past performance**

During the term of the City’s previous Consolidated Plan, the Office of Housing and Urban Improvement (OHUI) , the lead agency responsible for administering federal grant funding received from HUD, has successfully administered several projects and activities for the benefit of low- and moderate-income persons. City-implemented programs include the First-time Homebuyer Program, Housing Rehabilitation and Emergency Repair Program, and a Revolving Loan Fund Program that assists businesses. The City also supports the efforts of local non-profits organizations that provide necessary support services to youth, the elderly, and persons with disabilities. These programs are often oversubscribed as the residents needs generally outweigh

the resources. Based on the need, this PY 2020-2024 Consolidated Plan includes the same goals as the previous 5-Year Plan. The City's Consolidated Annual Performance and Evaluation Reports (CAPERs) details the City's accomplishments in meeting the goals and priorities established in the Consolidated Plan. The City's CAPERs may be viewed at: [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov).

#### **4. Summary of citizen participation process and consultation process**

The City of Pompano Beach understands the importance of citizen participation in the Consolidated Planning process. Citizen participation and stakeholder consultation are key components of the Plan. A well- designed citizen participation and consultation strategy was used to:

- Gather input on priority needs and target area
- Increase coordination among consultation partners
- Leverage Consolidated Plan activities with other public and private funding sources and programs
- Expand upon the outreach efforts of existing planning processes
- Increase citizen feedback, buy-in, and support of Action Plan activities

The citizen participation plan process provided important feedback from stakeholders and citizens and helped to shape the goals and objectives outlined in this Consolidated Plan.

The City's current CDBG Citizen Participation Program is structured through the Community Development Advisory Committee (CDAC) of seven (7) residents of the City who are appointed by the City Commission and City Manager. This Committee holds public meetings to receive citizen input on housing and community development needs before recommending activities for funding with annual CDBG and HOME allocations. They also participate in program amendments and program performance evaluations. The major work of the CDAC is conducted between December and June of each program year, with notice of each meeting posted and attendance open for observation and comment. The CDAC reviews all proposed activities and makes recommendations to the City Commission for final approval.

#### **5. Summary of public comments**

No public comments were received during the July 13, 2020 public hearing. A summary of the survey results is included as an attachment to this Plan.

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

There were no comments, opinions, or statements rejected during the course of the public comment period, survey collection, or publicly available meetings.

## **7. Summary**

This Consolidated Plan is comprised of several components including: a needs assessment that analyzes the current market conditions, a section on the needs for people who are experiencing homeless, a Strategic Plan section and the Annual Action Plan. The Strategic Plan is a key component of the Consolidated Plan, as this section outlines the City's objectives and outcomes to meet the needs identified in the assessment section. The Annual Action Plan outlines how federal resources will be allocated. Each subsequent year of the Consolidated Plan, the City will prepare an Annual Action Plan to communicate how the CDBG and HOME funds will be allocated to meet the objectives identified in the Consolidated Plan.



## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	POMPANO BEACH	Office of Housing and Urban Improvement
HOME Administrator	POMPANO BEACH	Office of Housing and Urban Improvement
ESG Administrator	POMPANO BEACH	Broward County Housing Finance

**Table 1 – Responsible Agencies**

### Narrative

The City of Pompano Beach Office of Housing and Urban Improvement (OHUI) is the lead agency responsible for administering federal grant funding received from the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Entitlement Program and HOME Investment Partnerships Program (HOME).

### Consolidated Plan Public Contact Information

Miriam Carrillo, Director  
City of Pompano Beach Office of Housing & Urban Improvement  
100 W. Atlantic Blvd., Suite 220  
Pompano Beach, FL 33060  
Tel: 954-786-4656  
Email: [Miriam.carrillo@copbfl.com](mailto:Miriam.carrillo@copbfl.com)  
[www.pompanobeachfl.gov](http://www.pompanobeachfl.gov)

## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

In developing this Consolidated Plan and First Year Annual Action Plan, the City consulted with the Broward County Housing Initiatives Partnership, the Housing Authority of Pompano Beach, and several social service agencies in the City and neighboring communities.

**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(I)).**

Generally, the City coordinates with a variety of stakeholders whose objectives align with the City’s Strategic Plan. The City of Pompano Beach will continue many of the projects begun in the last Five-Year plan. The activities will include providing assistance to senior citizens, services for individuals with disabilities, providing shelters for victims of domestic violence, and services for children.

Supportive services provided at many of these facilities include: individual needs assessment, crisis counseling, food and nutritional counseling, individual and group counseling, self-esteem classes, substance abuse counseling and treatment, benefits counseling and advocacy, individual case planning, budget counseling, medication management, money management, mental health treatment, transportation and recreational/social activities.

**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**

The City of Pompano Beach OHUI will continue to coordinate with the local Continuum of Care, Broward Homeless Initiatives Partnership, through the participation and organization of street outreach activities in the form of public events and volunteer services in order to identify and address the current needs of homeless persons residing in Pompano Beach.

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

The City of Pompano Beach does not administer any federally funded grant programs or implement activities that provide services that are targeted to special needs populations,

including homeless persons. Broward County is the grantee for ESG funding and decides the goals and objectives that address the needs of the homeless population in Pompano Beach.

**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**

1	<b>Agency/Group/Organization</b>	Broward Homeless Initiatives Partnership
	<b>Agency/Group/Organization Type</b>	Services-homeless Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Broward Homeless Initiatives Partnership was consulted as a reliable source for current data relating to the needs and number of homeless persons residing in Pompano Beach.
2	<b>Agency/Group/Organization</b>	Housing Authority of Pompano Beach
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency provided comments and substantial feedback on public housing residents and voucher holders, capital needs, and strategies.

**Table 2 – Agencies, groups, organizations who participated**

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

The City invited numerous local and regional organizations and agencies to attend the technical assistance workshops and public hearing conducted during the development of the Consolidated Plan. Efforts were also made to increase participation in a Consolidated Plan online survey that was widely distributed. No agencies were intentionally excluded from the consultation process.

**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 Housing Initiatives Partnership	The CoC outlines strategies for homelessness prevention, rapid re-housing, emergency shelter, and public services.
2021 PHA Annual Plan	Housing Authority of Pompano Beach	Goals described in the PHA Plan include expanding the supply of affordable housing, improving the quality of the housing stock, promoting self-sufficiency, and providing an improved living environment.
PY 2020-20204 Analysis of Impediments to Fair Housing Choice	Pompano Beach	The goals and strategies included in the AI are incorporated into the City’s Strategic Plan.
2018-2020 SHIP Local Housing Assistance Plan (LHAP)	Pompano Beach	The recommendations in Affordable Housing Incentive Plan, a part of the LHAP, align with the City’s goal to increase the supply of affordable housing.

**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(I))**

The City of Pompano Beach engages with adjacent local governments and government agencies in the implementation of the Consolidated Plan. In particular, the City administers State Housing Initiatives Partnership (SHIP) funding, allocated by the Florida Housing Finance Corporation, the state housing finance agency. The City also coordinates with Broward County and most recently is a recipient of funding from the County to address the emergency housing needs of persons impacted by the COVID-19 pandemic. The Housing Authority of Pompano Beach (HAPB) is another entity that the City coordinates with to enable a comprehensive approach to addressing the shortage of affordable housing in the City. The current Chair of the City’s CDAC also sits on the HAPB Board.

## **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.**

The City of Pompano Beach Citizen Participation Plan (CPP) outlines ways in which the citizens of Pompano Beach can participate in CDBG and HOME programs. Its purpose is to encourage and solicit public participation in the planning process, as well as to meet the requirements of the HUD. The CPP was amended in 2020 to reflect waivers granted by HUD to expedite actions to respond to COVID-19 and reduce the spread of the virus. Specifically, the waivers reduced the required public comment period on the Consolidated Plan from 30 days to a minimum of five (5) days and allowed the City to use virtual public hearings to solicit input on the proposed Plan.

The City's current CPP is structured through the Community Development Advisory Committee (CDAC). The CDAC is comprised of seven (7) City residents who are appointed by the City Commission and City Manager. This Committee holds public meetings to receive citizen input on housing and community development needs before recommending activities for funding with annual CDBG and HOME allocations.

The OHUI advertised a competitive application process for qualified housing and supportive service providers to apply for funding allocations available for housing and public services activities. After the application deadline passed, the applications were evaluated, ranked and a budget allocation was assigned to each selected service provider. After the application evaluations, the OHUI presented the recommendations for PY 2020-2021 funding to the CDAC for final approval. The finalized draft list of these priority projects and the designated funding amounts were included in the 2020-2024 Consolidated Plan for public comment.

Included in the City's outreach was a CDBG and HOME workshop on February 25, 2020 where technical assistance was available to organizations interested in applying for HUD grant funds. In this meeting, staff reviewed the application process, eligible activities and projects, national objectives, and other program guidelines. Potential applicants were also advised about the next steps in the application process including a CDAC public hearing where applicants could make presentations to the Committee and address questions on their applications.

A virtual public hearing was held on July 13, 2020 for the purpose of getting input from residents and stakeholders on the priority housing and community development needs. During the meeting, information was shared on the goals and objectives of the CDBG and HOME programs, the amount of anticipated funding, and a summary of the data from the Needs Assessment and the Market Analysis was also presented to give participants a view of information that the City

would consider when making funding decisions. Participants were given an opportunity to ask questions of City staff and to participate openly in the meeting.

Along with the workshops and public hearings, the City developed and published a Consolidated Plan Survey to gain public input on specific eligible grant categories such as housing rehabilitation, community development activities, and public services. The survey was developed in an electronic version for online submittal. The link and an explanation of how to complete the online version of the survey was provided at the public hearing.

After the citizen participation process was completed, the OHUI analyzed all the public feedback received to assist in determining the priority goals for the PY 2020-2024 Consolidated Plan. The summary of the Consolidated Plan was posted on the City's website and published in the newspaper of general circulation on November 22, 2020. The five (5) day comment period took place between November 23, 2020 and November 30, 2020. The final published list of these priority projects, goals and objectives will be reviewed and approved by the City of Pompano Beach Board of City Commissioners prior to submission of the Consolidated Plan to HUD.

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	Other - CDBG/HOME RFP Workshop and Technical Assistance	Other – Non-profit organizations and housing and service providers	19 organizations attended	Attendees asked questions about the RFP application process	N/A	N/A
2	Public Hearing	Minorities  Non-English-speaking persons: Spanish  Persons with disabilities  Non-targeted/broad community	The virtual public hearing was attended by OHUI staff, CDAC members, and members of the public. Audience members were given an opportunity to comment on the presentation of the Consolidated Plan and Analysis of Impediments to Fair Housing Choice (AI). The second part of the meeting was the scoring of the 2020-2021 CDBG and HOME applications.	After the presentation on the Consolidated Plan and AI, audience members asked questions about the data presented in the slides, there was also an inquiry about whether the Consolidated Plan survey was available in Haitian Creole and Portuguese.	N/A	N/A

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	Internet Outreach	Minorities  Non-English-speaking persons: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public/Assisted Housing	8 survey responses	Survey results attached	N/A	N/A

**Table 4 – Citizen Participation Outreach**



# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

To ensure the most efficient and effective use of resources, the City must first assess the needs of the community. In this section of the Plan, various demographic and economic indicators for Pompano Beach will be analyzed to provide the foundation needed for grant management.

Using data gathered by federal, state, and local sources, the City can better identify needs based on broad trends in population, income, and household demographics. Primary data sources include the US Census Bureau, HUD, and Bureau of Labor Statistics. Once that data has been gathered, they can be examined with a more nuanced analysis of variables, such as how family and household dynamics relate to race and housing problems.

A key goal of the Needs Assessment is to identify the nature and prevalence of housing problems experienced by the City's residents. Per HUD's definition, there are four assessed housing problems:

- Cost-burden – spending 30% or more of a household's income on housing costs
- Lack of Complete Plumbing Facilities – missing hot and cold running water, a flush toilet, and/or a bathtub or shower
- Lack of Complete Kitchen Facilities – missing hot and cold running water, a sink with a faucet, a stove or range, and/or a refrigerator
- Overcrowding – More than one person per room

In addition to demographics, this section of the Plan also reviews the housing need of several subpopulations: the needs of the City's public housing residents, the needs of those facing homelessness, and the needs of non-homeless special need populations. Finally, non-housing community development needs like public services and infrastructure are also analyzed to assist in determining where resources should be allocated.

Whenever possible, each of these issues is juxtaposed with economic and demographic indicators to determine if certain groups carry a disproportionate burden. Understanding the magnitude and prevalence of these issues in the City is crucial in setting evidence-based priorities for the entitlement programs.

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

**Summary of Housing Needs**

The cost and condition of Pompano Beach’s housing inventory must be taken into consideration when identifying housing needs and developing strategies to address those needs over the next five years. The costs associated with housing are a complex mixture of market, regulatory, and social forces.

The housing data presented in the following tables is used to evaluate the City’s current housing stock and the number and type of families or individuals in need of housing assistance. The data will assist in identifying housing projects and activities that should be provided to increase the supply of affordable housing and to address housing needs for all income levels and categories of persons affected.

An understanding of the socio-economic characteristics of Pompano Beach’s residents is necessary to estimate housing needs.

<b>Demographics</b>	<b>Base Year: 2010</b>	<b>Most Recent Year: 2018</b>	<b>% Change</b>
Population	100,417	108,855	8%
Households	41,389	41,084	-1%
Median Income	\$41,406	\$47,764	15%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2006-2010 ACS (Base Year), 2014-2018 ACS (Most Recent Year)

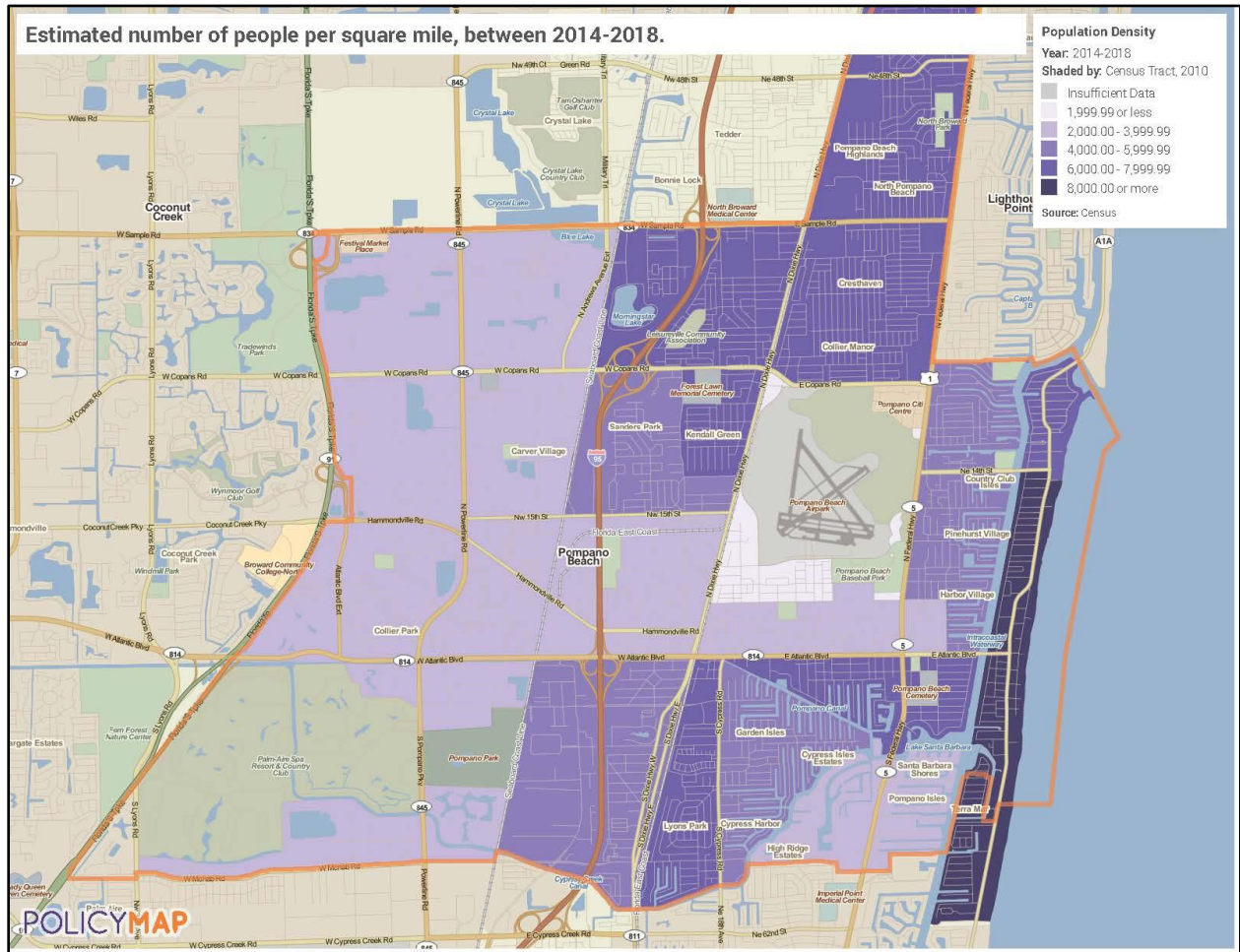
According to the data in Table 5, since 2010, the population in the Pompano Beach increased by 8% from 100,417 persons to 108,855 persons in 2018 and the number of households in the City decreased by 1% from 41,389 households to 41,084 households. This represents an average household size of 2.42 persons in 2010 and 2.64 persons in 2018.

The median household income in Pompano Beach increased by 15%. However, this growth in income has barely kept up with inflation. According to the Bureau of Labor Statistics, a household earning the median income of \$41,406 in 2010 had the same purchasing power as one making \$47,364 in 2018. That means the median purchasing power in the City grew by less than 1% since 2010.

It is important to remember that median household income is just a single data point and does not provide a complete economic picture of the City. The actual distribution of wealth and prosperity is not represented in this figure and a more in-depth analysis is required to determine policies moving forward.

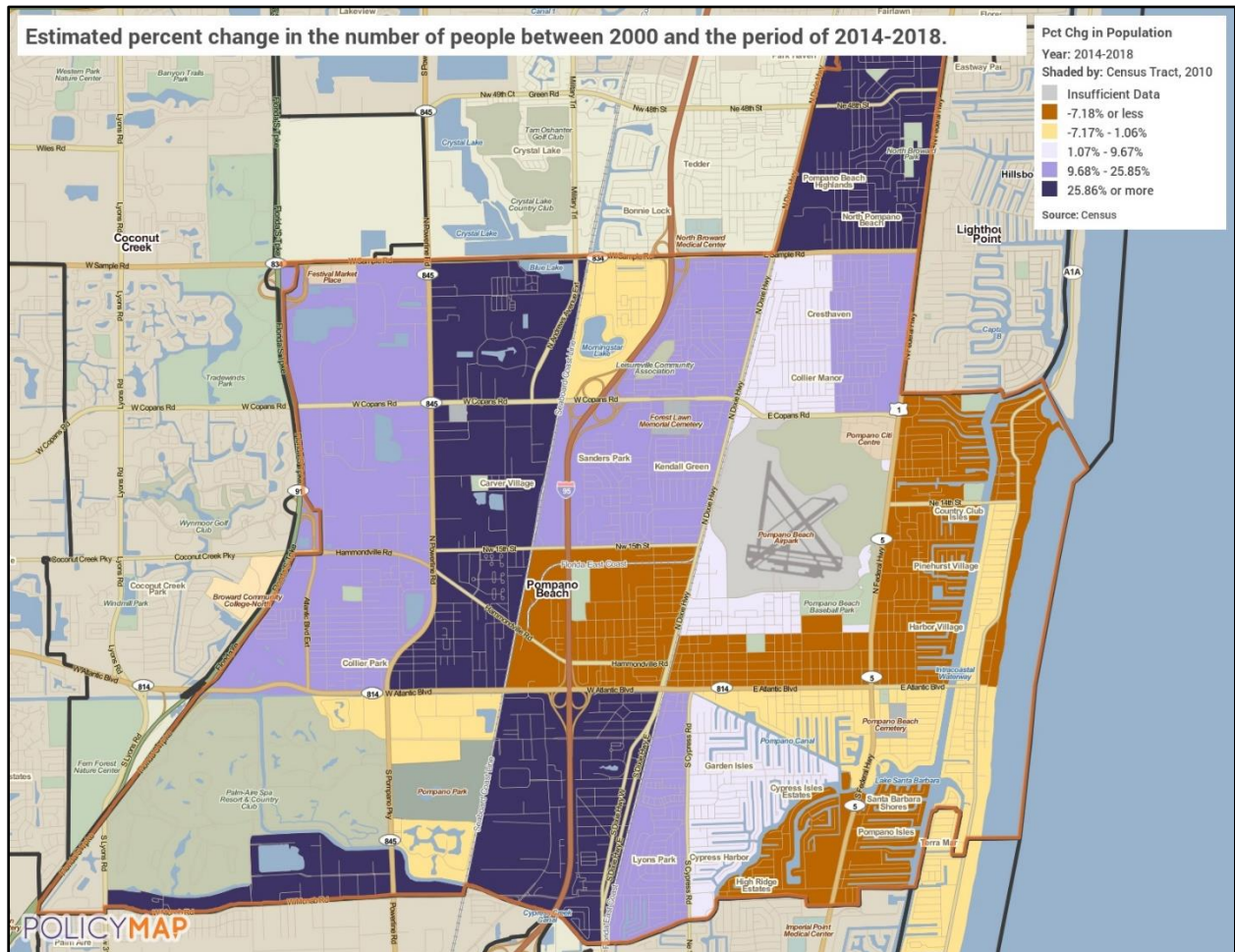
## Population

The following map displays the population density throughout the City. In Pompano Beach, coastal areas have a higher population density than elsewhere in the City. Along the coast, there are over 8,000 persons per square mile, which is four times the density of the least dense tract located south of the airport. Generally, the population is less dense further from the coast.



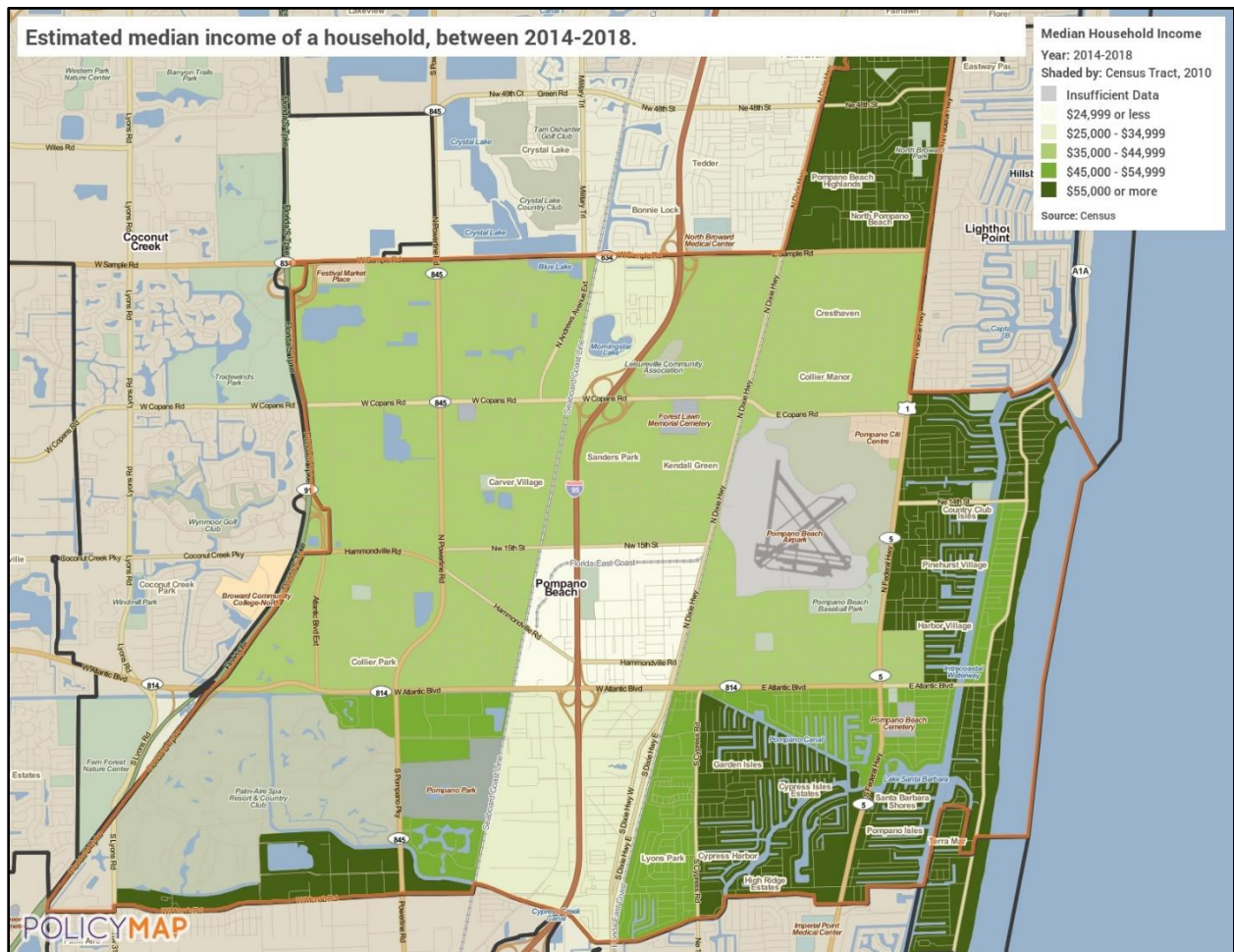
## Change in Population

Since 2000, Pompano Beach has experienced uneven growth. Many areas saw a significant population decrease. The largest decline was on the coast where the population decreased by more than 25%. Elsewhere in Pompano Beach, particularly inland, the population grew substantially, often over 20%.



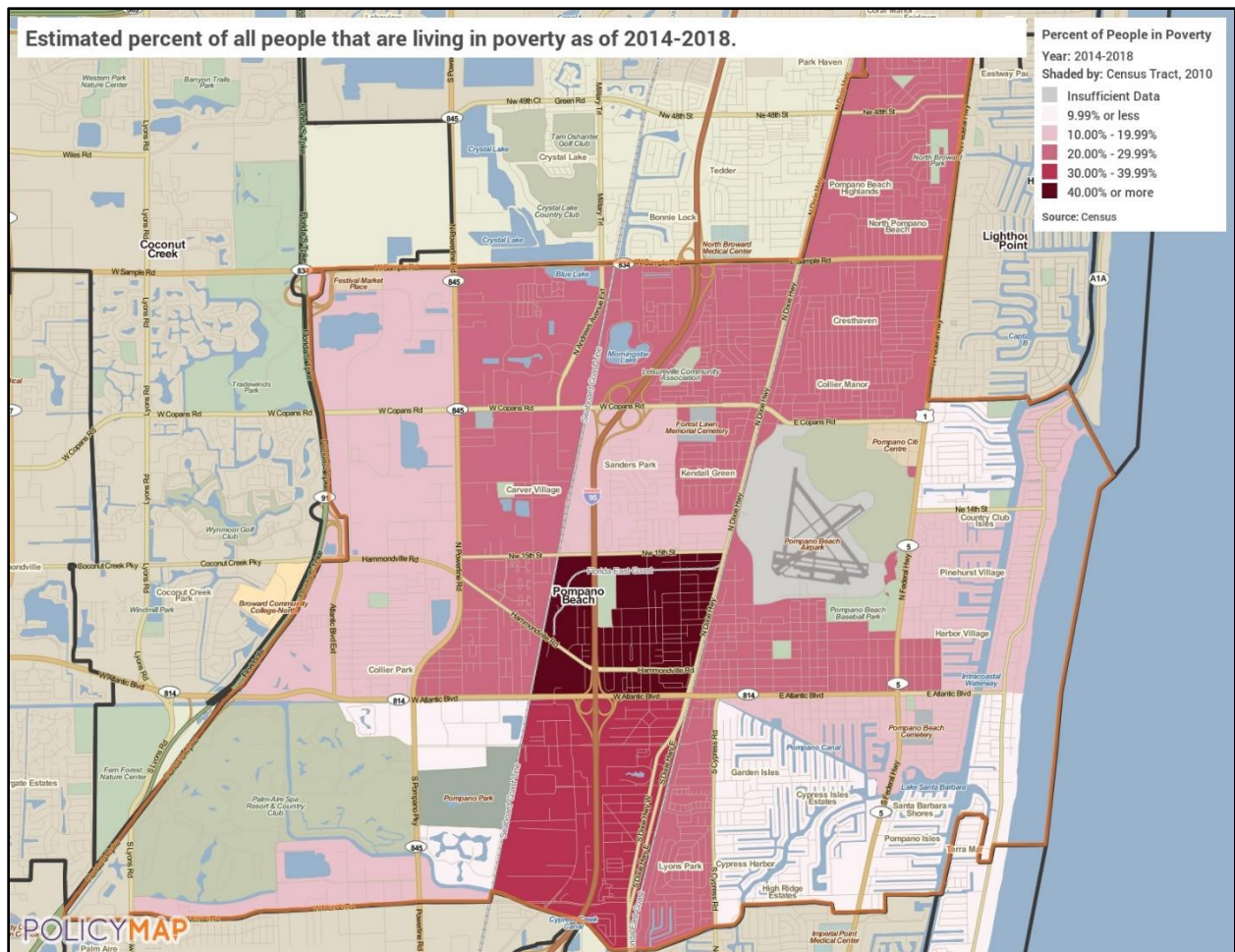
## Median Household Income

In Pompano Beach, like other communities, there appears to be a relationship between household income and where a household resides. The coastal areas have a much higher median household income than inland areas. The Blanche Ely neighborhood reported significantly lower median household income than elsewhere in the City. In that area, the median household income is less than \$25,000. Blanche Ely is located just a few blocks from the Garden Isles neighborhood where the median household income was more than twice that.



## Poverty

The map below displays the percentage of the population who live below the poverty level by census tract. Unsurprisingly, it shows a near inverse of the median household income map, above. Areas with a high median household income, such as neighborhoods along the coast, have lower poverty rates and areas with a low median household income have higher poverty rates.



## Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	8,030	7,240	8,250	4,390	12,805
Small Family Households	2,210	2,315	2,755	1,585	4,935
Large Family Households	430	660	800	340	415
Household contains at least one person 62-74 years of age	1,545	1,545	1,735	910	3,285
Household contains at least one person age 75 or older	2,170	1,520	1,300	780	2,015
Households with one or more children 6 years old or younger	1,125	1,230	1,215	590	1,065

**Table 6 - Total Households Table**

Data Source: 2012-2016 CHAS

HUD's Comprehensive Housing Affordability Strategy (CHAS) data breakdowns information on households by type of household and income level. Based on the 2016 CHAS, there were 23,520 low- and moderate-income households, 0-80% HAMFI (HUD Adjusted Median Family Income), in Pompano Beach, representing approximately 58% of the 40,715 total households.

Table 6 also shows that among all households in the City, 13,800 (34%) are small family households of two to four members, and 2,645 (6%) are large family households of five or more members. This means that the majority of households in Pompano Beach are non-family households such as persons living alone or with nonrelatives.

A relatively large number of all households contain elderly persons: 9,020 (22%) of the households contain at least one person 62-74 years of age and 7,785 (19%) contain at least one person age 75 or older. A moderate number of total households: 5,225 (13%) contain one or more children 6 years old or younger.

The Housing Needs Summary tables below provides data on housing needs by income level, family type, household type, and housing tenure. Housing need is estimated by the number of households experiencing a housing problem. HUD defines housing problems as:

- Substandard Housing – A housing unit lacking complete plumbing facilities such as hot and cold piped water, a flush toilet and a bathtub or shower; or lacking complete kitchen facilities such a sink with piped water, a range or stove, or a refrigerator.
- Severe Overcrowding – A household with more than 1.51 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.

- Overcrowding – A household with 1.01 to 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- Housing Cost Burden greater than 50% (Severe Cost Burden) - A household spending 50% or more of their gross income on housing costs.
- Housing Cost Burden greater than 30% - A household spending more than 30% of their income on housing costs.

## 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	210	65	40	15	<b>330</b>	20	20	4	0	<b>44</b>
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	50	95	50	10	<b>205</b>	4	50	70	10	<b>134</b>
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	290	280	250	55	<b>875</b>	40	35	185	125	<b>385</b>



	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 50% of income (and none of the above problems)	3,330	1,845	305	125	<b>5,605</b>	1,650	825	475	160	<b>3,110</b>
Housing cost burden greater than 30% of income (and none of the above problems)	175	1,670	1,775	205	<b>3,825</b>	655	805	1,105	575	<b>3,140</b>
Zero/negative Income (and none of the above problems)	300	0	0	0	<b>300</b>	545	0	0	0	<b>545</b>

**Table 7 – Housing Problems Table**

Data 2012-2016 CHAS  
Source:

Table 7 gives an overview of housing problems in the City. Using 2016 CHAS data, it provides the numbers of households experiencing each category of housing problem broken down by income ranges (up to 100% AMI) and tenure.

The data indicate that the most common housing problem facing Pompano Beach’s residents is cost burden – a common trend in many communities across the state and nation. According to the 2016 CHAS data there were 9,430 renters and 6,250 homeowners in the 0% to 100% AMI range spending more than 30% of their income on housing costs.

## 2. Housing Problems 2 (Households with one or more 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										
Having 1 or more of four housing problems	4,055	3,950	2,420	410	<b>10,835</b>	2,365	1,735	1,840	870	<b>6,810</b>
Having none of four housing problems	290	405	1,600	1,195	<b>3,490</b>	480	1,150	2,390	1,915	<b>5,935</b>
Household has negative income, but none of the other housing problems	300	0	0	0	<b>300</b>	545	0	0	0	<b>545</b>

**Table 8 – Housing Problems 2**

Data 2012-2016 CHAS  
Source:

Table 8 shows households with one or more housing problems, no housing problems, and negative income broken out by income and tenure. The data show that the lower the income of a household, the greater the presence of a one or more housing problems. Over 93% of renters and nearly 86% of homeowners in the 0-30% AMI income category require housing assistance. For residents earning between 80% and 100% AMI, only 26% of renters and 31% of homeowners require housing assistance.

## 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	1,565	1,630	890	<b>4,085</b>	550	330	445	<b>1,325</b>
Large Related	290	355	70	<b>715</b>	80	175	195	<b>450</b>
Elderly	1,045	520	270	<b>1,835</b>	1,240	650	345	<b>2,235</b>
Other	1,230	1,055	845	<b>3,130</b>	610	275	300	<b>1,185</b>
<b>Total need by income</b>	<b>4,130</b>	<b>3,560</b>	<b>2,075</b>	<b>9,765</b>	<b>2,480</b>	<b>1,430</b>	<b>1,285</b>	<b>5,195</b>

**Table 9 – Cost Burden > 30%**

Data 2012-2016 CHAS  
Source:

Tables 9 and 10 provide additional detail on cost burden for low- and moderate-income (LMI) households, those with household incomes between 0%-80% AMI. According to the 2016 CHAS data, there were 23,520 households (13,015 renters and 10,505 owners) in the 0%-80% AMI income range. A total of 14,960 LMI households (9,765 renters and 5,195 owners) were experiencing cost burden greater than 30%. This represents 64% of Pompano Beach’s LMI households. Of the cost-burdened households, 8,205 households or 55% were severely cost-burdened (5,630 renters and 2,575 owners).

Overall, renters are more likely than homeowners to have a housing cost burden. Approximately 75% of renters and 50% of homeowners in the 0%-80% AMI income range report being cost-burdened.

#### 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	1,395	745	60	<b>2,200</b>	345	175	150	<b>670</b>
Large Related	230	160	35	<b>425</b>	40	120	80	<b>240</b>
Elderly	820	315	85	<b>1,220</b>	720	280	115	<b>1,115</b>
Other	1,100	605	80	<b>1,785</b>	340	180	30	<b>550</b>
<b>Total need by income</b>	<b>3,545</b>	<b>1,825</b>	<b>260</b>	<b>5,630</b>	<b>1,445</b>	<b>755</b>	<b>375</b>	<b>2,575</b>

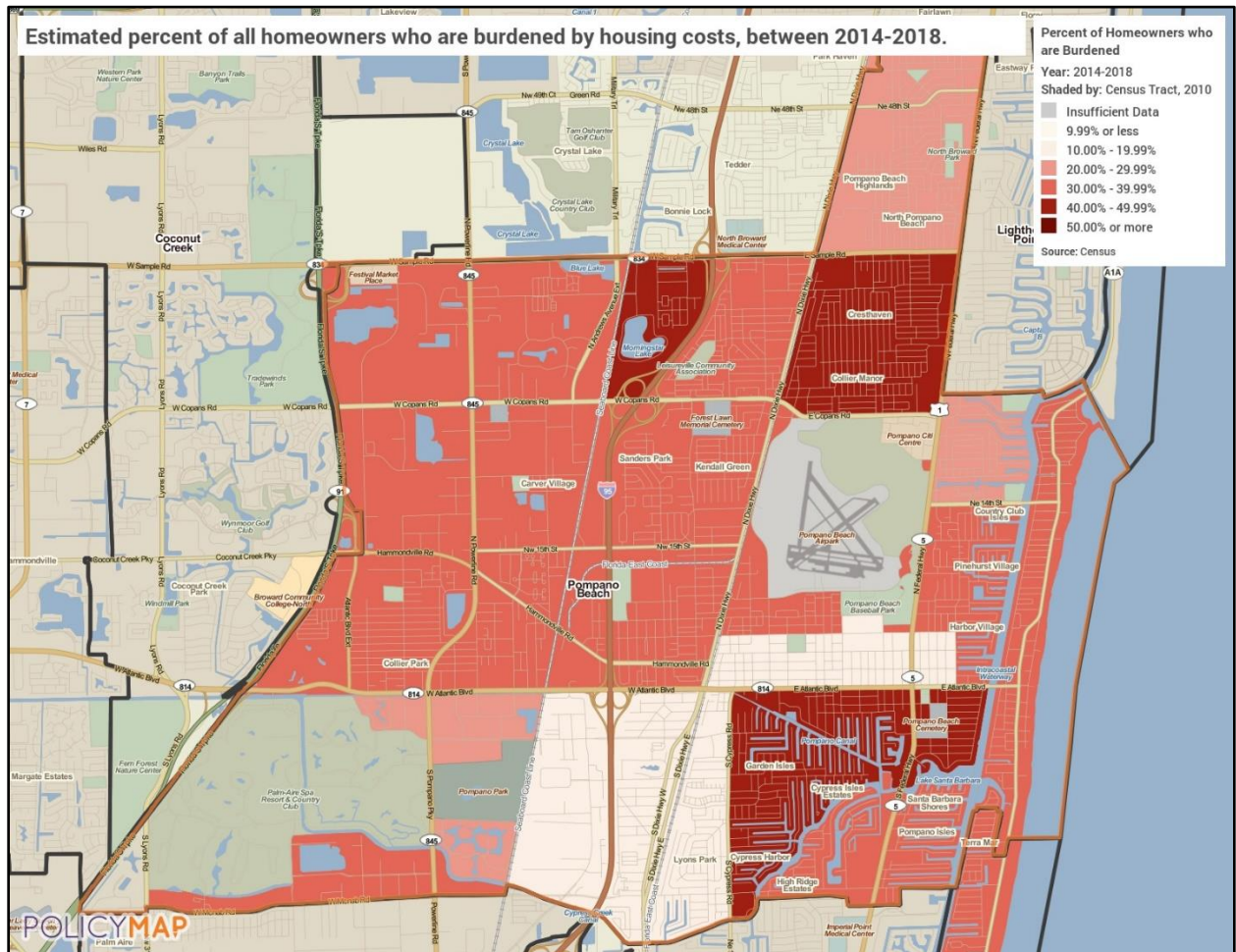
Table 10 – Cost Burden > 50%

Data 2012-2016 CHAS  
Source:

The following maps display the percentage of the population who are cost-burdened by census tract using data from the 2018 ACS.

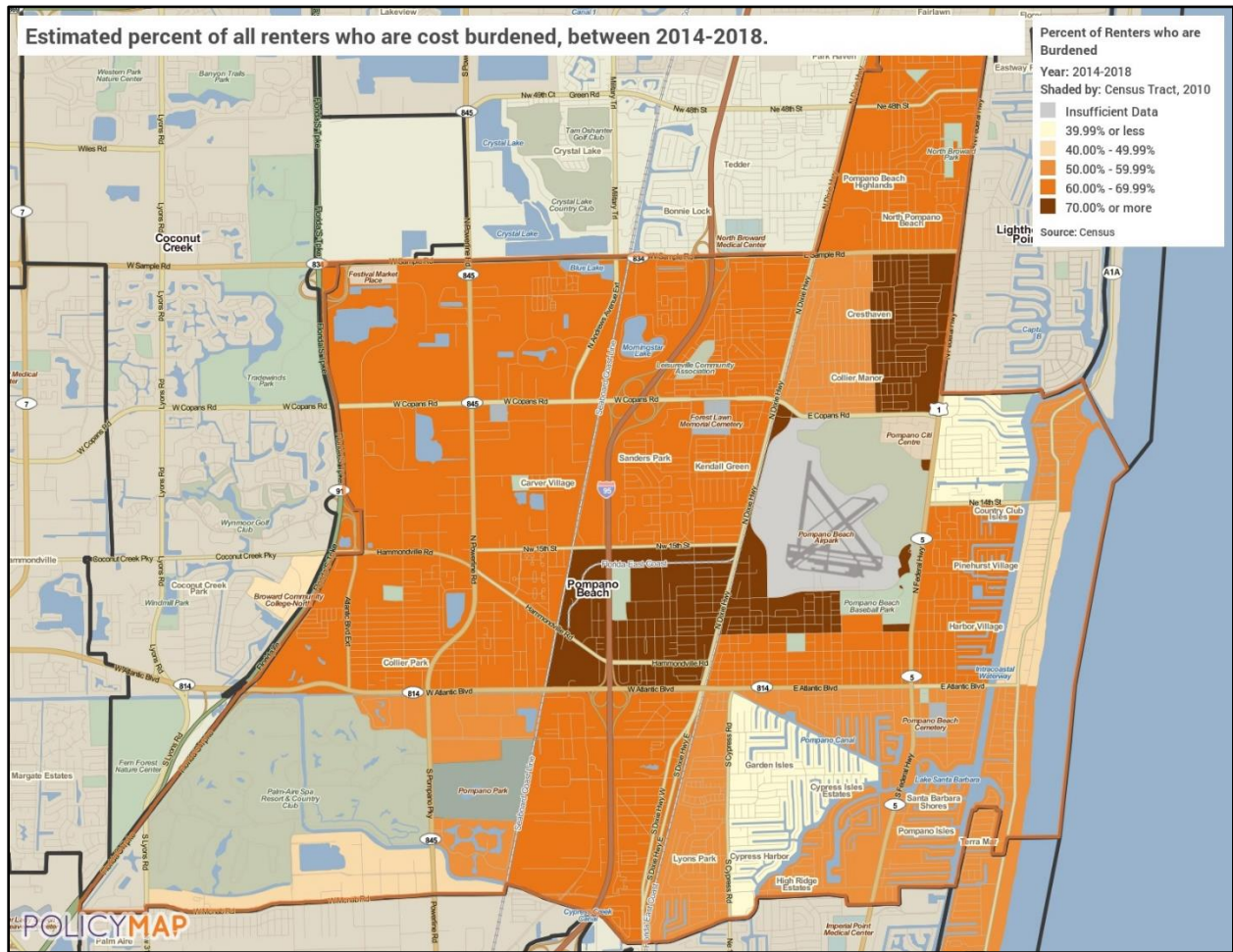
There are three areas that stand out as having a significantly high cost burden rate among homeowners, Loch Lomand neighborhood, Cresthaven neighborhood, and a collection of neighborhoods in the southeast that includes Garden Isles, Snug Harbor, Cypress Cove, and Santa Barbara Estates.

### Owner Cost Burden



## Renter Cost Burden

Renter cost burden rates are high throughout the City. However, in several census tracts, over 70% of renters are cost-burdened. Pompano Air Park, Blanche Ely, and the eastern half of the Cresthaven neighborhood all stand out due to the disproportionately high cost burden rates for renters.



## 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	305	300	145	35	<b>785</b>	19	50	205	90	<b>364</b>
Multiple, unrelated family households	50	75	100	20	<b>245</b>	25	40	45	45	<b>155</b>
Other, non-family households	0	20	50	15	<b>85</b>	0	0	0	0	<b>0</b>
Total need by income	<b>355</b>	<b>395</b>	<b>295</b>	<b>70</b>	<b>1,115</b>	<b>44</b>	<b>90</b>	<b>250</b>	<b>135</b>	<b>519</b>

Table 11 – Crowding Information – 1/2

Data 2012-2016 CHAS  
Source:

HUD defines an overcrowded household as one having from 1.01 to 1.50 occupants per room and a severely overcrowded household as one with more than 1.50 occupants per room. This type of condition is fairly rare in Pompano Beach but can be seen in both renter and homeowner households. Single family households are most likely to be overcrowded. Very low-income renters (30%-50% AMI) have the greatest incidence of overcrowding.

## 6. Households with children present

	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	805	970	780	<b>2,555</b>	320	260	435	<b>1,015</b>

Table 12 – Crowding Information – 2/2

Families with children, including multi-generational households, are more likely to be overcrowded. In Pompano Beach, there are 3,570 LMI households with children under the age of 18. Most of these households are renter households.

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

According to the 2018 ACS, 35.1% of occupied housing units in Pompano Beach are single person households. This equates to approximately 14,426 households. Approximately 35.4% of owners and 34.8% of renters are a single-person household.

Elderly residents who live alone may be in particular need of housing assistance. They are often on a fixed income and need assistance to maintain autonomy. In Pompano Beach, there are approximately 9,481 owner-occupied households with a member 65 years old or older, of these 4,279 are single-person, or 45%. For renters, there are approximately 3,745 households with someone 65 years old or older in them. Of these 2,475, or 65.6%, are single person.

**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.**

*Disabled families in need of housing assistance*

In Pompano Beach there are approximately 13,908 individuals who have a disability. They represent 13.2% of the population. Out of the racial and ethnic groups that have a significant population, White, non-Hispanic residents are more likely than any other racial or ethnic group to have a disability with nearly 18%. The disability rate is highest for older residents. There are over 7,800 residents over the age of 65 with a disability. The 2016 CHAS reported 10,950 households with a disabled family member in Pompano Beach. Of these disabled households, 8,665 households or 80% have at least one of the four housing problems.

*Victims of Domestic Violence in need of housing assistance*

Determining the need for housing support for this group of residents is incredibly difficult. Domestic violence and sexual crimes are grossly underreported due to fear of retaliation or a lack of trust in the justice system. According to a 2016 analysis conducted by the US Justice Department, nearly 80 percent of all rapes and sexual assaults go unreported<sup>1</sup>. To estimate the need, data from the Federal Bureau of Investigation (FBI) and the Florida Department of Law Enforcement (FDLE) was examined.

According to the 2018 FBI Uniform Crime Report there were 91 rapes reported to the FBI in the City of Pompano Beach, or 81.2 per 100,000 people. This is nearly double the national rate (42.6) and more than twice the statewide rate (39.6). The FLDE Uniform Crime Report provides data on

---

<sup>1</sup> <https://www.bjs.gov/content/pub/pdf/cv16.pdf>

domestic violence and arrests by jurisdiction. The Pompano Beach Police Department reported a total of 447 domestic violence offenses in 2018.

There is no information available on how many of these victims need housing assistance. However, the Fort Lauderdale/Broward County Continuum of Care collects information on the number of sheltered and unsheltered persons experiencing homelessness by household type and subpopulation for the Point-in-Time (PIT) count. The 2019 PIT count report indicated that 58 individuals were victims of domestic violence.

### **What are the most common housing problems?**

Housing affordability or cost burden is the most prominent housing problem in Pompano Beach. A significant number of residents are cost-burdened meaning that they pay 30% or more of their income for housing. These households are housing insecure and are at an increased risk of homelessness. These households may be in a position where they must choose between paying for housing and transportation, health care, childcare, and education.

As noted above, there are 14,960 LMI cost-burdened households in the City. The distribution of cost burden is not equal across income levels, tenure, or household type. Renters are much more likely to be cost-burdened than homeowners. Among LMI households, 75% of renters and 50% of homeowners are cost-burdened.

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

Housing problems are more prevalent among renters and extremely low-income households. Extremely low-income households (0-30% AMI) experience the greatest level of cost burden. Among household types, small related renters and elderly homeowners have higher incidences of cost burden and severe cost burden.

### **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**

As indicated by the 2016 CHAS data in the Housing Needs Summary Tables, the lack of affordable housing is by far the greatest housing problem for extremely low-income households and families with children in the City. For extremely low-income households, there are 4,990 households with severe housing cost burden, paying over 50% of their income to housing costs. These households are at imminent risk of becoming homeless, particularly the renter households. Furthermore, there are 1,125 extremely low-income households with children in the City, the majority of which



are renters. These households are in need of housing support and greater economic opportunities to reduce the risk of experiencing homelessness.

According to the 2018 Ft. Lauderdale/Broward County Continuum of Care dashboard report, there are two rapid re-housing projects that were renewed. These projects include 899 total beds, most of which are available for persons in families. While rapid re-housing is shown to be an effective way to assist families exit homelessness, it does not solve the problem of long-term housing affordability. Residents who leave rapid re-housing experience housing instability. There is a need for additional housing options that provide stability and security.

Addressing affordability is the primary need for residents leaving rapid re-housing programs. As rapid re-housing participants transition to independent living, their needs include housing search/placement assistance to locate affordable housing. Other needs may include job training and placement services and supportive services to maintain housing stability.

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

The City of Pompano Beach does not provide estimates of at-risk populations.

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

The factors that contribute to an increased risk of homelessness are as varied as the populations served by the programs available to address them. Lack of sufficient income or the employment stability needed to generate adequate income is a key element. Health issues (both mental and physical) and the lack of education or having job skills that are not valued or needed by employers can heavily influence the amount of income available to pay for a family's housing. Household breakup/lack of familial relationships, substance abuse, criminal background, prior evictions, high levels of debt and the loss of benefits (such as housing vouchers or Temporary Assistance for Needy Families (TANF) can adversely impact the stability of a family's housing situation. Incidences of domestic violence can also greatly diminish one's ability to afford housing, especially when children are involved.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

### Introduction

HUD provides data on the presence of housing problems that can be analyzed and used to identify any racial or ethnic groups that may have a disproportionately higher housing need than other ethnic groups in the community. HUD has determined that a disproportionately higher need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

### 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	6,420	770	845
White	3,245	475	625
Black / African American	2,090	180	140
Asian	45	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	990	120	75

**Table 13 - Disproportionately Greater Need 0 - 30% AMI**

Data 2012-2016 CHAS  
Source:

\*The four housing problems are:

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

### 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	5,685	1,555	0
White	2,560	1,035	0
Black / African American	1,920	290	0
Asian	65	20	0
American Indian, Alaska Native	4	0	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	0	0
Hispanic	995	215	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2012-2016 CHAS  
Source:

\*The four housing problems are:

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

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,260	3,990	0
White	2,165	2,80	0
Black / African American	1,175	735	0
Asian	80	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	20	0	0
Hispanic	735	865	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2012-2016 CHAS  
Source:

\*The four housing problems are:

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

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,280	3,110	0
White	830	2,060	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	195	660	0
Asian	50	15	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	205	295	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2012-2016 CHAS  
Source:

\*The four housing problems are:

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

## Discussion

### Extremely Low-Income Households (<30% AMI)

In Pompano Beach, approximately 79.9% of extremely low-income households have at least one housing problem. According to the data provided by CHAS, there is one racial group disproportionately impacted by housing problems for this income group. One hundred percent of Asian households reported a housing problem. However, there are only an estimated 45 households in this group.

### Very Low-Income Households (30%-50% AMI)

Compared to extremely low-income households, very low-income households have a slightly lower overall rate of housing problems with 78.5%. There is one group disproportionately impacted. One hundred percent of American Indian or Alaska Native households reported a housing problem in this income group. It is worth noting that there are only four households in the American Indian or Alaska Native group.

### Low Income Households (50%-80% AMI)

In the low-income category, 51.6% of all households have at least one housing problem. Two racial groups reported disproportionately high housing problem rates. Approximately 80% of Asian households and 100% of Pacific Island households have a housing problem.

Moderate Income Households (80%-100% AMI)

Moderate income households have noticeably lower rates of housing problems. Only 29.2% of the City's households in this group have a housing problem. There are two groups with a significantly higher housing problem rate. Approximately 77% of Asian households and 41% of Hispanic households have a housing problem.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

### Introduction

HUD provides data on the presence of severe housing problems that can be analyzed and used to identify any racial or ethnic groups that may have a disproportionately higher housing need than other ethnic groups in the community. HUD has determined that a disproportionately greater number of severe housing problems exists when the members of a racial or ethnic group at a given income level experience severe housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

### 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	5,590	1,600	845
White	2,805	910	625
Black / African American	1,780	485	140
Asian	45	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	920	195	75

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2012-2016 CHAS

\*The four severe housing problems are:

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

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,215	4,025	0
White	1,410	2,185	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Black / African American	1,050	1,155	0
Asian	50	40	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	565	645	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2012-2016 CHAS  
Source:

\*The four severe housing problems are:

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

### 50%-80% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,375	6,870	0
White	655	3,790	0
Black / African American	395	1,515	0
Asian	40	55	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	20	0
Hispanic	235	1,365	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2012-2016 CHAS  
Source:

\*The four severe housing problems are:

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

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	500	3,895	0
White	235	2,655	0
Black / African American	110	745	0
Asian	50	15	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	100	395	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2012-2016 CHAS  
Source:

\*The four severe housing problems are:

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

## Discussion

### Extremely Low-Income Households (<30% AMI)

In Pompano Beach, approximately 77.7% of extremely low-income households have at least one severe housing problem. There is one racial group disproportionately impacted by severe housing problems in this income category. One hundred percent of extremely low-income Asian households report a severe housing problem. As noted before, this population is relatively small.

### Very Low-Income Households (30%-50% AMI)

When compared to extremely low-income households, very low-income households have a significantly lower rate of severe housing problems. Approximately 44.4% of all households in this income group have a severe housing problem and one racial or ethnic group is disproportionately impacted. Approximately 55.6% of Asian households report a severe housing problem.



Low Income Households (50%-80% AMI)

Jurisdiction-wide only 16.7% of low-income households have at least one severe housing problem. One group reports a disproportionately high rate of severe housing problems. Approximately 42% of Asian households have a severe housing problem.

Moderate Income Households (80%-100% AMI)

Moderate income households have the lowest rate of severe housing problems at 11.4%. There are no groups that are disproportionately impacted by severe housing problems.

# NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

## Introduction:

HUD provides data on the presence of housing problems that can be analyzed and used to identify any racial or ethnic groups that may have a disproportionately higher housing need than other ethnic groups in the community. HUD has determined that a disproportionately greater number of cost-burdened households exists when the members of a racial or ethnic group at a given income level experience cost burden or severe cost burden at a greater rate (10 percentage points or more) than the jurisdiction as a whole.

## Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	21,515	8,569	9,655	979
White	14,250	4,845	5,180	720
Black / African American	3,530	2,215	2,795	175
Asian	280	70	105	0
American Indian, Alaska Native	10	4	0	0
Pacific Islander	0	20	0	0
Hispanic	3,070	1,350	1,385	80

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2012-2016 CHAS

## Discussion:

According to 2016 CHAS data, approximately 44.8% of all households in Pompano Beach spend 30% or more of their income on housing costs. These households are considered “cost burdened”. There are two racial or ethnic groups that are disproportionately cost burdened. Approximately 57.5% of Black or African American households and 100% of Pacific Islander households are cost burdened.

Households that spend 50% or more of their income are considered severely cost burdened and have higher levels of housing instability and likely need additional support. In Pompano Beach, 23.7% of all households are severely cost burdened. There are no groups disproportionately severely cost burdened.

## **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?**

The following racial and ethnic groups have a disproportionately greater need in their income group:

### *Housing Problems*

ELI – Asian

VLI – American Indian or Alaska Native

LI – Asian and Pacific Islander

MI – Asian and Hispanic

### *Severe Housing Problems*

ELI – Asian

VLI – Asian

LI – Asian

MI – None

### *Cost Burden*

Cost Burden – Black or African American and Pacific Islander

Severe Cost Burden – None

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

No additional needs were identified.

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

The racial and ethnic groups that stand out the most are Asian households who often face disproportionate challenges when compared to other groups and Black or African American households who are disproportionately cost-burdened.

According to 2018 ACS data, Asian individuals make up approximately 1.25% of the City's population. Therefore, there is not a significant Asian population in any of the City's neighborhoods. As shown in the map below, Black or African American households are concentrated in certain neighborhoods in Pompano Beach including Old Collier and Blanche Ely, which is also the City's only racially/ethnically concentrated area of poverty (R/ECAP).

The map also shows the residential living patterns of persons by race/ethnicity overlaid on shading indicating the percentage of households experiencing one or more housing problems in a particular census tract. Darker shading indicates a higher prevalence of such problems. The neighborhoods in the City where residents have disproportionately greater needs, defined here as more than 60% have at least one housing problem, are within three census tracts: 305.00, 304.02, and 308.01. These neighborhoods include the eastern portion of Northwest Pompano (east of Powerline Rd), Old Collier, Blanche Ely, Avondale, John Knox Village, and South Dixie.

There is some overlap between neighborhoods where residents have disproportionately greater needs and areas where there is a minority concentration. The relationship between geographic location and race/ethnicity and income is discussed in detail in MA-50.

### Housing Burden and Race/Ethnicity



## NA-35 Public Housing – 91.205(b)

### Introduction

Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly and persons with disabilities. The Housing Authority of Pompano Beach (HAPB) oversees the City’s public housing program, which consists of administering the Housing Choice Voucher (HCV) Program and managing public housing units. HAPB provides public housing for 1,101 households: 1,096 housing choice vouchers and five public housing units at the Ben Turner Ridge Apartments.

Based on the data in the tables below as well as information provided by the HAPB, the needs of public housing residents and voucher holders, including applicants to each program, are for more affordable rental housing and supportive services. Applicants to the HAPB average 340 days on both the public housing and Section 8 HCV program waiting lists, with a longer waiting period for Section 8 units. Residents of public housing and voucher holders are mostly extremely low-income households who and are in need of job training and counseling services to work towards self-sufficiency.

### 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	0	5	893	0	893	0	0	0

**Table 22 - Public Housing by Program Type**

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

Data Source: Housing Authority of Pompano Beach

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	34,260	16,536	0	16,536	0	0
Average length of stay	0	0	2	10	0	10	0	0
Average Household size	0	0	4.4	2.9	0	2.9	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	1	137	0	137	0	0
# of Disabled Families	0	0	1	292	0	292	0	0
# of Families requesting accessibility features	0	0	1	0	0	0	0	0
# 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:** Housing Authority of Pompano Beach

## Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	1	71	0	71	0	0	0
Black/African American	0	0	4	822	0	822	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	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: Housing Authority of Pompano Beach

## Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	1	45	0	45	0	0	0
Not Hispanic	0	0	4	848	0	848	0	0	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: Housing Authority of Pompano Beach

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

According to the HAPB, as of June 2020, there was one disabled family in public housing and 16 disabled families on the public housing waiting list. However, HAPB has determined that there is no need for additional accessible dwelling units as all public housing units it manages and operates were constructed in compliance with Section 504 requirements. In the event a tenant or applicant does require an accessibility modification or accommodation, the HAPB provides any additional assistance necessary to ensure that the tenant or applicant maintains a safe and healthy living environment.

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

The waiting list provided by the HAPB shows that there are 93 families on the public housing waiting list and 692 families on the Section 8 waiting list. Families applying for public housing are primarily Black or African American representing 82% of applicants, approximately 17% report having a disability, they have an average gross income of \$20,595, and 76% are extremely low-income. Families applying for housing choice vouchers are also predominantly Black or African American making up 84% of these applicants. Approximately 20% of HCV applicants report having a disability, they have an average gross income of \$21,541, and 78% are extremely low-income.

For families on the waiting list, the most immediate need is access to affordable rental housing. HAPB reports an average of 30 days on the waiting list for public housing units and an average of 649 days on the waiting list for Section 8 HCV units.

Additionally, families waiting to secure housing assistance as well as current public housing residents and voucher holders, also have a need for supportive services such as job training and financial and homeownership counseling. To address this need, the HAPB administers the Family Self-Sufficiency (FSS) Program.

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

Public housing residents and voucher holders are mostly extremely low-income households with significantly lower gross household incomes than the median income for the City. Household incomes range from \$16,536 for current voucher holders, to an average of \$21,068 for applicants on the waiting lists, to \$34,260 for current public housing residents, while the median household income for the City was \$47,764 in 2018.

With these lower incomes, public housing tenants, HCV holders, and applicants on the waiting list have greater housing needs than the population at large. The Housing Needs Summary Tables showed that extremely low-income renters were most likely to have a housing problem and were



also the group with the greatest incidence of cost burden. While nearly half (48%) of Pompano Beach's residents have a housing problem, almost 94% of extremely low-income households, have a housing problem.

Housing supportive services are generally an immediate need for all low- and moderate-income households citywide. However, households with an income that falls below 80% of the area median income are at a greater risk of suffering from one or more housing problems. Supportive services, such as job training and financial and homeownership counseling will be beneficial to the low-income population at large, as well as families residing in public housing and recipients of housing vouchers.

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

Homelessness is a particularly troublesome and complex issue that most communities across the United States must address. A major reason that homelessness is difficult to address is that it has many causes with overlapping and interrelated variables. The cause of any single person's homelessness often lies, not in a single factor, but at the convergence of many events and conditions. From one perspective, homelessness is an economic problem caused by unemployment, lack of affordable housing options, or poverty. From another perspective, homelessness is a health issue because many homeless persons struggle with mental illness, physical disabilities, HIV/AIDS, substance abuse, or a combination of those health factors. A third perspective is to view homelessness as a social problem with factors such as domestic violence, educational attainment, and race lying at the root. In reality, homelessness can be caused by all of these issues and they are often interrelated. Due to this complexity, addressing homelessness requires a collaborative and community-based approach.

The Stewart B. McKinney Homeless Assistance Act defines the "homeless" or "homeless individual" or "homeless person" as an individual who lacks a fixed, regular, and adequate night-time residence; and who has a primary night-time residence that is:

- A supervised publicly or privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings

According to the 2019 Point-in-Time (PIT) count conducted by the Fort Lauderdale/Broward County Continuum of Care, there were 2,803 homeless persons or 2,406 homeless households experiencing homelessness on a given night. This includes 1,350 unsheltered homeless individuals. The homeless count also includes 305 homeless children (under 18) and 131 homeless youth (18-24). Regarding the race/ethnicity of the homeless population, Black or African American individuals are the primary race/ethnic group experiencing homelessness. Approximately 57.7% (1,617 persons) of persons experiencing homelessness are Black or African American. The next largest group of persons experiencing homelessness are white individuals making up 40.3% (1,129 persons) of the homeless population.

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)	434	28				
Persons in Households with Only Children	6	1				
Persons in Households with Only Adults	1013	1321				
Chronically Homeless Individuals	236	678				
Chronically Homeless Families	8	6				
Veterans	93	126				
Unaccompanied Child	6	1				
Persons with HIV	125	29				

**Table 26 - Homeless Needs Assessment**

2019 PIT Count. Data was provided by the HUD 2019 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations Report. This Data is based on point-in-time information provided to HUD by the FL-601 Ft. Lauderdale/Broward County CoC and is only available at the CoC level. Point-in Time Date: 1/23/2019

Data Source Comments:

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	506	623
Black or African American	916	701
Asian	6	4
American Indian or Alaska Native	9	14
Pacific Islander	3	5
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	164	142
Not Hispanic	1289	1208

2019 PIT Count. Data was provided by the HUD 2019 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations Report. This Data is based on point-in-time information provided to HUD by the FL-601 Ft. Lauderdale/Broward County CoC and is only available at the CoC level.  
 Point-in Time Date: 1/23/2019

Data Source  
 Comments:

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

**Households with Adults and Children:** There were 144 households with adults and children. This includes 14 chronically homeless households with at least one adult and one child. Eight homeless families with children were unsheltered. There were also seven unaccompanied children, under the age of 18.

Working to get children out of homelessness will greatly improve the future success of the children in region. Increased exposure to homelessness will cause harm to the development of children due to the lack of housing stability and the increased risk of living in poverty which include hunger and the lack of access to healthcare.

**Veterans and Their Families:** There were 219 veterans identified in the PIT count, 126 of which were unsheltered.

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

**Black or African American:** The largest racial/ethnic group among residents experiencing homelessness is Black or African American. This group includes 1,617 residents and approximately 43% or 700 are unsheltered.

**White:** Nearly 1,130 residents experiencing homelessness are White, the second largest racial or ethnic group experiencing homelessness. Approximately 55% or 623 persons in this race/ethnic group are unsheltered.

**Hispanic:** Residents who are ethnically Hispanic are the third largest racial or ethnic group among residents experiencing homelessness. There are approximately 306 Hispanic residents experiencing homelessness and 46% or 142 of them are unsheltered.

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Sheltered homeless are persons who are residing in emergency shelter units or transitional housing. Most of the participants in the 2019 PIT count were unsheltered. Unsheltered homeless are much more difficult to count, and it is likely this group has been under reported. Unsheltered homeless reside in places not meant for human habitation. These places include cars, abandoned buildings and living on the streets.

According to the available data, individuals with chronic homelessness are more likely to be unsheltered than other groups. Over 76% of residents experiencing chronic homelessness are unsheltered. This is significantly higher than the unsheltered population rate for homeless individuals which is 56.7%. Households with both adults and children are least likely to be unsheltered, only 5.6%.

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

### **Introduction:**

There are several segments of the City's population who are not homeless but require supportive housing. Non-homeless special needs persons include elderly persons, persons with disabilities, persons with alcohol or other drug addiction, and persons with HIV/AIDS and their families. This section will describe the special needs populations and identify their needs.

### **Describe the characteristics of special needs populations in your community:**

***Elderly:*** The U.S. Census Bureau provides demographic and housing estimates for the population 65 years and over. According to 2018 ACS data, there are approximately 21,369 residents over the age of 65 residing in 13,226 households in Pompano Beach. Elderly persons make up approximately 19.6% of the population. Approximately 37.4% of the residents over the age of 65 have a disability. Elderly residents are less likely to live in renter-occupied residences than owner-occupied residences, 28.3% and 71.7%, respectively. Approximately 12% of elderly residents are below the poverty level.

***Persons with Disabilities:*** According to 2018 ACS data, there are 13,908 people in Pompano Beach with a disability. This group represents 13.2% of the total population. Age is closely related to the presence of a disability. Half of residents over the age of 75, the frail elderly, report having a disability. Approximately 21% of persons with a disability live below the poverty level. The 2012-2016 CHAS reported 10,950 households with a disabled family member in Pompano Beach.

***Persons with alcohol or other drug addiction:*** The US Department of Health and Human Services (DHHS) collects demographic information on drug use on a substate level. The City of Pompano Beach is part of the Broward (Circuit 17) Substate region in Florida. One of the most used recreational substances in the United States is marijuana. According to the DHHS 2016 report, the most recent available, an estimated 13.5% of residents over the age of 12 used marijuana in the past year. This is a significant increase from the 2008-2010 report when 10.2% of individuals aged 12 or older used marijuana in the past year.

The most commonly used and abused drug in the United States is alcohol. According to the Center for Disease Control, excessive alcohol consumption costs the state of Florida over \$15 billion annually. In Broward County, 54.4% of the population age 12 and older reported consuming alcohol in the past month and 19.6% of residents aged 12 to 20 (underage) consumed alcohol in the last month. Heavy episodic drinking or binge drinking was linked most heavily to wealth. Additional indicators include race, age, and sex. White young adults and men had higher rates of binge drinking. Heavy drinking was lower for young adults who are in a cohabiting relationship or live with their parents.

**Persons with HIV/AIDS and their families:** In 2018, Broward County reported over 21,000 residents living with an HIV diagnosis in the County. During that year there were 661 new HIV diagnosis and 261 AIDS diagnosis in the county. The most common age group to report a new HIV diagnosis was the 20 to 29 years old group with over 30% of the new diagnosis. Black or African American residents represent the highest proportion of persons who received an HIV diagnosis, approximately 45%. Overall, the HIV diagnosis rate has been decreasing in Broward County from 49.8 in 2009 to 34.7 in 2018 (the most recent year data is available).

The Broward County Care Continuum reflects the series of steps a person living with an HIV diagnosis takes from initial diagnosis to viral suppression. Out of the 21,048 persons living with HIV in the County, 66% are virally suppressed, which is higher than the statewide percentage of 64%.

The County Health Rankings and Roadmaps program provides data on multiple factors that influence health including the rate of HIV diagnoses by county. Broward County had the third highest rate of HIV diagnoses in Florida, at 1,180 per 100,000 people. Based on Pompano Beach's population, there are an estimated 1,286 persons with a HIV diagnosis in the City.

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

**Elderly:** Based on 2016 CHAS data, many elderly residents in the City are cost-burdened. Data provided in Table 9 of this plan, showed that 1,835 elderly renters and 2,235 elderly homeowners were cost-burdened and may need housing assistance.

The Florida Department of Elder Affairs (DOEA) in a 2016 report, Assessing the Needs of Elder Floridians, presented the results of a survey of people ages 60 and older. The survey's key findings included the need for assistance with heavy chores, housekeeping, and problems with upkeep and home repairs. The report states that there is a high need among elderly persons living alone with self-care limitations as well as those who were uninsured.

Low-income elders and those in racial and ethnic minorities expressed an interest in health classes, computer and internet training, EBT cards, accessing meals, job training, special needs shelters, and preparing for natural disasters. The need for assistance with Activities of Daily Living (walking, bathing, dressing) and Instrumental Activities of Daily Living (heavy chores, light housekeeping, help with shopping) were also higher among these groups as well as assistance with medication, dental care, and other healthcare. Low-income and non-White elders were at greater risk of malnutrition, did not receive legal help they needed as often, had health limitations that prevented them from finding a job, and went untreated for emotional and mental health issues.

**Persons with Disabilities:** The 2016 CHAS data indicated that there were 8,665 households with a disabled member that have at least one of the four housing problems. Like the elderly population, housing repair needs for persons with physical disabilities may include the need for accessibility modifications. The AARP Livability Index measures housing accessibility, specifically the ability for persons with restricted mobility to enter a home. In Pompano Beach, 63.3% of housing units have a zero-step entrance and are considered accessible. Beyond entry to housing units, other accessibility modifications may include door and hallway widening, accessible bathrooms, smooth flooring, and accessible lighting.

Individuals with disabilities have a wide range of skill levels and abilities and thus have varying supportive service needs depending on their level of capability. The need for supportive services in Pompano Beach was identified through the City's public outreach process during the development of this Consolidated Plan. Eighty-seven percent of respondents to the City's Housing and Community Development Needs Survey identified services for persons with disabilities as a high priority.

**Persons with alcohol or other drug addiction:** Individuals with substance abuse problems need a strong network in order to stay healthy and sober. Their housing needs include sober living environments, support for employment, access to health facilities, and easy access to family and friend networks. Additionally, detoxification facilities are necessary when addiction is first recognized.

**Persons with HIV/AIDS and their families:** The City of Fort Lauderdale receives funding through the Housing Opportunities for Persons with AIDS (HOPWA) program. These funds are used throughout the region on housing programs that are used to address the needs of residents with HIV/AIDS and their families. These programs are facility-based housing, project based rental assistance, tenant based rental vouchers, short-term rent, mortgage, and utility assistance, and permanent housing placement. Supportive services offered include housing case management and legal services related to housing safety and habitability, fair housing, lease issues, and landlord and eviction issues.



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

### **Describe the jurisdiction’s need for Public Facilities:**

Over 62% of respondents to the City’s Housing and Community Development Needs Survey identified childcare centers, community centers such as senior centers and youth centers, and public safety offices such as fire or police facilities, as a high need.

### **How were these needs determined?**

The City of Pompano Beach consulted with the public to determine the public services needs of the jurisdiction.

### **Describe the jurisdiction’s need for Public Improvements:**

Residential neighborhoods in the City that are within the boundaries of the NW CRA district such as Collier City, Blanche Ely, and Avondale need street lighting to enhance nighttime safety, infrastructure improvements to support redevelopment, and sidewalks to provide a pedestrian environment.

Additionally, 50% of respondents to the City’s Housing and Community Development Needs Survey identified the need for public infrastructure improvements such as streets, sidewalks, water/sewer improvements, as a high need.

### **How were these needs determined?**

The needs were determined by the Pompano Beach Community Redevelopment Agency and included in the 2018 amendment to the Northwest CRA Plan. The City also consulted with the public to determine the public improvement needs of the jurisdiction.

### **Describe the jurisdiction’s need for Public Services:**

Respondents to the City’s Housing and Community Development Needs Survey ranked public services as the highest non-housing community development need in the City. Over 87% of respondents identified services for persons with disabilities, crime prevention, employment training, and senior services as a high need. Other high priority needs, selected by 75% of respondents were services for victims of domestic violence, food banks, youth services, and veteran assistance.

### **How were these needs determined?**

The City of Pompano Beach consulted with the public to determine the public services needs of the jurisdiction.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

This section of the Plan looks at the housing market and supply in Pompano Beach by analyzing housing indicators. Developing a picture of the current housing stock in the community begins by looking specific details of the available units, including structure, age, price, and tenure. Furthermore, the supply of homeless shelter facilities, special needs services and housing, and non-housing community development resources are considered. The analysis is supplemented with mapping to provide geographical visualization of the data.

Pompano Beach is a City with a relatively diverse selection of housing units. Homes in 1-unit buildings and 20 or more unit buildings are the most common but nearly one-quarter of the units fall in the middle range with 2 to 19 units in a building. While units in multifamily buildings tend to be more affordable there is still thousands of households who are cost burdened. This is especially true for renters as the average rent has increased over 20% since 2010. Addressing the disconnect between the housing market and a household's needs is a key component of the Consolidated Plan and this section provides a snapshot of City's current housing market.

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

### Introduction

This section of the Plan examines the composition of Pompano Beach’s housing stock in terms of housing type and tenure. Details are provided based on the number of units in the structure, multifamily housing distribution within the jurisdiction, and unit size by tenure.

2018 ACS data indicates that there were 56,163 housing units in the City. This is in comparison to 41,084 households. The supply of housing changes relatively slowly and even when enough units are available to serve the population, the characteristics of those units, such as the property type and the unit size, may not meet the community’s needs.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	16,191	30%
1-unit, attached structure	2,208	4%
2-4 units	4,565	9%
5-19 units	8,351	16%
20 or more units	21,872	40%
Mobile Home, boat, RV, van, etc	976	2%
<b>Total</b>	<b>56,163</b>	<b>100%</b>

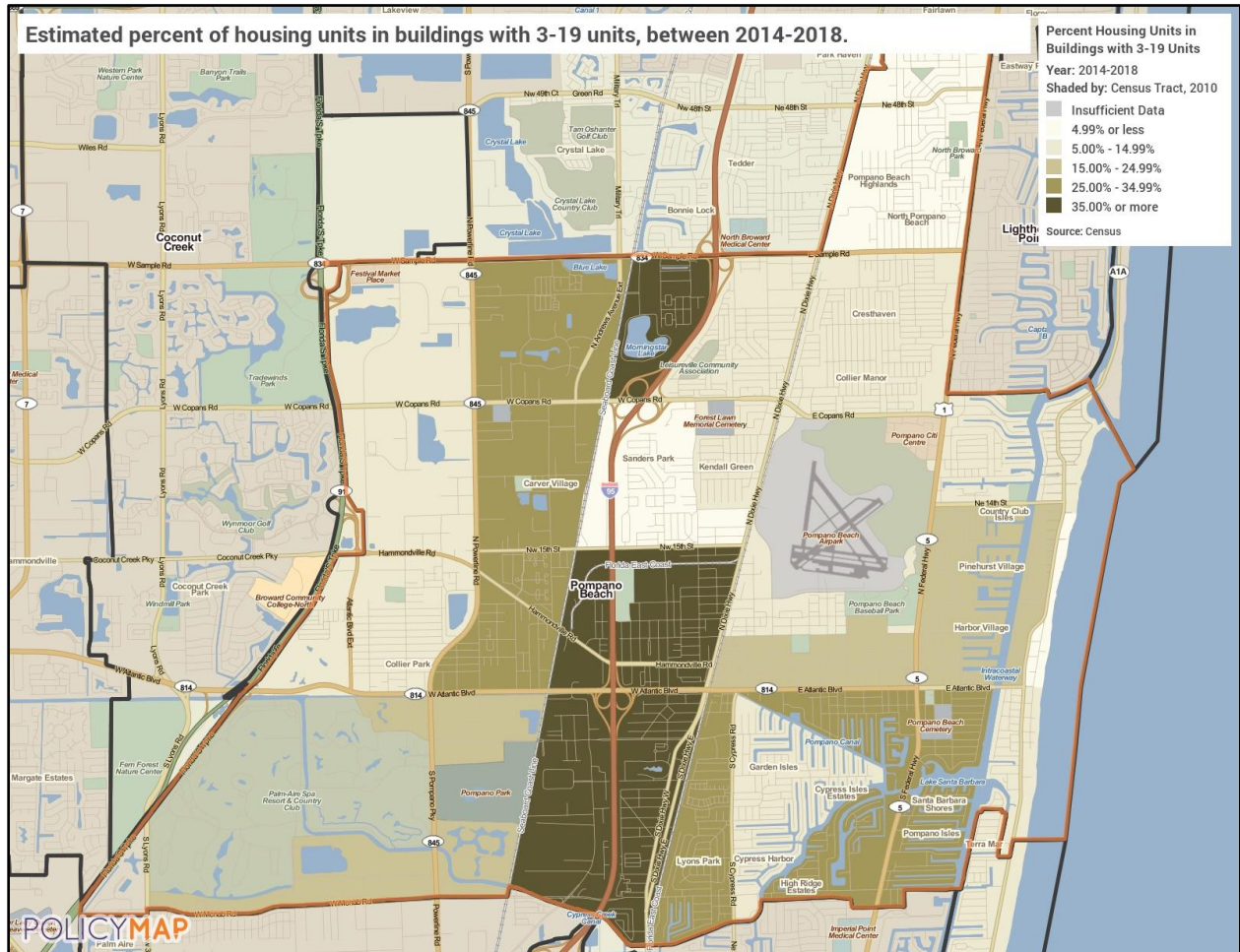
**Table 27 – Residential Properties by Unit Number**

Data Source: 2014-2018 ACS

Table 27 breaks down the City’s housing stock by the number of units in each structure and by structure type. Large, multifamily buildings with 20 or more units are the most common property type in the City. These large buildings make up 40% of all housing units. HUD defines multifamily as a unit with more than four units. By that definition approximately 56% of all units in the City are multifamily. Multifamily buildings tend to have units that are more affordable than 1-unit detached structures.

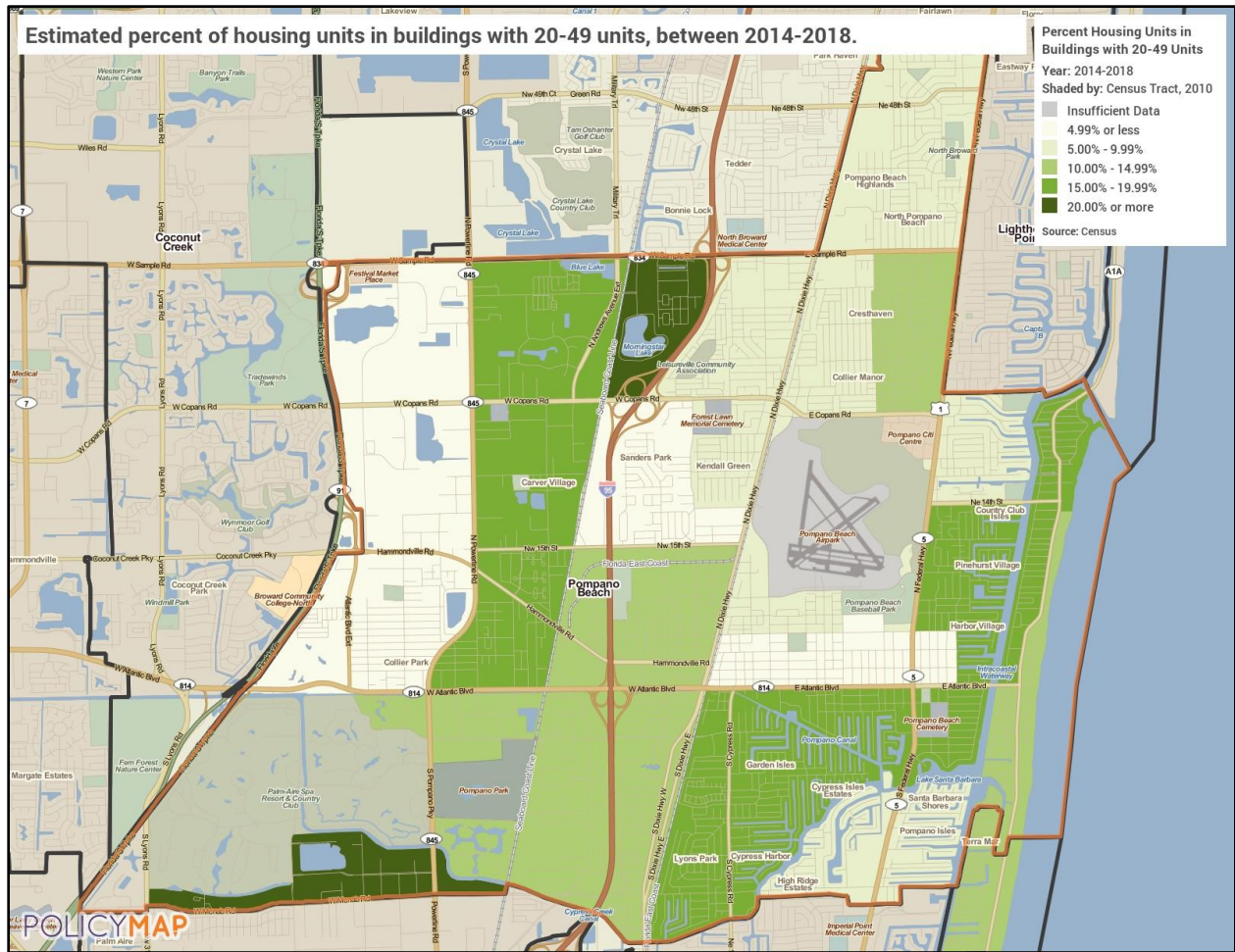
## Small Multifamily Developments

A small multifamily development is a building with between 3 and 19 units. These buildings are fairly common throughout Pompano Beach. The Andrews Industrial District, South Dixie, John Knox Village, Avondale, Blanche Ely and Loch Lomond neighborhoods have a particularly large stock of these buildings. In those neighborhoods 35% or more of the units are in small developments.



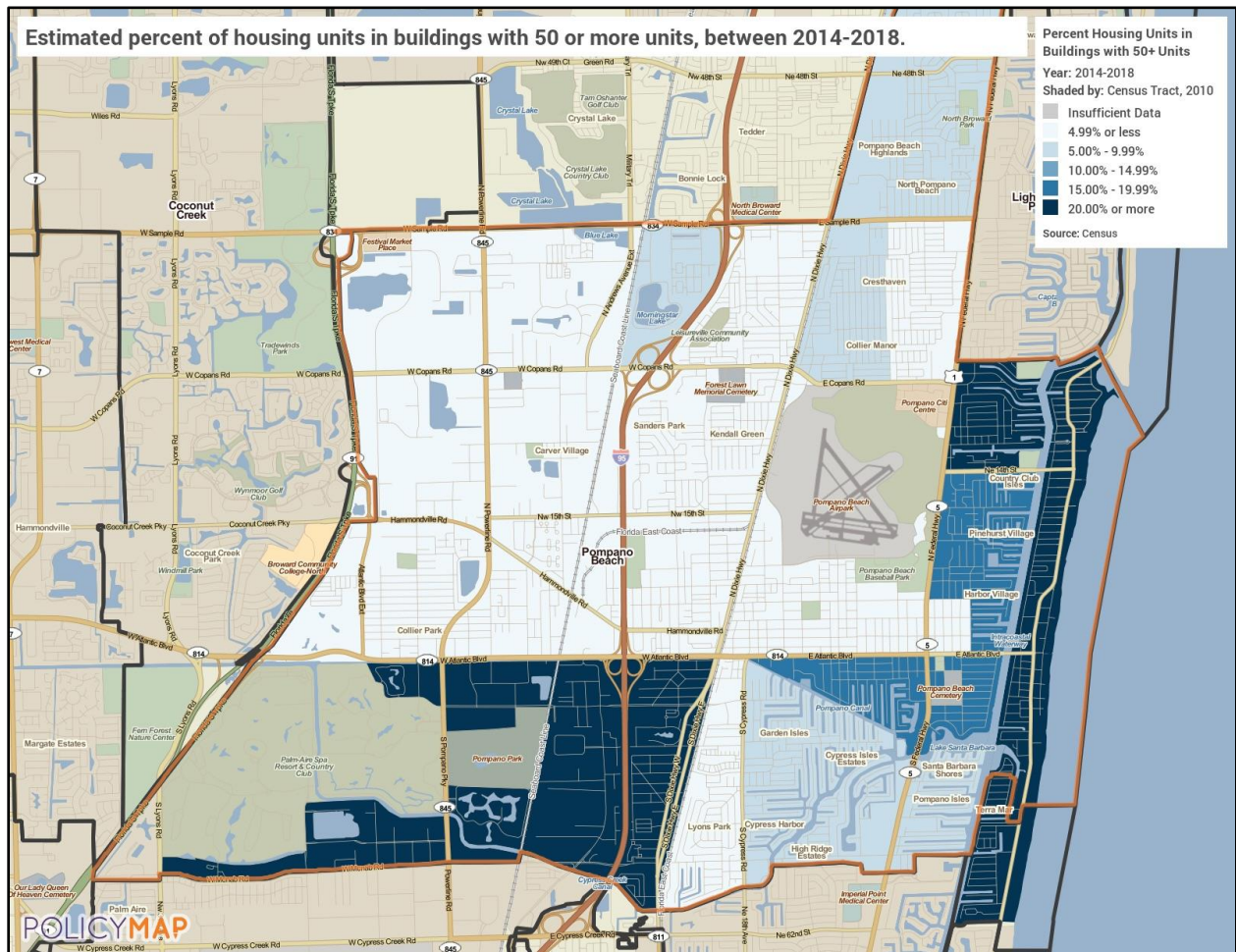
## Medium Multifamily Developments

Medium multifamily developments have between 20 and 49 residential units. This building type is less common than small developments, but there are areas with a significant concentration of this housing type. There are two tracts where over 20% of the housing units are in medium developments.



## Large Multifamily Developments

Developments with over 50 units, considered large multifamily developments, are fairly common in Pompano Beach, particularly along the coast. The Beach, Hillsboro Shores, South Dixie, John Knox Village, Avondale, Andrews Industrial District, Arvida-Pompano Bark, Cypbress Bend, Palm Aire, and the northern half of Avalon Harbor neighborhoods all have a relatively large number of large developments. Twenty percent or more of the housing stock in these neighborhoods are large multifamily developments.



## Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	105	0%	890	5%
1 bedroom	2,045	9%	5,830	31%
2 bedrooms	10,190	45%	8,705	46%
3 or more bedrooms	10,205	45%	3,455	18%
<b>Total</b>	<b>22,545</b>	<b>99%</b>	<b>18,880</b>	<b>100%</b>

**Table 28 – Unit Size by Tenure**

Data Source: 2011-2015 ACS

In Pompano Beach, the size of units varies significantly for homeowners and renters. Owner-occupied units tend to be larger than rental units even though renters have a higher average household size. The average household size for renter-occupied units is 2.70 persons compared to 2.40 persons for owner-occupied units. Over 45% of homeowner units are 3 or more bedrooms compared to 22% of renter units. On the other end, under 10% of homeowner units are 1 bedroom or smaller and over 33% of rental units are that size.

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

Based on data from the Florida Housing Data Clearinghouse (University of Florida Shimberg Center for Housing Studies), there are nearly 2,700 assisted housing units in 22 properties located in the City of Pompano Beach. These units were developed with funding from numerous sources including Low Income Housing Tax Credits (LIHTC), State Affordable Incentive Loan (SAIL) program, local bonds, USDA Rural Development, and HUD programs such as Public Housing, Section 202, and HOME. The breakout of units is as follows:

- Florida Housing Finance Corporation – 15 properties – 2,166 assisted units
- HUD Multifamily – 9 properties – 1,070 assisted units
- USDA Rural Development – 1 property – 173 units
- Local Housing Finance Authority – 7 properties – 918 assisted units
- HUD Public Housing – 1 property – 5 assisted units

The populations served by these developments include families, elderly persons, persons with disabilities, and residents of public housing. All of the assisted units are targeted to households with incomes at or below 60% AMI.

<b>Development</b>	<b>Target Population</b>	<b>Assisted Units</b>	<b>Units &lt;35% AMI</b>	<b>Units 40-50% AMI</b>	<b>Units 55-60% AMI</b>
Ben Turner Ridge	Public Housing	5	Not avail.	Not avail.	Not avail.
St. Elizabeth Gardens	Elderly	151	0	31	120
Heritage at Pompano Station	Elderly	116	0	12	104
St. Joseph Manor	Elderly	62	Not avail.	Not avail.	Not avail.
Golden Acres	Family	173	Not avail.	Not avail.	Not avail.
Laguna Pointe	Family	188	0	38	150
Oaks at Pompano (the)	Family	192	0	0	192
Regency Gardens	Family	94	15	0	79
Atlantic Palms	Family	145	0	81	64
Island Club Apts.	Family	52	Not avail.	Not avail.	Not avail.
Pinnacle Village	Family	148	0	0	148
Golden Villas	Family	120	30	0	90
Pinnacle Villas Apts.	Family	148	Not avail.	Not avail.	Not avail.
Captiva Cove	Family	264	0	53	211
Captiva Cove II	Family	88	0	18	70
Residences at Crystal Lake	Family	92	5	0	87
Park Ridge Court Apts.	Family	37	Not avail.	Not avail.	Not avail.
City Vista	Family	107	12	0	95
Marquis	Family	55	15	0	40
New Vistas	Persons with Disability	16	Not avail.	Not avail.	Not avail.



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

According to the HUD list of Section 8 Contracts (current as of 3/27/2020), there are four current section 8 or multifamily contracts in the City. These contracts account for 215 affordable units. Two of these contracts are set to expire before the end of 2025.

- St. Joseph Manor – 62 1-bedroom units – Low Income Housing for Seniors
- New Vistas – 12 0-bedroom units, 4 1-bedroom units – Low Income Accessible Housing

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

Like many communities across the country housing affordability is a significant issue facing the population. As noted in the Needs Assessment there are over 19,000 households who are cost burdened including close to 15,000 LMI households. These households are not having their housing needs met. The City has an income disparity that can cause lower income households to be priced out of the housing market.

The City engaged Lambert Advisory to conduct an Affordable Housing Study in 2017, although slightly dated, the Pompano Beach Affordable Housing Study affirms the need for additional affordable housing units. The study found that there was a gap in the affordable rental housing supply for households up to approximately 60% AMI. The gap declined until about 80%. For incomes above the median, there was a surplus of units.

**Describe the need for specific types of housing:**

There is a limited supply of small owner-occupied housing units in the City. With many retirees downsizing and childrearing occurring later than in previous generations there is a demand for small owner-occupied units. There is also a need for more large rental units to assist large families who are looking to rent. A lack of large units can lead to overcrowding and other housing problems.

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

### Introduction

The following section examines the cost of housing for both homeowners and renters within Pompano Beach. A review is made of current home values and rents as well as the recent changes in home values and rents. Finally, a closer look is given to the affordability and availability of the existing housing stock for the residents of the jurisdiction.

### Cost of Housing

	Base Year: 2010	Most Recent Year: 2018	% Change
Median Home Value	219,700	191,900	(13%)
Median Contract Rent	905	1,093	21%

**Table 29 – Cost of Housing**

Data Source: 2006-2010 ACS (Base Year), 2014-2018 ACS (Most Recent Year)

Since 2010, the median home value in Pompano Beach decreased by 12.7% from \$219,700 to \$191,900. During the same time period the median rent rose by 20.8% from \$905 to \$1,093. This indicates that rent charged is disconnected from the actual value of the property.

Rent Paid	Number	%
Less than \$500	477	2.6%
\$500-999	4,882	26.4%
\$1,000-1,499	8,226	44.5%
\$1,500-1,999	2,722	14.7%
\$2,000 or more	2,168	11.7%
<b>Total</b>	<b>18,475</b>	<b>100.0%</b>

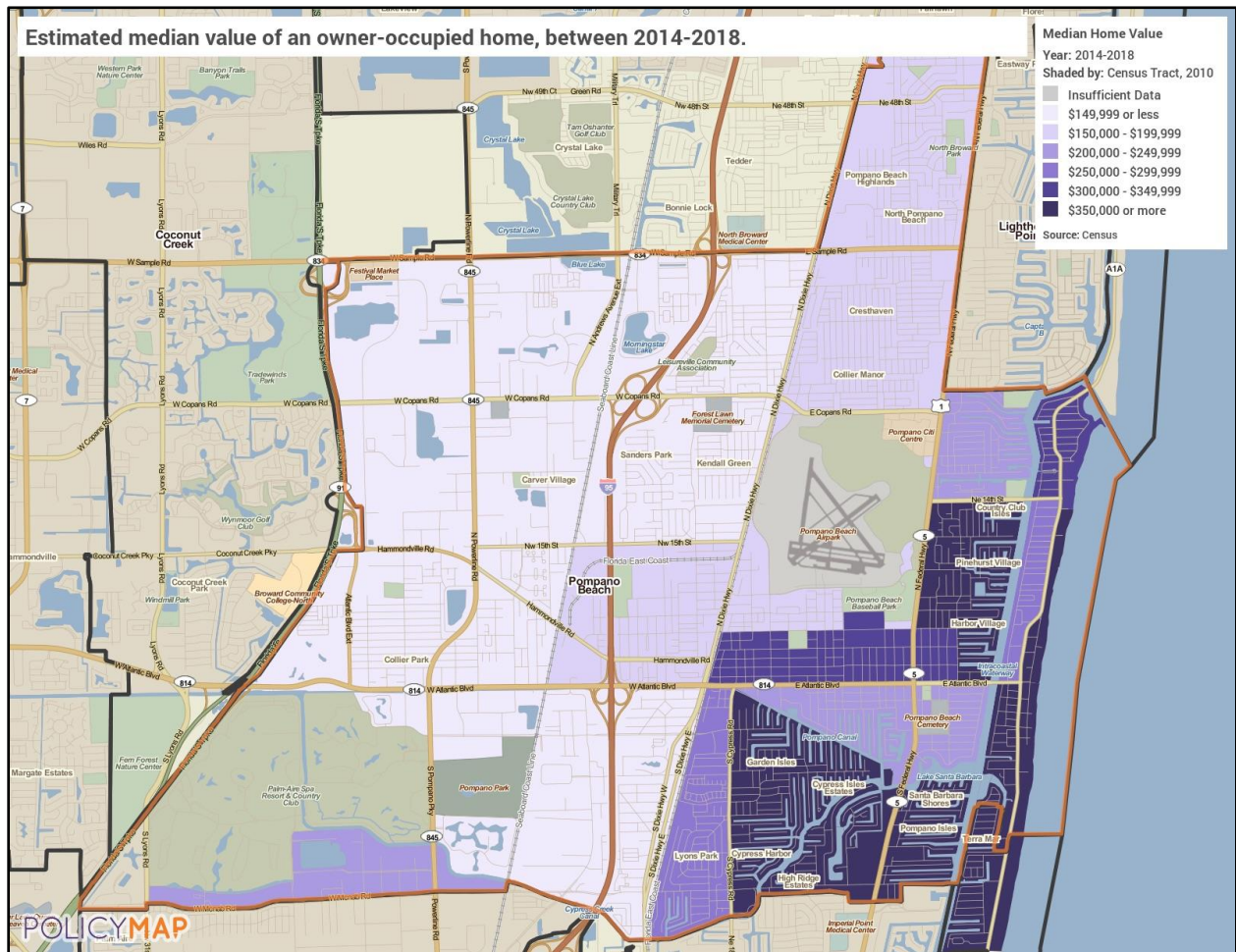
**Table 30 - Rent Paid**

Data Source: 2014-2018 ACS

The largest price cohort for rental properties in Pompano Beach is the \$1,000 to \$1,499 with 44.5% of all properties. Approximately one quarter of all renters pay over \$1,500 per month and less than 3% pay less than \$500.

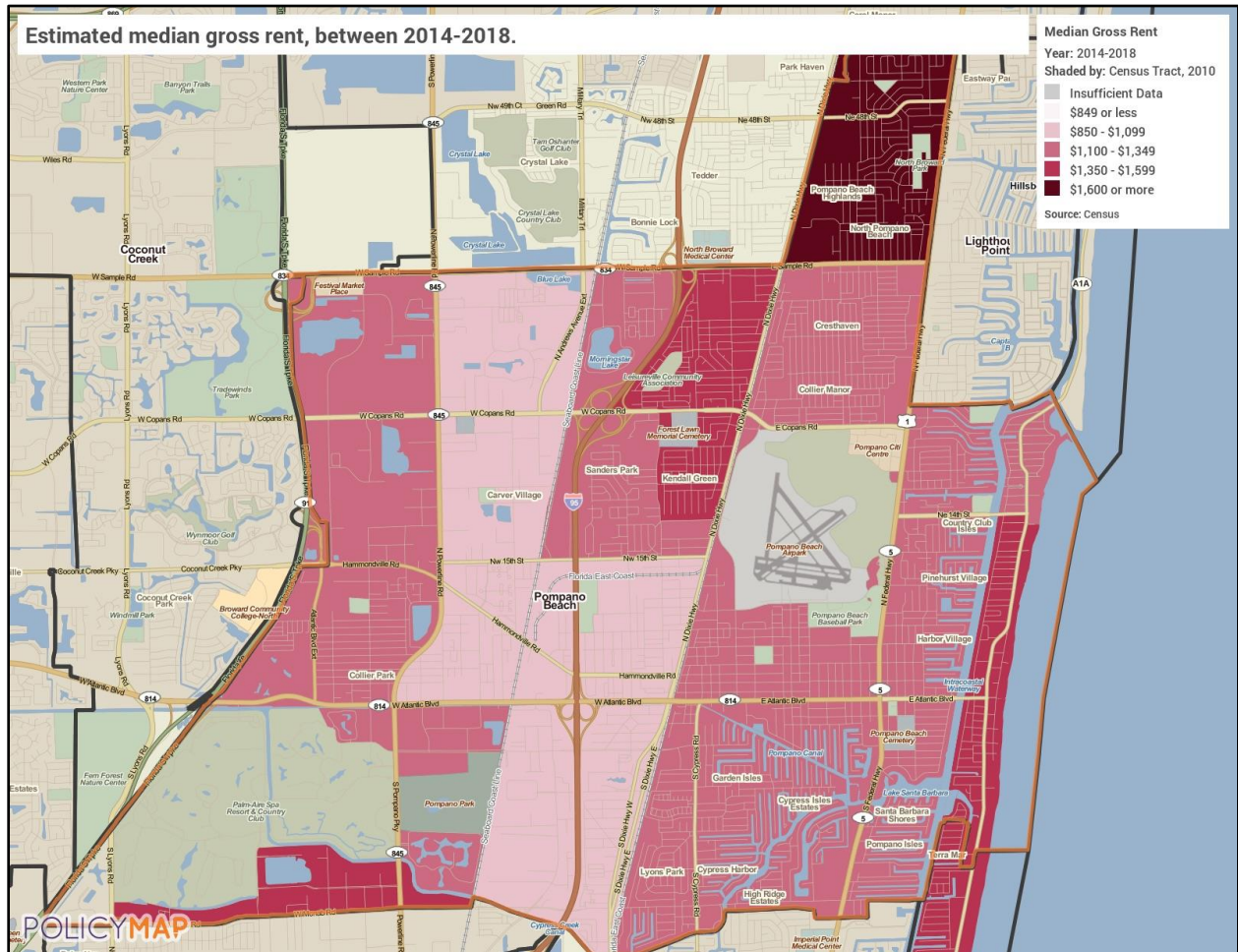
## Median Home Value

The map below shows the median home value by census tract across the jurisdiction. Higher home values are primarily in the coastal part of the City as well as in the neighborhoods of Garden Isles, Cypress Lakes, Saint Barbara Shores, and the southern portion of Avalon Harbor. In these areas, the median home value is over \$350,000. Many of the high value tracts are also tracts that saw a significant population reduction since 2000. Lower home value tracts are inland, and some tracts have a median value of less than \$150,000.



## Median Rent

The map below displays the median rent by census tract. Rents are highest in the Highlands neighborhood where they are over \$1,600 per month. Lower rent tracts report a median gross rent of less than \$1,100 and are centrally located in the City.



## Housing Affordability

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
30% HAMFI	630	No Data
50% HAMFI	2,170	3,525
80% HAMFI	11,395	8,430
100% HAMFI	No Data	11,435
<b>Total</b>	<b>14,195</b>	<b>23,390</b>

**Table 31 – Housing Affordability**

**Data Source:** 2011-2015 CHAS

Data note: The most recent data for the Housing Affordability table above is from the 2011-2015 CHAS.

Throughout the City there are limited affordable housing options for low income residents.

Overall, there are 14,195 rental units affordable to renters between 0-80% AMI. 2016 CHAS data estimated that there are 13,015 LMI renters. When examined by income level, there is an absolute shortage of 6,195 affordable rental units for households at or below 50% AMI. Specifically, 4,640 of the City’s renter households are extremely low-income (0-30% AMI) but there are only 630 homes affordable to renters at this income level, unless they spend more than 30% of their income on housing. Another 4,355 renter households are very low-income (30-50%) but have only 2,170 affordable rental units at this income level. These renters more than likely reside in units that are affordable to households with income greater than 80% AMI. This shortage in the supply of affordable rental housing does not take into consideration that lower cost housing may be occupied by households that can afford a more expensive rental unit, lessening the availability of affordable units for the population at that income level.

The mismatch between the affordable and available housing stock is also true for owner-occupied units. A very low-income household (30-50% AMI) has approximately 3,500 affordable owner-occupied units. These 3,500 units are not nearly enough to provide affordable housing to the 6,275 owner households who earn 50% HAMFI or less.

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	950	1,135	1,444	2,088	2,536
High HOME Rent	939	1,007	1,211	1,390	1,531
Low HOME Rent	737	790	947	1,095	1,221

**Table 32 – Monthly Rent**

Data Source: 2019 HUD FMR and HOME Rents

Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for the Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county.

HOME Rents Limits are based on FMRs published by HUD. HOME Rent Limits are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases.

The City of Pompano Beach is located in the Fort Lauderdale, FL HUD Metro FMR Area, and all information (FMR and HOME Rent Limits) presented here applies to all municipalities of the Fort Lauderdale, FL HUD Metro FMR Area.

### **Is there sufficient housing for households at all income levels?**

Based on the data in Table 31, there is a lack of affordable units across the board, particularly for low income residents. Despite the decrease in home value and relatively slow growth in gross rents the number of cost-burdened households is substantial. From a pure quantitative standpoint, there may be ample units in the City to house the population. However, high home values and rents result in much of the housing stock being out of the affordable range for large portions of the population.

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

While home values fell between 2010 and 2018 this change does not reflect the broader trend in housing costs. Since 2000, the home values in Pompano Beach have nearly doubled. It is likely that home prices, along with rents, will continue to grow and regularly outpace inflation. Affordability will continue to be an issue that worsens without significant assistance.

More recent data available through Zillow supports this forecast. The Zillow Home Value Index as of July 2020 was \$235,574 a 2.9% increase from the previous year. The median rent in Pompano Beach according to Zillow was \$1,700.

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

The median contract rent for all units in Pompano Beach was \$1,093 according to 2014-2018 ACS estimates. This falls between the fair market rent for efficiency and 1-bedroom units, between the 1-bedroom and 2-bedroom High HOME Rent, and between the 2-bedroom and 3-bedroom for Low HOME Rent. The HOME Rents or FMRs for most 2-bedroom or larger units are considerably higher than the City's median contract rent.

Understanding the relationship between FMR, HOME Rents, and the median rent can help guide the City in providing grant funds and other resources to the organizations and programs that will have the greatest impact.

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

### Introduction

The tables and maps below provide details on the condition of housing units throughout the City by looking at factors such as age, vacancy, and the prevalence of housing problems.

HUD describes four housing conditions as being problematic: 1) the home lacks complete or adequate kitchen facilities, 2) the home lacks complete or adequate plumbing facilities, 3) the home is overcrowded - defined as more than one person per room, 4) the household is cost burdened by paying more than 30% of their income towards housing costs.

### Definitions

The City strives to increase the availability of permanent housing in standard condition. To ensure housing projects and activities meet this goal, it is important to define the terms standard condition and substandard condition but suitable for rehabilitation. The City’s definitions are as follows:

#### *Standard Condition*

- The unit meets all state and local codes.
- The unit does not have any life, health, and safety conditions.

#### *Substandard but Suitable for Rehabilitation*

- The unit does not meet standard conditions and it is both structurally and financially feasible to rehabilitate.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	6,954	32%	11,166	58%
With two selected Conditions	238	1%	906	5%
With three selected Conditions	13	0%	26	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	14,642	67%	7,139	37%
<b>Total</b>	<b>21,847</b>	<b>100%</b>	<b>19,237</b>	<b>100%</b>

**Table 33 - Condition of Units**

Data Source: 2014-2018 ACS



The table above details the number of owner and renter households that have at least one housing condition. Renters are much more likely to experience housing problems than homeowners. Nearly 60% of all renters have at least one housing problem while only 32% of homeowners report a condition. Relatively few households have multiple housing problems, but multiple problems are more common among renters.

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,162	5%	2,411	13%
1980-1999	4,195	19%	4,969	26%
1950-1979	16,096	74%	11,365	59%
Before 1950	394	2%	492	2%
<b>Total</b>	<b>21,847</b>	<b>100%</b>	<b>19,237</b>	<b>100%</b>

**Table 34 – Year Unit Built**

Data Source: 2014-2018 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	16,490	76%	11,857	62%
Housing Units build before 1980 with children present	1,900	8%	615	3%

**Table 35 – Risk of Lead-Based Paint**

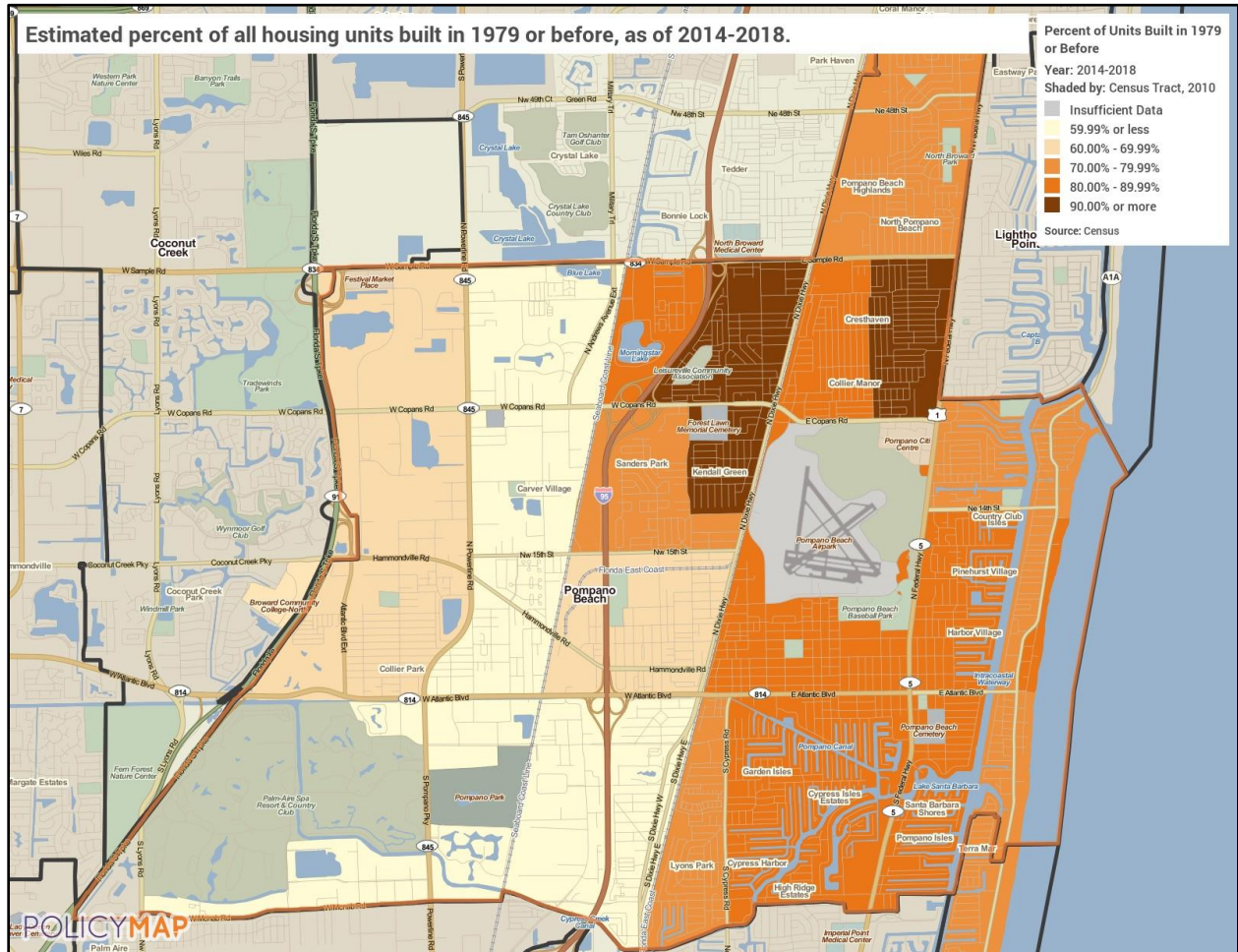
Data Source: 2014-2018 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

In Pompano Beach, a significant number of housing units were built prior to 1980. Due to the use of lead-based paint prior to 1978, in this analysis any units built prior to 1980 will potentially have a lead-based paint hazard. Approximately 76% of owner-occupied units and 62% of renter-occupied units have a lead-based paint hazard. This amounts to approximately 28,347 households at risk of exposure to lead-based paint and 2,500 of these housing units have children under the age of 6 present.

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.

## Housing Units Built Before 1980

Units built prior to 1980 are most heavily concentrated in the eastern part of the City, particularly in the Kendall Green and Cresthaven neighborhoods. As demand increases newer home production has pushed westward away from the ocean.



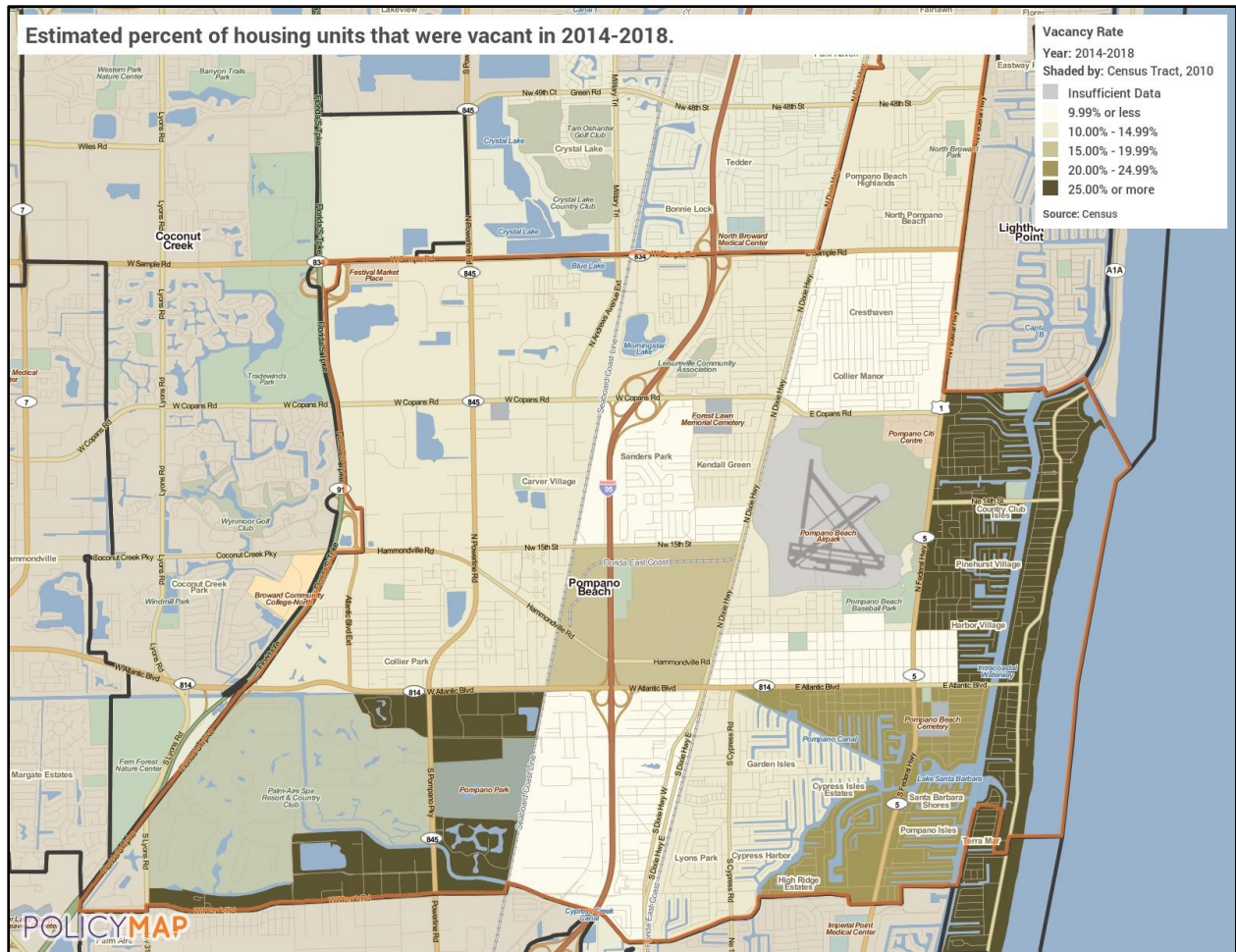
## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	Data not available	Data not available	
Abandoned Vacant Units	Data not available	Data not available	
REO Properties	Data not available	Data not available	
Abandoned REO Properties	Data not available	Data not available	

Table 36 - Vacant Units

## Vacancy Rate

The map below shows the average housing vacancy rates throughout the City. The coastal tracts have the highest vacancy rate in the City, as well as one area in the southwest corner of Pompano Beach. These tracts also report a higher home value and a decrease in population. These three factors combined support the idea that much of the housing in these tracts is used seasonally as a second home, though there may be other factors at play as well.



### **Need for Owner and Rental Rehabilitation**

The housing stock in the City is relatively old and as these homes age there is an increasing need for rehabilitation to maintain safe and secure units. It is particularly important to assist low-income households that live in older homes. Due to financial restraints they may need support to prevent homes from deteriorating and falling into disrepair.

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

As indicated in the Year Unit Built table, throughout Pompano Beach, approximately 75% of all owner-occupied housing units and 62% of all renter-occupied units were built prior to 1980. If an estimated 60% of these units are occupied by LMI families then there are over 17,000 with lead-based paint hazards.

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

### Introduction

Public housing was established to provide decent and safe rental housing for eligible low- and moderate-income families, the elderly, and persons with disabilities. This section describes the number and physical condition of public housing managed by the Housing Authority of Pompano Beach.

### 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	0	5	1,096	0	1,096	0	0	0
# of accessible units			1						

\*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:

According to the 2021 Annual Plan for the HAPB there are a total of 1,011 assisted units. Five units are public housing and 1,096 units are housing choice vouchers. The Ben Turner Ridge Apartment is the only public housing development owned and managed by the HAPB. The development was constructed in 2017 with a Date of Full Availability (DOFA) of April 30, 2018. The development is a mixed finance property consisting of five units of public housing and five units of affordable housing.

### 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:

According to the HAPB, the Ben Turner Ridge Apartment is in great condition since it is of relatively new construction.

## Public Housing Condition

Public Housing Development	Average Inspection Score
Ben Turner Ridge Apartment	N/A

Table 38 - Public Housing Condition

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

As of this writing, the Ben Turner Ridge Apartment was constructed within less than five years. Due to the relatively recent construction, there are no major restoration and revitalization needs and the HAPB focuses on maintenance of the units.

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

In the HAPB's annual report, the goal "Provide an Improved Living Environment" was identified as a priority. The housing authority established two objectives to meet this need: implement measures to deconcentrate poverty and encourage voucher holders to explore low poverty areas.

The HAPB also administers the Family Self-Sufficiency (FSS) program which enables public housing residents and voucher holders to reduce their dependency on rental subsidies and encourages homeownership. Families living in public housing or who participate in the HCV program, qualify for the FSS program. While participating in the FSS program, participants work closely with the FSS Coordinator to identify and set goals to achieve self-sufficiency.

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

### Introduction

There are various services offered throughout Broward County to assist residents experiencing homelessness. This includes various homeless shelters and services for a diverse homeless population that includes families with children, elderly, and the disabled. Resources such as food banks and health clinics are also available. Many shelters also provide services such as alcohol and drug rehab treatment along with clinics. The following data covers the entire FL-601 Ft. Lauderdale/Broward County CoC.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	295	58	189	486	0
Households with Only Adults	616	0	452	1,348	0
Chronically Homeless Households	0	0	0	353	0
Veterans	0	0	47	295	0
Unaccompanied Youth	19	0	39	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

**Data Source**  
**Comments:**

2019 Homeless Inventory Count (HIC). Data was provided by the HUD 2019 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations Report. This Data is provided to HUD by the FL-601 Ft. Lauderdale/Broward County CoC and is only available at the CoC level.

**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**

Broward County has a number of mainstream agencies and services used to complement services targeted for the homeless population, including:

1. 2-1-1 Broward
2. Archways Inc.
3. Bernie Alik Health Care for the Homeless
4. Broward Addiction Recovery Center (BARC)
5. Broward Behavioral Health Coalition (State Managing Entity)
6. Broward County Elderly and Veteran Services
7. Broward County Housing Authority
8. Broward Health Medical Center (North Broward Hospital District)
9. Broward House
10. Broward Outreach Center
11. Broward Partnership for the Homeless (BPHI)
12. Broward Regional Health Planning Council
13. Care Resource Community Health Centers
14. Career Source Broward
15. Chrysalis Health
16. Covenant House Florida
17. Henderson Behavioral Health
18. Holy Cross Hospital
19. HOPE South Florida
20. Housing Authority of the City of Fort Lauderdale
21. Jubilee Center of South Broward
22. Memorial Healthcare System (South Broward Hospital District)
23. Taskforce For Ending Homelessness
24. The Salvation Army
25. United Way of Broward County
26. VA Medical Center
27. Volunteers of America
28. Women In Distress

The Continuum of Care (CoC) has a collaborative relationship with the Florida Department of Children and Family Services and the Agency for Health Care Administration for issuing benefits such as Medicaid and TANF. A one-stop benefits service is funded by the County and administered through the Broward County Family Success Administration Division which results in a streamlined process to get participations financial support to help prevent homelessness. The CoC receives state funding for Challenge Grant, Staffing Grant, and Emergency Solutions Grant issued through the DCF Office on Homelessness.



Broward Behavioral Health Coalition passes through funding from the state of Florida to direct service providers for persons with a mental illness, substance use disorder, or a co-occurring disorder who are indigent, lack insurance, or are underinsured. There are a significant number of consumers who are experiencing homelessness that overlap between the Managing Entity (ME) and CoC. Targeted employment opportunities are sent by the Workforce Board, CoC email networks; community newsletters; Homeless Provider Employment Specialist networks; and to targeted persons experiencing homelessness, formerly homeless and/or at-risk of homelessness.

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

### **Emergency Shelter**

Broward House Medical Respite Non-County, 26 beds

Broward House Medical Respite County, 13 beds

Broward Outreach N Center, 237 beds

Broward Outreach S Center, 149 beds

Broward Partnership C Homeless Center, 230 beds

Covenant House Private, 52 beds

Covenant House Runaway Youth, 8 beds

Henderson Behavioral Health Safe Haven, 40 beds

Hope South FL Elder, 2 beds

Hope South FL Faith in Action (family), 54 beds

Lutheran Services Lippman Youth Shelter, 4 beds

St. Laurence Chapel Overnight. 29 beds

Salvation Army ES, 29 beds

Salvation Army Task Force, 16 beds

Salvation Army Open Door, 42 beds

Women in Distress, 97 beds

### **Transitional Housing**

Broward County Housing Authority (BCHA) A Way Home, 8 beds

Broward House HOPWA Project Based, 26 beds

Broward House HOPWA Facility Based, 40 beds

Broward Outreach Center, 26 beds

Covenant House Passage, 14 beds

Covenant House IL Program, 25 beds

Faith Farm, 129 beds

Henderson Behavioral Health, 9 beds

Hope South FL Rio House, 9 beds  
Keystone Halls Private, 8 beds  
Keystone Halls GPD, 47 beds  
Mount Olive Dev Corp HOPWA PB, 55 beds  
Salvation Army TH, 25 beds  
Salvation Army Red Shield, 6 beds  
Salvation Army Plymouth Colony, 115 beds  
Salvation Army ARC, 100 beds

**Permanent Supportive Housing**

Broward County Family Success (HART & New HART), 59 beds  
Broward County Housing Authority (All facilities), 71 beds  
Broward House HOPWA PB, 76 beds  
Broward House HOPWA TBRA, 330 beds  
Broward House HOPWA Facility Based, 6 beds  
Broward Housing Solutions (All facilities), 143 beds  
Broward Partnership for the Homeless, 64  
Broward Regional Health Planning HOPWA TBRA, 288 beds  
Henderson Behavioral Health Chalet, 40 beds  
VOA Broward 1, 40 beds

**Rapid Re-Housing**

Broward County Family Success RRH, 82 beds  
Broward Partnership for the Homeless JM, 36 beds  
Hope South FL Hollywood Home, 24 beds  
Hope South FL RRH, 8 beds  
Hope South FL HOPE 1, 20 beds  
Salvation Army RRH, 36 beds  
United Way of Broward County, 31 beds

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

### **Introduction**

There are four primary groups with non-homeless special needs in the jurisdiction. They are the elderly and frail elderly, those with HIV/AIDS and their families, those with alcohol and/or drug addiction, and the mentally or physically disabled. This section will explain who they are, what their needs are, and how the jurisdiction is accommodating (or should accommodate) those needs. The providers included in this section represent all of Broward County and not just Pompano Beach.

**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:** The supportive housing needs for this population can vary widely depending on the health and fitness of the individuals. In general, with aging, disabilities and other health issues become more common. Because of this, age-specific supportive housing must include access to health professionals and housing modifications to assist the resident. It is important to help residents stay independent and in their own homes for as long as possible if they prefer that.

The Area Agency on Aging of Broward County provides a number of services for elderly residents. This includes:

- Meals and Food Assistance
- Health and Wellness Classes
- Caregiver Support
- Home Assistance
- Legal Services
- Medicare Counseling
- Senior Centers
- Transportation Services
- Alzheimer’s Disease Services
- Telephone Reassurance Services

**HIV/AIDS:** Medical and social support is important for residents living with HIV/AIDS. While there have been great advances in the medical treatment of HIV/AIDS, it is still important to provide specialized support. Family and friends must be accessible and medical facilities should be nearby. An AHF clinic is located in the area and the Pride Center provides HIV Testing, prevention information, outreach, education, healthcare linkage, supporting, holistic health, and counseling.

Additionally, the Broward House provides medical care, housing assistance, case management, prevention and intervention, substance abuse treatment, and mental health services.

**Alcohol and/or Drug Addiction:** Individuals dealing with addiction often require housing options that will provide a safe, sober place for recovery. A strong network is necessary to maximize the chance they will stay healthy and sober. It is important that these persons have access to health services, support groups, employment assistance, and access to family and friends. Additionally, detoxification facilities are necessary when addiction is first recognized. The Medication Assisted Treatment program by the Broward Behavioral Health Coalition is a major resource in the area. This program is a comprehensive care model to treat persons with opioid use disorders using a phased treatment.

**Mental and Physical Disabilities:** Individuals with disabilities encompass a wide range of skill levels and abilities. Therefore, they have many of the same issues as the general population with the added needs that are unique to their situation. Community integration is important, as is adhering to the ADA requirements for independent living options. Often times, individuals with disabilities have a fixed income and limited housing options. Individuals with more independent skills can utilize subsidized housing but individuals that need more support or specialized housing have fewer options. Many individuals continue to reside with parents and families throughout adulthood, which can put additional financial burden on the family. Regardless of the housing situation, a common thread is the need to continuous support services dependent on the level of capabilities. Additionally, there are services that support this population through training and employment preparation. Specifically, the Foot Print to Success Clubhouse provides employment preparation and procurement, job training, and vocational rehabilitation.

Broward Behavioral Health Coalition provides a number of services that assist more than one of these groups. This organization supports aftercare, assessment, case management, crisis stabilization, crisis support and emergency, day treatment, drop-in and self-help centers, the Florida Assertive Community Treatment Team, incidental expenses, information and referrals, in-home and on-site care, inpatient care, intensive case management, interventions, medical services, medication-assisted treatment, mental health clubhouse services, outpatient care, outpatient detoxification, outreach, prevention, residential care, room and board with supervision, short-term residential treatment, substance abuse detoxification, supported employment, supportive housing and leaving, and treatment accountability for safer communities.

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

The housing requirements for persons with mental illness are extensive and varied. The array of housing must address a range of options from independent rental apartments or home ownership to supervised congregate living such as small foster and group homes or larger adult congregate living facilities. Thus the Consolidated Plan addresses both the development of additional affordable housing for the physically challenged and advocacy for favorable zoning among Broward’s local governmental jurisdictions to permit expansion of group living arrangements which include foster homes, group homes, and special living facilities operated by service providers such as a community mental health center.

In Broward County, there are Section 202 Supportive Housing units available to provide housing for residents. The County also participates in the Section 811 Supportive Housing for Persons with Disabilities program. The Broward Behavioral Health Coalition is also a major provider of services. They provide supportive housing programs that support adults who are exiting institutional care and transitional programs for residents 18 to 24 years old.

**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)**

Broward County government and numerous non-profit organizations provide supportive services to meet the needs of the non-homeless special population. In addition to the services that are available countywide, during PY 2020-2021, the City of Pompano Beach will support two public services activities that serve victims of domestic violence and the elderly. Women in Distress will receive \$15,000 in CDBG funding to provide services to domestic violence victims who are residents of Pompano Beach. Funding provides emergency shelter nights, basic human needs such as food, clothing and household items, along with supportive services. The City of Pompano Beach Senior Meals on Wheels Program will also receive \$15,000 in CDBG funding.

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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Government regulations including land use/zoning codes and building codes adopted by a jurisdiction have the potential to impact the cost of housing and limit the supply of affordable housing. The City of Pompano Beach recognizes that there can be institutional, regulatory, or policy barriers to the development and access to affordable housing. Some of these barriers are at the discretion of City policymakers, including the permitting, zoning, and housing & community development offices.

To combat barriers to affordable housing, the City adopted an Affordable Housing Incentive Plan as part of their Local Housing Assistance Plan (LHAP). The LHAP is required to participate in the State Housing Initiatives Partnership (SHIP) program. The SHIP program mandates that the City adopts two incentives – expedited permitting for affordable housing projects and the regular review of regulatory actions that may impact the cost of housing. In addition to these two incentives, the City also adopted other incentives recommended by its Affordable Housing Advisory Committee (AHAC). The additional incentives include modification of impact fees, flexible densities, affordable accessory residential units, parking and set back requirements, flexible lot considerations, surplus land inventory, and support of development near transportation hubs.

Further, the City updated its PY 2020-2024 Analysis of Impediments to Fair Housing Choice (AI) which includes strategies to address barriers to affordable housing based upon the findings of the AI. A review of the City's zoning regulations and Comprehensive Plan showed that the City's residential zoning code permits diverse uses, including ADU's (Accessory Dwelling Units), and density bonuses for affordable housing that encourage new development of decent, safe, affordable housing throughout the area. However, the insufficient supply of affordable rental and homeowner housing in the City is still an impediment to fair housing choice and the AI identified the following actions for addressing this impediment:

- Partner with a Community Land Trust (CLT) and support its operations with quality City-owned surplus lands, unrestricted operating funds, and development subsidies.
- Once partnered, concentrate CLT investment in properties located in census tracts in the Eastern half of the City.
- Execute on proposed Policy 03.01.08 in the Comprehensive Plan update (ADUs), and develop grant program for supporting development of ADUs in high opportunity neighborhoods on the Eastern half of the City.

- Coordinate annual review of Florida Housing Finance Corporation (FHFC) Request for Applicants (RFAs) and identify deployable City and private resources to ensure applications are submitted to relevant RFA opportunities.
- Prioritize allocation of infrastructure improvement projects in racially or ethnically concentrated areas of poverty and majority-minority census tracts.
- Research establishing a mandatory inclusionary zoning ordinance in high opportunity neighborhoods undergoing significant redevelopment.
- Implement a rental assistance strategy for extremely low-income renters, including, households experiencing homelessness.

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

### Introduction

This section provides insight into the economic development landscape of Pompano Beach. The table below details the extent of business sector employment throughout the City. Unemployment, commuting times, and education are also analyzed in this section.

### 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	69	166	0	0	0
Arts, Entertainment, Accommodations	6,292	5,627	13	10	-3
Construction	5,356	84	11	0	-11
Education and Health Care Services	7,533	4,782	16	9	-7
Finance, Insurance, and Real Estate	3,556	2,627	7	5	-2
Information	739	2,181	2	4	2
Manufacturing	2,517	7,865	5	14	9
Other Services	2,859	3,914	6	7	1
Professional, Scientific, Management Services	7,415	4,519	16	8	-8
Public Administration	1,465	2,287	3	4	1
Retail Trade	5,877	8,119	12	15	3
Transportation and Warehousing	2,246	7,904	5	14	9
Wholesale Trade	1,605	5,323	3	10	7
Total	47,529	55,398	--	--	--

**Table 40 - Business Activity**

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

In the City, there are approximately 7,900 more jobs than workers. Which means that the workforce in the City involves a large number of people who commute in. The largest disconnect is in the Construction sector where there are almost no jobs but a large number of workers. Manufacturing and Transportation and Warehousing also have a significant disconnect with approximately 5,500 more jobs than workers in each sector.



## Labor Force

Total Population in the Civilian Labor Force	53,341
Civilian Employed Population 16 years and over	48,884
Unemployment Rate	3.9
Unemployment Rate for Ages 16-24	18.8
Unemployment Rate for Ages 25-65	7.2

**Table 41 - Labor Force**

Data Source: 2014-2018 ACS, BLS

There are multiple methods of measuring unemployment, each with their own pros and cons. The US Census collects annual unemployment data by census tract, which allows for a geographic comparison of the unemployment rate. However, the data is generally two or more years old. The unemployment data gathered by the Bureau of Labor Statistics is produced monthly but cannot be compared by census tract, only by City.

## Unemployment Over Time

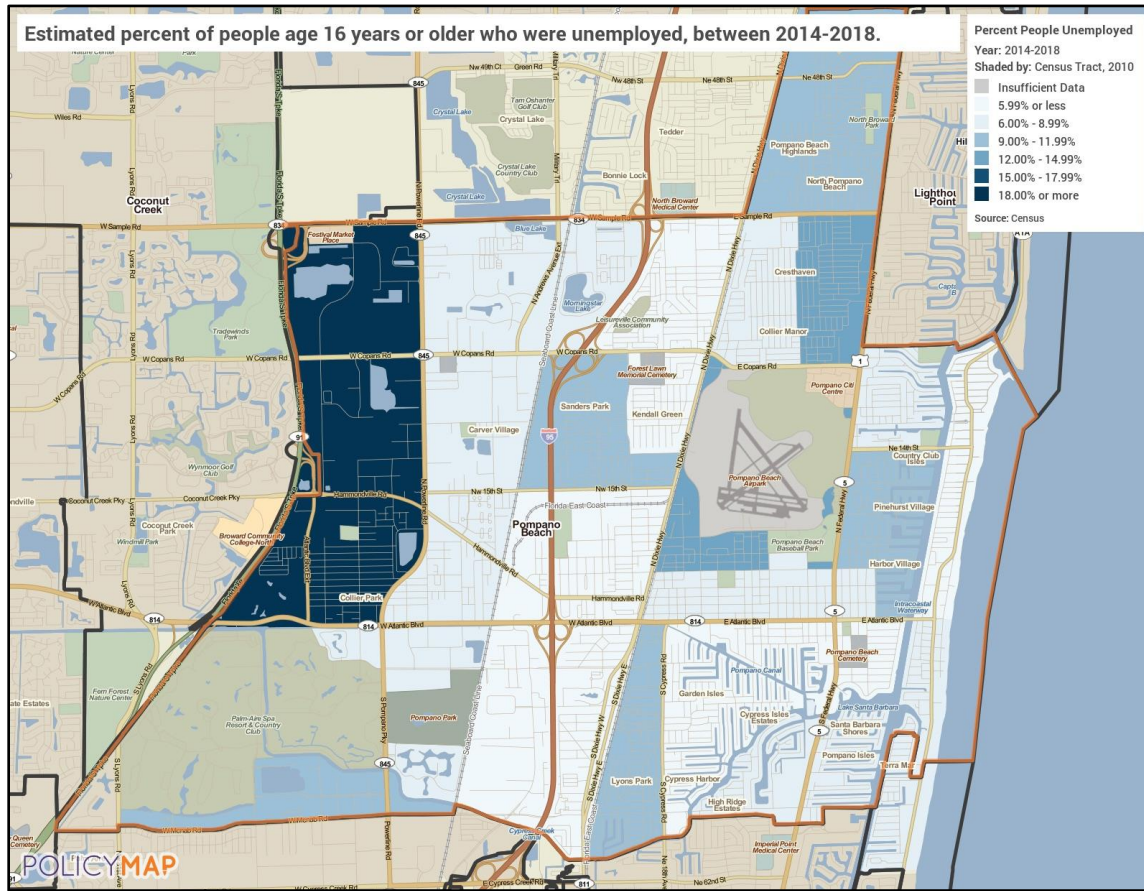
In Pompano Beach, the unemployment rate has decreased steadily since 2010. The annual rate in 2019 was nearly one third what it was less than a decade ago.

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
9.8	9.2	8.0	6.8	5.9	5.8	5.2	4.6	3.9	3.5

Data Source: BLS Unemployment by Year

When looking at the geographic distribution of unemployment it appears that the unemployment rate is much higher in the western part of the City. There is a clear difference between those tracts where the unemployment rate was 18% or higher and the rest of the City with a much lower rate.

# Unemployment



Occupations by Sector	Number of People
Management, business and financial	12,430
Farming, fisheries and forestry occupations	84
Service	11,638
Sales and office	12,232
Construction, extraction, maintenance and repair	6,093
Production, transportation and material moving	6,407

**Table 42 – Occupations by Sector**

Data Source: 2014-2018 ACS

The Occupations by Sector table above identifies how prevalent certain jobs are across industries. This differs from the table found earlier in this section that showed how common all jobs were

in certain sectors. For example, the managers of both a fast food restaurant and a construction company would both fall under “Management, Business, and Financial” in the above table but would be in different categories in the first table.

In Pompano Beach, the largest occupation sectors are the Management, Business, and Financial sector, The Sales and Office Sector, and the Service Sector. Over 36,000 jobs fall into one of those three groups making up 74.3% of the total jobs.

**Travel Time**

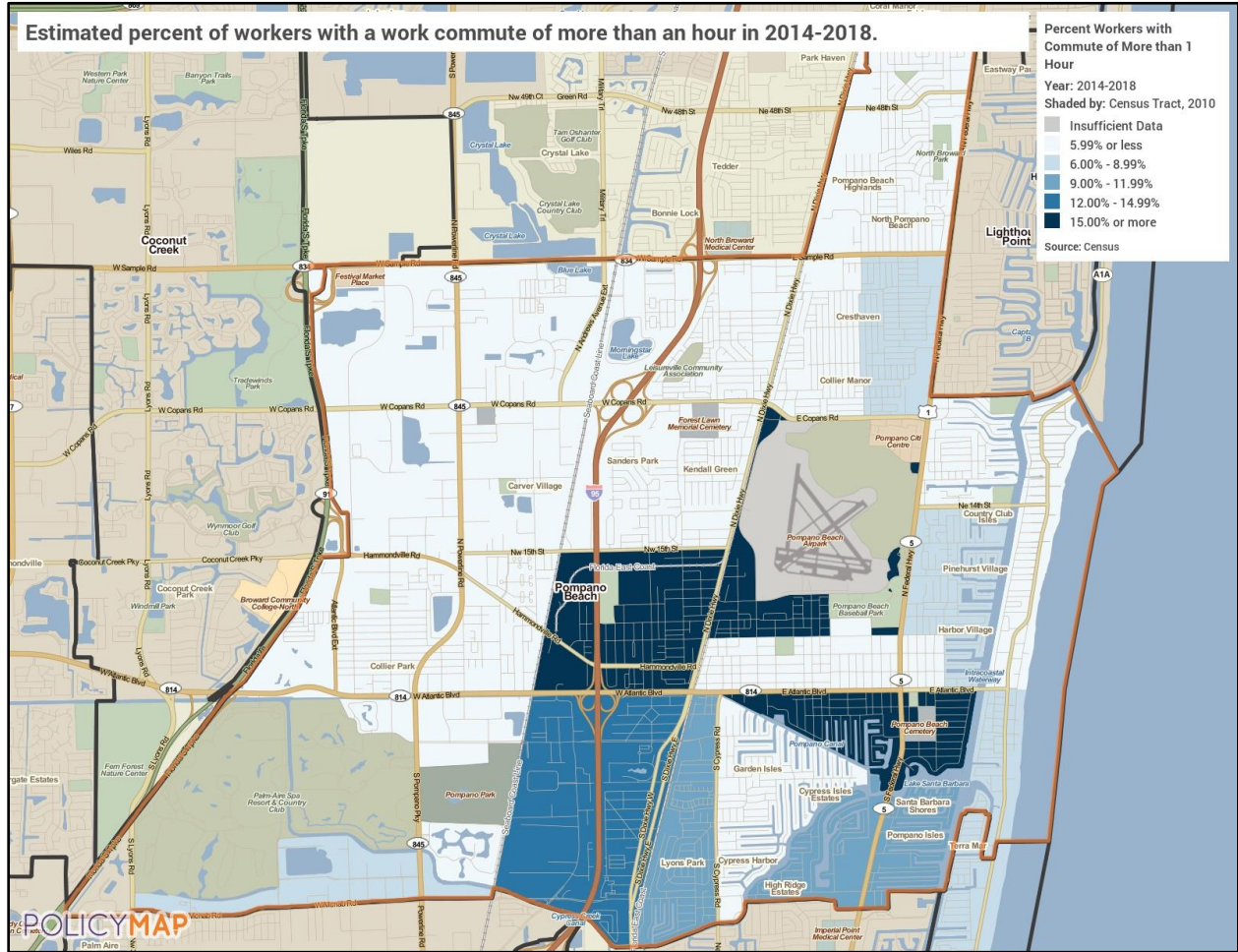
<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
< 30 Minutes	29,859	62%
30-59 Minutes	14,809	31%
60 or More Minutes	3,307	7%
<b>Total</b>	<b>47,975</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2014-2018 ACS

Approximately 62% of all persons commuting to work have a commute of less than 30 minutes each way. By contrast, 6.9% of all employed persons have a commute of 60 minutes or more, to and from work each day. Residents on the southeastern part of the city have a disproportionately long commute. Over 15% of the population commutes more than one hour in parts of that area.

## Commute Travel Time



## 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	5,933	1,147	3,669
High school graduate (includes equivalency)	12,949	1,455	4,627
Some college or Associate's degree	12,783	906	3,238
Bachelor's degree or higher	10,143	848	2,006

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2014-2018 ACS

## Educational Attainment by Age

	Age				
	18–24 yrs.	25–34 years	35–44 years	45–65 years	65+ years
Less than 9th grade	443	1,162	1,237	1,787	1,956
9th to 12th grade, no diploma	1,573	2,201	1,276	2,673	1,455
High school graduate, GED, or alternative	2,820	4,374	3,708	10,576	6,404
Some college, no degree	2,178	3,112	2,574	5,688	3,994
Associate's degree	395	1,481	1,333	2,587	1,124
Bachelor's degree	378	2,712	2,132	3,873	3,716
Graduate or professional degree	19	777	947	2,415	2,720

**Table 45 - Educational Attainment by Age**

Data Source: 2014-2018 ACS

## Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$20,474
High school graduate (includes equivalency)	\$24,936
Some college or Associate's degree	\$30,987
Bachelor's degree	\$42,315
Graduate or professional degree	\$61,142

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2014-2018 ACS

Educational attainment and earnings are intricately linked. In the City, it appears that each additional educational step comes with a noticeable increase in median earnings. Residents with just some college or an associate degree have median earnings approximately 24% higher than a high school graduate, but those with Bachelor’s degrees earn 37% more than those with only Associates.

The annual wage difference based on education can lead to substantial wealth differences over time. A person who graduates high school and works from the age 18 to 65 will earn approximately \$1,171,992. A person with a bachelor’s degree who works from age 23 to 65 will earn \$1,777,230. This added wage earned does not take into account the benefits that are often associated with higher paying jobs, such as health insurance and retirement accounts. The additional income can also be used to purchase a home instead of renting, which can increase wealth substantially.

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

In Pompano Beach, the Professional, Scientific, Management Services Sector and the Education and Health Care Services Sector provide the largest number of workers in the City. These sectors each make up 16% of the workforce. Retail Trade is the sector with the most jobs in the City, approximately 15%.

**Describe the workforce and infrastructure needs of the business community:**

The 2017-2022 South Florida Comprehensive Development Strategy identified “Mass transit Infrastructure and Networks” as a Weakness and “Lack of Infrastructure” as a Threat in the SWOT Analysis. This threat is particularly important to establishing stability for small businesses after catastrophic events. An investment in public infrastructure and supportive regulations are necessary for the region’s business community.

The preparation of a skilled workforce was identified as an important part of one of the region’s three goals (Opportunity and Prosperity). A necessary aspect of this goal is the cooperation between different jurisdictions in the area, as well as non-governmental entities. The support for organization such as AmSkills can help train the workforce to meet the community needs.

**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 City created and funds a CDBG Revolving Loan Program designed to create and retain jobs for low- and moderate-income persons. In addition, the CRA has a separate job placement program. This program is responsible for connecting employers with job seekers, including tradesmen and laborers.

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

As noted above, there is a need for greater workforce training in the region. This will require cooperation among parties from public and private entities. Of particular importance is the need for a larger STEM workforce to work in the region.

**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.**

The Broward Workforce Development Board Inc. provides a number of programs to assist both career seekers and employers. For career seekers there are no-cost services that include:

- Job Placement Assistance
- Professional Workshops
- Career Training and Financial Assistance
- Recruitment Events
- Career Services for Veterans
- Career Services for Individuals with Disabilities
- Welfare Transition Program and SNAP Services

Employers who are looking for a high-quality candidate can utilize a number of services to help fill their workforce needs. This includes recruiting, training, and retraining. Key sectors are specifically targeted such as aviation, construction, healthcare, hospitality, information technology, marine, and retail.

**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.**

The goals established by the 2017-2022 South Florida Comprehensive Development Strategy all would benefit from coordination with Pompano Beach’s Consolidated Plan. There are several goals that are particularly suited to coordination.

**Goal #1: Innovation and Competitiveness**

- Enhance the resilience of the South Florida economy in the face of natural disasters and changes to the national and state economies

**Goal #2: Opportunity and Prosperity**

- Support development of a diversified economy
- Prepare a skilled workforce
- Ensure that there is a superior network of public infrastructure with supportive land use regulations

**Goal #3: Vitality and Sustainability**

- Promote a high quality of life and ensure a sustainable community offering an array of affordable housing, education and health care systems, historical and cultural facilities, tourist attractions, and special events.



## MA-50 Needs and Market Analysis Discussion

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

HUD identifies four specific data points that constitute "housing problems": cost burden (renter and homeowner), overcrowding, lack of complete plumbing facilities and lack of complete kitchen facilities. In order for an area to be concentrated it must include two or more housing problems that are substantially higher than the Citywide average. For this analysis, HUD's definition of "disproportionate" will be used to identify areas substantially higher: 10 percentage points higher than the jurisdiction as a whole.

In Pompano Beach housing problems are rare except for being cost burdened. According to the 2014-2018 ACS 5-Year Estimates, the citywide rate of each is:

- Cost Burden (Renter)
  - Citywide: 60.38%
  - Concentration: >70.38%
- Cost Burden (Owner)
  - Citywide: 34.06%
  - Concentration: >44.06%
- Overcrowding
  - Citywide: 4.8%
  - Concentration: >14.8%
- Lack of Complete Plumbing Facilities
  - Citywide: 0.73%
  - Concentration: >10.73%
- Lack of Complete Kitchen Facilities
  - Citywide: 1.75%
  - Concentration: >11.75%

*Cost Burden (Renter)* - There are three census tracts with a renter cost burden concentration in the City, all of which are near the Pompano Beach Airport.

- Tract 304.02 - 73.01%
- Tract 302.02 – 71.96%
- Tract 302.03 – 79.28%

*Cost Burden (Owner)* – Homeowners have a concentration of cost burden in two tracts, one of which was identified above as having a high renter cost burden.

- Tract 302.03 – 45.79%
- Tract 303.01 – 46.52%

*Overcrowding* – There are no tracts in Pompano Beach with a concentration of this housing problem.

*Lack of Complete Plumbing Facilities* – There are no tracts in Pompano Beach with a concentration of this housing problem.

*Lack of Complete Kitchen Facilities* - There are no tracts in Pompano Beach with a concentration of this housing problem.

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

For the purposes of this analysis a “racial or ethnic concentration” will be any census tract where a racial or ethnic minority group makes up 10 percent or more of the population than the city as a whole. According to the 2014-2018 American Community Survey 5-Year estimates the racial and ethnic breakdown of Pompano Beach’s population is:

- Black or African American
  - o Citywide: 30.43%
  - o Concentration: >40.43%
- Asian
  - o Citywide: 1.25%
  - o Concentration: >11.25%
- American Indian and Alaskan Native
  - o Citywide: 0.2%
  - o Concentration: >10.2%
- Native Hawaiian and Other Pacific Islander
  - o Citywide: <0.1%
  - o Concentration: >10.0%
- Some Other Race
  - o Citywide: 1.6%
  - o Concentration: 11.6%
- Two or More Races
  - o Citywide: 3.1%
  - o Concentration: >13.1%
- Hispanic
  - o Citywide: 20.79%

- Concentration: >30.79%

*Black or African American* – The City of Pompano Beach has a relatively large area that has a concentration of Black or African American households in the northwestern portion of the City (see map below). These tracts overlap with two of the tracts with concentration of cost burdened renters, one tract with cost burdened homeowners and one tract with a concentration of Hispanic Households.

- Tract 303.01 – 43.31%
- Tract 303.02 – 62.36%
- Tract 302.02 – 42.43%
- Tract 304.02 – 84.85%
- Tract 304.01 – 92.13%
- Tract 305.00 – 58.84%
- Tract 306.00 – 68.49%

*Asian*– There are no areas of with a concentration of this racial group.

*American Indian and Alaskan Native*– There are no areas of with a concentration of this racial group.

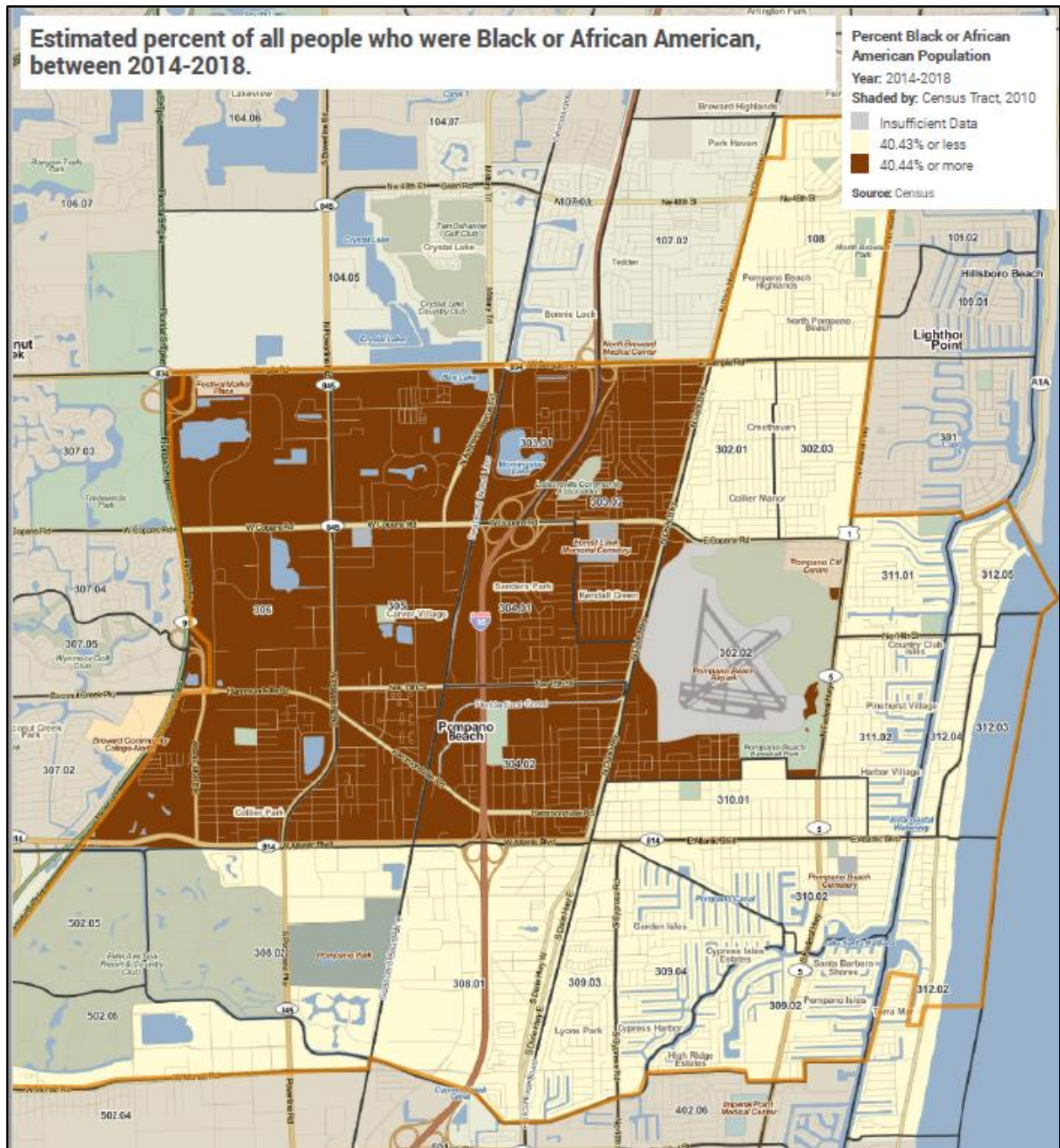
*Native Hawaiian and Other Pacific Islander* – There are no areas of with a concentration of this racial group.

*Some Other Race* – There are no areas of with a concentration of this racial group.

*Two or More Races* – There are no areas of with a concentration of this racial group.

*Hispanic* – Three census tracts have a concentration of Hispanic households.

- Tract 308.01 – 44.12%
- Tract 502.06 – 32.1%
- Tract 303.01 – 34.51%

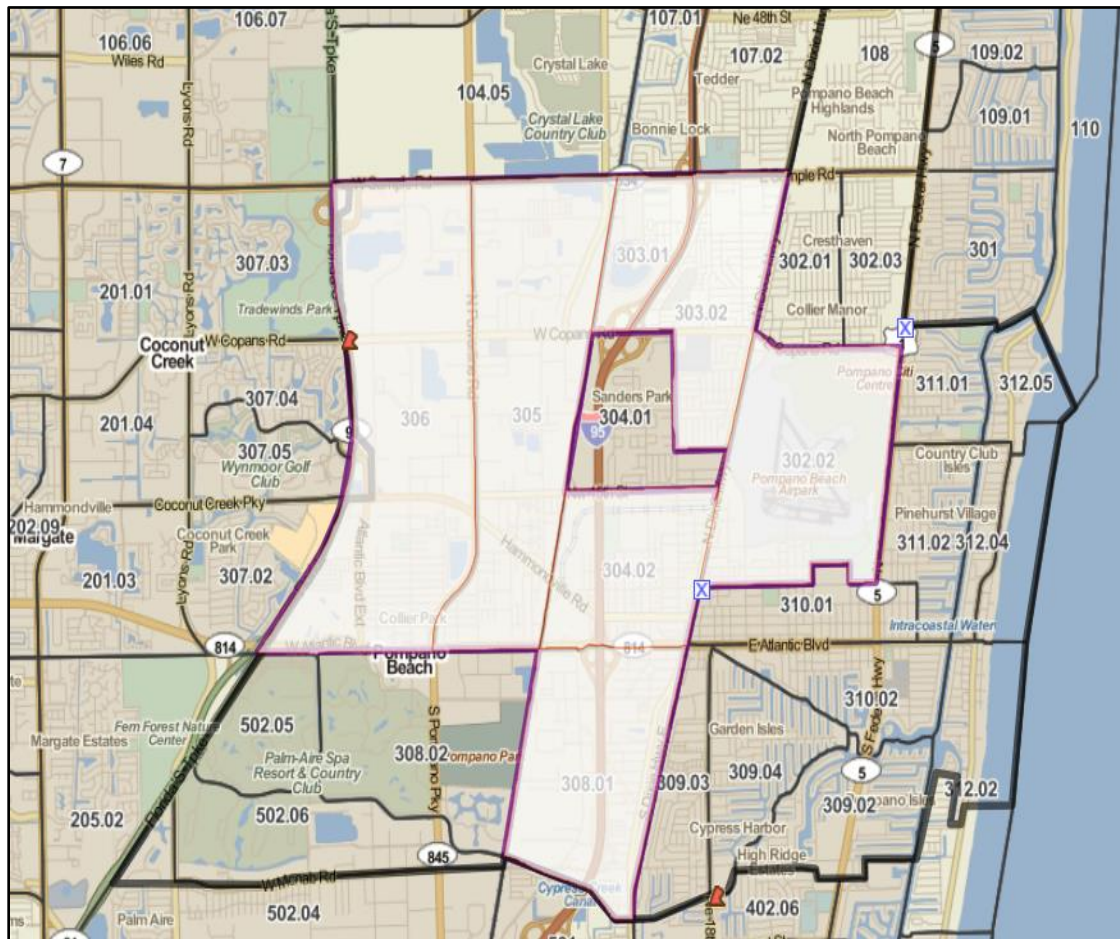


A “low-income concentration” is any census tract where the median household income for the tract is 80% or less than the median household income for the City. According to the 2014-2018 American Community Survey 5-Year Estimates, the median household income in the city is \$47,764. A tract is considered to have a low-income concentration if the MHI is \$38,211 or less. There is a strong overlap between the areas with a concentration of low-income households and African American or Black households (see map below).

- Tract 303.02 - \$38,191
- Tract 303.01 - \$34,926
- Tract 305.00 - \$36,203
- Tract 306.00 - \$39,149
- Tract 304.02 - \$24,043
- Tract 302.02 - \$38,810
- Tract 308.01 - \$31,102

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

For the purposes of this section the area analyzed are the tracts with a concentration of low-income households. These tracts also have a concentration of Black or African American or Hispanic households.



These tracts generally report a lower median home value and median rent than elsewhere in the City. Despite the lower costs, these areas still have a large cost burdened population and high poverty rates.

**Are there any community assets in these areas/neighborhoods?**

This area of the City has a number of churches of different faiths as well as city parks. The Broward College North Campus is also nearby.

**Are there other strategic opportunities in any of these areas?**

The relatively low housing costs provide an opportunity to assist more households than would be helped in more expensive areas. There is also easy access to I-95 and other highways, as well as business centers in the vicinity and the Pompano Beach airport.

## **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 is an essential communications and information platform that allows users to take advantage of the increased interconnectedness of business, education, commerce, and day to day utility. Reliable access to the internet is becoming a necessity to thrive in the modern economic environment. Communities that lack broadband access struggle to keep pace with the country. Locations without broadband access impedes its population's ability to take advantage of the educational and entrepreneurial opportunities available online. This is particularly problematic for LMI areas where economic opportunities are already often lacking. Studies suggest a strong correlation between increased high-speed internet access and increased education and employment opportunities, especially in small cities and rural areas.

Pompano Beach does not have significant gaps in broadband coverage. However, most of the City is limited in options of internet providers, to include LMI areas. The average Pompano Beach household only has two (2) options for broadband-quality internet service. An estimated one percent (1%) of locals still do not have access to more than one provider and may have to rely on low-grade wireless.

The following map shows broadband access throughout the City. Broadband access is defined as advertised internet speeds of 768 kilobits per second or higher. FCC data shows three major infrastructure options within Pompano Beach: cable, fiber and DSL.

See map at the end of the section: Broadband Access

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

Once broadband access has been obtained, it is important to ensure there is competition among service providers. Any resource that has a de facto monopoly on an area may not be incentivized to provide standard and consistent services. Pompano Beach has a total of six (6) internet providers offering residential service. AT&T (DSL) and Xfinity are the strongest providers in Pompano Beach so far as coverage. The average Pompano Beach household has two (2) options for broadband-quality Internet service. These providers frequently overlap around the city:

AT&T Internet (DSL and Fiber)

Xfinity (Cable)

Earthlink (DSL and Fiber)

Hotwire Communications (Fiber)

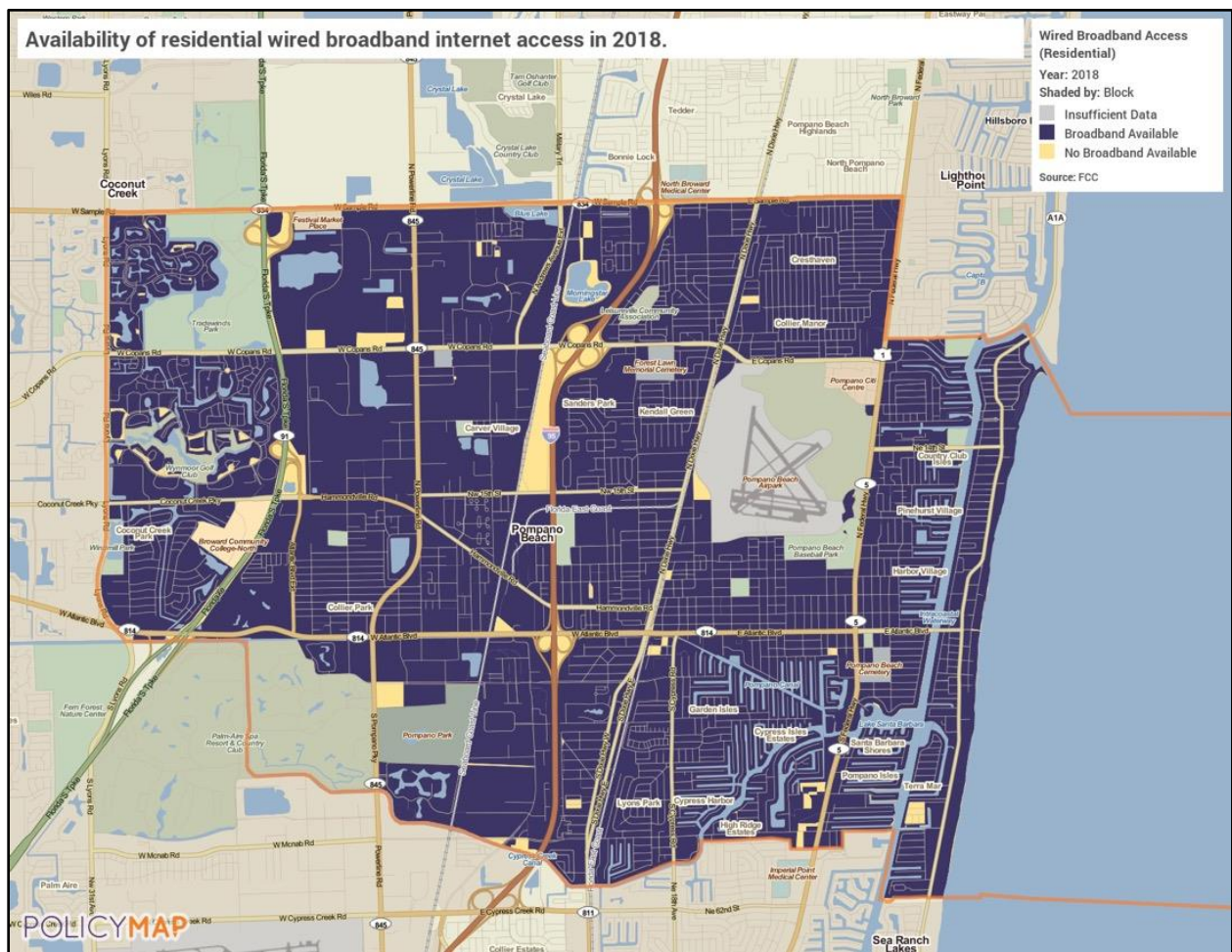
Viasat Internet (formerly Exede) (Satellite)

HughesNet (Satellite)

The following map shows the number of broadband service providers by census tract. Most of the City has two (2) options of high-speed internet with competitive providers, though there are some tracts with lower populations that only have access to one provider.

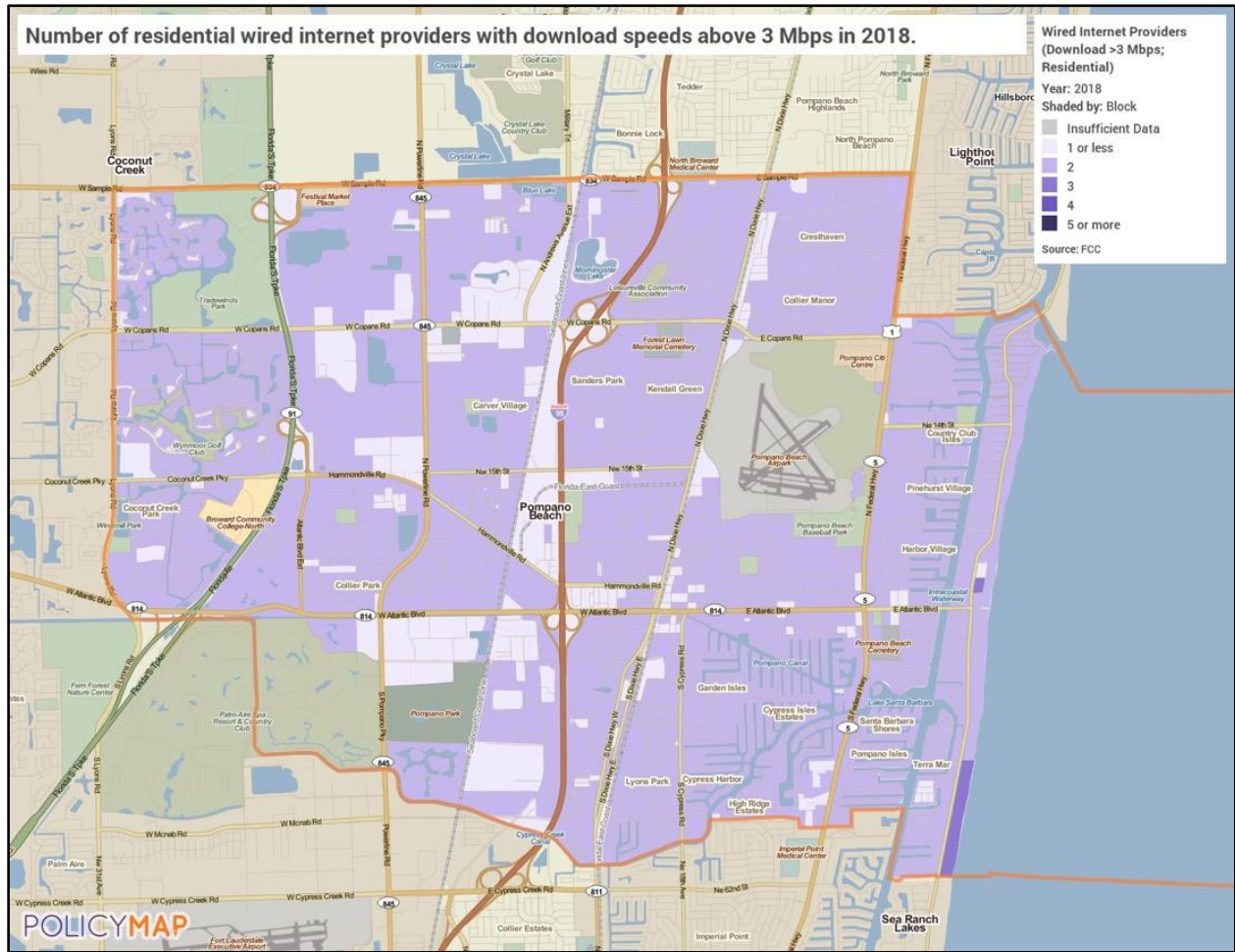
See map at the end of the section: Highspeed Internet Providers

### Broadband Access





# Highspeed Internet Providers



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

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

Pompano Beach has historically been prone to various natural hazard events including tornadoes, flooding, hail, thunderstorm winds, and others. The potential impacts of climate change—including an increase in prolonged periods of excessively high temperatures, more heavy precipitation, more severe storms or droughts—are often most significant for vulnerable communities. Pompano Beach is located on the coast and is subject to primary effects of coastal impacts. By the middle of the century the average summer temperature is expected to rise four degrees. This rise in temperature could lead to altered weather and precipitation patterns, a rise in severe storms, an increased risk of catastrophic floods, increased electricity costs, and ruined crops. Additionally, coastal areas are expected to see an increase in the ocean levels or storm surge. These environmental changes may eventually lead people away from the coast. However, coastal populations have historically continued to see an increase in population from year to year. An increase of people may drive up housing costs, reduce the availability of jobs, and tax resources, while a decrease in population could cause labor shortages, decrease in competition for services, driving up costs and reducing quality, and reduced resources for locals. Coastal areas must continue to address their geographic challenges by anticipating, planning, and adapting to risks from flooding, sea level rise, and storm surge.

### **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 residents are at particular risk due to having less available resources to combat the impacts of natural disasters. A dramatic rise in electricity or housing costs could put them at imminent risk of homelessness or living in substandard conditions. Residents in rural communities will have less access to public support in case of emergencies and will have fewer resources to repair or prevent damage to their homes.

The City of Pompano Beach strives to inform and prepare the general public for multi-hazard mitigation. There are online venues, including the City website and social media pages, the City Emergency Management website, Broward County Emergency website and social media pages and the FL VOAD website and Facebook page, that disseminate numerous informational guidebooks, videos, and emergency resources to build disaster resiliency in the community.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan is the framework for how the City will invest CDBG and HOME funding during program years 2020 -2024 based on the data and information analyzed in the Needs Assessment and the Market Analysis. The Strategic Plan outlines goals and measurable outcomes for addressing priority needs during the Consolidated Plan period and is divided into the following sections:

**Geographic Priorities** – This section of the Strategic Plan describes the process for distributing funding throughout the City. The City has designated one local target area, the NW Redevelopment Area, however, for this Consolidated Planning period, instead of allocating HUD resources geographically, the City will allocate funds on a citywide basis based on current needs, the availability of funds, and capacity.

**Priority Needs** – CDBG and HOME funds are allocated based on the priorities established from the data in Needs Assessment and Market Analysis, data gathered through the 2020 Consolidated Plan survey, and consultation with local agencies, stakeholders, and local reports. The City identified and prioritized the following needs as “high” priorities: Affordable Housing, Purchase Assistance, Public Services, Economic Development, and Administration.

**Influence of Market Conditions** – In making funding decisions regarding affordable housing, the City will also consider market trends and housing market conditions. Housing market considerations include the limited availability of affordable housing, high incidence of housing cost burden, and housing costs that are significantly higher than fair markets rents.

**Anticipated Resources** – This section of Plan identifies the resources the City anticipates will be available to address the priority needs. During the five-year period covered by this Plan, the estimated CDBG allocation is \$5,213,335 and the HOME allocation is \$2,267,065 based on the funding level for the first year of this Plan. The City will also receive supplemental funding to prevent, prepare for, and respond to the Coronavirus ( COVID-19) pandemic.

**Institutional Delivery Structure** – The City’s institutional delivery structure is comprised of the entities that will be involved in carrying out the program objectives. The Office of Housing and Urban Improvement (OHUI) is responsible for overall program administration and planning. Other City departments will provide support to the OHUI, as needed, to ensure compliance with program requirements, and numerous non-profit organizations, and other entities will also partner with the City to carry out the projects in this Plan.

**Goals** – This section of the Strategic Plan describes the goals and objectives that have been identified by the City for each HUD program and connects each goal to a priority need.

**Public Housing Accessibility and Involvement** - This section of the Strategic Plan describes how the City and the Housing Authority of Pompano Beach will address the needs of public housing tenants by encourage public housing residents to become more involved in management and homeownership.

**Barriers to Affordable Housing** - It is a goal of the City to increase the supply of affordable housing for low-and moderate-income persons. To accomplish this goal the City must overcome any barriers to the creation of affordable housing. During the term of the Strategic Plan, the City will take actions to address barriers to affordable housing identified in the Analysis of Impediments to Fair Housing Choice (AI) that was completed in conjunction with this Consolidated Plan.

**Homelessness Strategy** – This section of the Strategic Plan describes the activities the City will undertake to reduce homelessness and curb future homelessness. The City will coordinate with the Broward County Homeless Initiative Partnership and other groups/organizations that have a mission of ending homelessness in Broward County.

**Lead-Based Paint Hazards** - The City is obligated to take steps to address lead hazards when assisting housing built before 1978. For any housing rehabilitation projects that involve CDBG or HOME funding, the City will follow its policies and procedures to ensure that the occupants of the housing, especially young children, are not exposed to lead-based paint, and that families are aware of the risk.

**Anti-poverty Strategy** – This section of the Strategic Plan describes the City’s programs and initiatives for reducing poverty.

**Monitoring** – The final section of the Strategic Plan describes how the City will monitor its projects to ensure compliance with CDBG and HOME program requirements, Consolidated Planning requirements, and crosscutting federal requirements applicable to the HUD programs such as environmental review, procurement, and uniform administrative requirements.

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

### Geographic Area

1	<b>Area Name:</b>	Citywide
	<b>Area Type:</b>	Citywide
	<b>Other Target Area Description:</b>	N/A
	<b>Identify the neighborhood boundaries for this target area.</b>	The City of Pompano Beach boundaries.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The needs assessment, market analysis, and community meetings determined that various areas throughout the City suffer from a lack of affordable housing and that homeless and special needs populations require public/social services to reduce poverty.
	<b>Identify the needs in this target area.</b>	Pompano Beach, overall, needs an increased supply of affordable housing both rental and owner-occupied, public facility improvements, increased public services, and increased economic opportunities.
	<b>What are the opportunities for improvement in this target area?</b>	Opportunities for improvement include increased access to affordable housing and the provision of services to provide decent housing and a suitable living environment for all Pompano Beach residents. There is also an opportunity for local/regional organizations that have similar goals of the City to partner on projects and other efforts.
	<b>Are there barriers to improvement in this target area?</b>	Lack of funding and financing available for the types of revitalization and housing projects needed to address priority needs can be a barrier. There are also significant barriers related to Not In My Backyard concerns across the City, particularly in high opportunity neighborhoods.
2	<b>Area Name:</b>	NW Redevelopment Area
	<b>Area Type:</b>	Local Target Area
	<b>Other Target Area Description:</b>	N/A

<b>Identify the neighborhood boundaries for this target area.</b>	Boundaries include Martin Luther King Jr. Blvd. (Hammondville Rd.) between Dixie Hwy. and I-95 (between Dixie Hwy. and Powerline Rd.), Old Pompano, and Dixie Hwy. between 10th St. & Atlantic Blvd. Census Tracts 303.02, 304.01, 304.02, 305, 306 and 308.01.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The needs assessment, market analysis, community meetings and consultation with the Community Redevelopment Agency determined that various areas throughout the City require capital investment to support economic prosperity.
<b>Identify the needs in this target area.</b>	The NW CRA has needs for façade and business site improvement, capital improvements, streetscaping, and real estate development.
<b>What are the opportunities for improvement in this target area?</b>	Opportunities for improvement include increased access to economic opportunity and a suitable living environment for residents in this target area.
<b>Are there barriers to improvement in this target area?</b>	This area has a very high percentage of low-income residents and is also minority concentrated so the degree of need in the NW Redevelopment Area is high. Transformational change requires significant investment, sustained over a long period of time. Limited funding acts as a barrier to comprehensive change.

**Table 47 - Geographic Priority Areas**

**General Allocation Priorities**

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

The City of Pompano Beach anticipates distributing annual federal funding program allocations city-wide, including the NW Redevelopment Area identified as a target area during the 2020-2024 Consolidated Plan. General goals and objectives identified in section "SP-45 Goals" of this Strategic Plan are allocated based on level of need, number of low- and moderate-income beneficiaries identified, and amount of funding available for that federal program funding category.

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

### Priority Needs

1	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Elderly Frail Elderly
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Homeowner Housing Rehabilitation CHDO Activities Administration
	<b>Description</b>	Support for the provision of decent housing for income-qualified households by improving the housing stock and increasing the availability/accessibility of affordable housing as well as through eligible activities carried out by Community Housing Development Organizations (CHDOs).
	<b>Basis for Relative Priority</b>	Priority needs were identified in the Consolidated Plan through input received by residents, non-profit organizations, and other relevant stakeholders as well as through a thorough analysis of data provided in the Needs Assessment and Market Analysis.
	2	<b>Priority Need Name</b>
<b>Priority Level</b>		High
<b>Population</b>		Extremely Low Low Large Families Families with Children
<b>Geographic Areas Affected</b>		Citywide
<b>Associated Goals</b>		Purchase Assistance Administration

	<b>Description</b>	Provision of direct financial assistance for the acquisition of affordable housing by first-time, low-income homebuyers.
	<b>Basis for Relative Priority</b>	Priority needs were identified in the Consolidated Plan through input received by residents, non-profit organizations, and other relevant stakeholders as well as through a thorough analysis of data provided in the Needs Assessment and Market Analysis.
<b>3</b>	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Public Services Administration
	<b>Description</b>	Support availability/accessibility to a suitable living environment by funding organizations providing essential services for low-income and limited clientele populations. The City will assist non-profit organizations in carrying out public service activities assisting low-income persons, persons experiencing homelessness, youth, seniors, and persons with disabilities.
	<b>Basis for Relative Priority</b>	Priority needs were identified in the Consolidated Plan through input received by residents, non-profit organizations, and other relevant stakeholders as well as through a thorough analysis of data provided in the Needs Assessment and Market Analysis.
<b>4</b>	<b>Priority Need Name</b>	Economic Development
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Economic Development Administration



	<b>Description</b>	The City will dedicate funding during the Consolidated Plan period to the repayment of its Section 108 Loan and to aid small businesses through the City’s Revolving Loan Fund.
	<b>Basis for Relative Priority</b>	Priority need has been determined through loan agreement and contract terms for a HUD Section 108 Loan as well as through input received by residents, non-profit organizations, and other relevant stakeholders
<b>5</b>	<b>Priority Need Name</b>	Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Frail Elderly
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Homeowner Housing Rehabilitation  Public Services  Economic Development  CHDO Activities  Purchase Assistance
	<b>Description</b>	Overall management and tasks related to administering and carrying out the CDBG and HOME programs.
	<b>Basis for Relative Priority</b>	CDBG regulations permit 20% of the annual CDBG allocation and the HOME program, 10%, to be used for staff costs related to general program administration to ensure that program objectives are met.

**Table 48 – Priority Needs Summary**

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
<b>Tenant Based Rental Assistance (TBRA)</b>	<ul style="list-style-type: none"> <li>• Availability of affordable single family and multifamily rental housing stock for families of all sizes</li> <li>• Availability of voucher programs in all jurisdictions</li> <li>• Availability of enforcement agencies to regulate eligibility terms and conditions of tenant based rental assistance program</li> <li>• Local land use policies and jurisdiction comprehensive planning goals that support the development of multi-family housing stock</li> <li>• Increasing housing costs due to high demand</li> <li>• Increase in fair market rents</li> <li>• High rates of cost burden and severe cost burden especially for LMI renters</li> </ul>
<b>TBRA for Non-Homeless Special Needs</b>	<ul style="list-style-type: none"> <li>• Availability of affordable single family and multifamily rental housing stock for persons with disabilities and their families</li> <li>• Availability of voucher programs in all jurisdictions</li> <li>• Availability of enforcement agencies to regulate eligibility terms and conditions of tenant based rental assistance programs</li> <li>• Availability of enforcement agencies to regulate accommodations and modifications for persons with disabilities and their families</li> <li>• Availability of supportive housing services, when necessary</li> <li>• Local land use policies and jurisdiction comprehensive planning goals that support the development of accessible multi-family housing stock for persons with disabilities and their families</li> <li>• Increasing housing costs due to high demand</li> <li>• Increase in fair market rents</li> <li>• High rates of cost burden and severe cost burden especially for LMI renters</li> <li>• Lower earning potential and lower household income of persons with special needs</li> </ul>
<b>New Unit Production</b>	<ul style="list-style-type: none"> <li>• Local land use policies and jurisdiction comprehensive planning goals that support the development of accessible multifamily housing stock for persons with disabilities and their families</li> <li>• Current cost of materials for new unit production</li> </ul>

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
	<ul style="list-style-type: none"> <li>• Availability of incentives to developers to produce new single family and multi-family affordable housing units</li> <li>• Loss of affordable housing stock</li> <li>• Limited supply of decent, affordable housing for LMI households</li> <li>• Population growth</li> </ul>
<b>Rehabilitation</b>	<ul style="list-style-type: none"> <li>• Current cost of materials for rehabilitation</li> <li>• Availability of funding for housing rehabilitation activities</li> <li>• Aging housing stock</li> <li>• Condition of housing units</li> <li>• Deteriorated homes driving down property value</li> <li>• Risk of exposure to lead-based paint</li> </ul>
<b>Acquisition, including preservation</b>	<ul style="list-style-type: none"> <li>• Availability of funding for acquisition activities</li> <li>• Evaluation of fair market prices for home purchases</li> <li>• Cost of materials for redevelopment of historic housing structures</li> <li>• Increasing home values</li> <li>• Stricter lending requirements</li> </ul>

**Table 49 – Influence of Market Conditions**

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

### **Introduction**

#### ***Annual Formula Allocation***

The table below describes the HUD entitlement allocations that will be available to the City of Pompano Beach during program years 2020 – 2024 to address the priority needs, goals, and objectives identified in the Consolidated Plan.

During the five years covered by this Plan, the City expects to receive \$7,480,420 (\$5,213,355 in CDBG and \$2,267,065 in HOME) in entitlement funding under the CDBG and HOME programs. This estimate assumes that the City will receive level funding equivalent to its PY 2020 – 2021 annual allocation of \$1,496,084 (\$1,042,671 in CDBG and \$453,413 in HOME).

The City also has available \$300,000 in CDBG program income generated by the City's Revolving Loan Fund that will be used to support economic development activities through the City's CDBG Small Business Relief Grant Assistance program.

#### ***Coronavirus (COVID-19) Funding***

*CDBG-CV:* During PY 2020-2021, the City will receive an allocation of supplemental CDBG funding for the purpose of preventing, preparing for, and responding to the coronavirus. This funding is awarded under the CDBG-CV program. HUD awarded two rounds of CDBG-CV funding to the City. The first CDBG-CV allocation of \$613,463 was included in a substantial amendment to the City's PY 2019 Action Plan. The second CDBG-CV allocation of \$842,961 is included in this PY 2020 – 2024 Consolidated Plan and PY 2020 Action Plan. The funds will be used to operate an emergency rental assistance/mortgage assistance program and for other eligible public service activities.

*CRF:* The City is a recipient of Coronavirus Relief Funds (CRF) from the state of Florida through the Florida Housing Finance Corporation (FHFC) to assist persons negatively impacted by COVID-19. The funding is being awarded in two phases – Phase 1 - \$435,000 and Phase 2 - \$261,000 – for a total allocation of \$696,000. These funds will be used for rent and utility assistance for persons unemployed or underemployed due to the COVID-19.

*Broward County CARES Grant:* The City will also receive a distribution of \$2,371,721.32 in CRF funding from Broward County. The funds will be used to implement the COVID-19 Small Business Relief Grant Program which will assist eligible small businesses enduring financial hardships due to COVID-19. A portion of these funds (\$994,574.09) will also be used to operate a rental assistance program to provide emergency funding to residents who face pressing financial needs due to the COVID-19 pandemic.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,042,671	\$300,000	\$0	\$1,342,671	\$4,170,684	The annual allocation and any program income or prior year resources will be allocated to eligible CDBG eligible activities per 24 CFR 570.200-570.207
HOME	public – federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$453,413	\$0	\$0	\$453,511	\$1,813,652	The annual allocation and any program income or prior year resources will be allocated to eligible HOME activities per 24 CFR 92
Other	public – federal	Other	\$842,961	\$0	\$0	\$842,961	\$0	CDBG-CV funds to be used to prevent, prepare for, and respond to the coronavirus

**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**

The City will use the federal CDBG and HOME funds to support projects and programs implemented by City staff as well as through partnerships with non-profit organizations, developers, and other partners. The federal funds provided by the City are typically not the only funding source needed for an activity to be financially feasible and other resources from private, state, or local sources are needed for an activity's success. The source of these additional funds will depend on the nature of the activity. For example, CDBG funds provided for public service activities will be matched by agencies receiving funding from other sources such as fundraising, foundations, or in-kind contributions. HOME activities such as the First-time Homebuyer Program will leverage private funding in the form of first mortgages to enable low-and moderate-income families to acquire a home. Additionally, as an entitlement jurisdiction, the City is a recipient of State Housing Initiative Partnerships (SHIP) funding from the state of Florida through FHFC to be used for housing activities that support households with incomes up to 140% AMI. Some federal programs, including the HOME program, require a match from non-federal sources. The City will satisfy the HOME match requirement using SHIP.

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

Florida Statutes Section 166.0451, Disposition of municipal property for affordable housing, requires that cities create an inventory list of real property with fee simple title appropriate for affordable housing. Section 253 Article XXV of the City's Charter, addresses property disposition, and declares that any surplus property shall be offered to the public following the City's disposition process. The City created a new program for affordable housing using surplus land. The lots are used to rebuild new single-family homes for qualified first-time homebuyers.

The City's Real Property Division maintains an inventory of all property owned by the City and the Pompano Beach Community Redevelopment Agency (CRA). Some of these properties are developed as affordable housing by the Office of Housing and Urban Improvement (OHUI). An interactive map showing all City-owned property can be accessed here: <http://pompanobeach.maps.arcgis.com/apps/webappviewer/index.html?id=04765636e96f44589419a9066aa1be57>.

**Discussion**

Through the Affordable Housing Trust Fund program, the City can transform vacant and/or abandoned land or properties into owner-occupied homes and rental properties that add to the tax base of the City, contribute positively to our community, and help to stabilize

neighborhoods. The City will continue using HOME funds to leverage additional resources through the purchase assistance program.

### SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Pompano Beach Office of Housing and Urban Improvement	Government	Grantee	City Wide
Housing Authority of Pompano Beach	PHA	Ownership/Rental Homelessness Public Services	City Wide
Broward County Housing Authority	CHDO	Public Services	County Wide
City of Pompano Beach Community Redevelopment Agency	Non-Profit Organization	Economic Development Ownership/Rental Neighborhood Improvements Public Facilities	City Wide
Broward County Health Department	Public Institution	Non-Homeless Special Needs Public Services	County Wide
Habitat for Humanity of Broward	Non-Profit Organization	Ownership/Rental Neighborhood Improvements Homelessness Public Services	County Wide
Legal Aid Services of Broward	Non-Profit Organization	Public Services	County Wide
Coalition to End Homelessness	Non-Profit Organization	Homelessness Public Services	County Wide
Broward County Homeless Initiative Partnership	Government	Homelessness Public Services	County Wide
The Broward Partnership	Non-Profit Organization	Homelessness Public Services	County Wide
Women in Distress	Non-Profit Organization	Public Services Non-Homeless Special Needs	County Wide
Covenant House Florida	Non-Profit Organization	Homelessness Public Services	County Wide
Light of the World Clinic	Non-Profit Organization	Public Services	County Wide
Crockett Foundation	Non-Profit Organization	Public Services	County Wide
Firewall Centers	Non-Profit Organization	Public Services	County Wide
Russell Life Skills & Reading Foundation	Non-Profit Organization	Public Services	County Wide



Second Chance Society	Non-Profit Organization	Homelessness	County Wide
Learning for Success, Inc.	Regional Organization	Public Services	County Wide

**Table 51 - Institutional Delivery Structure**

**Assess Strengths and Gaps in the Institutional Delivery System**

OHUI is the lead agency administering the CDBG and HOME programs. The OHUI monitors program compliance, assists in the implementation and enforcement of local, county, state and federal laws and regulations, and prepares management reports on the effectiveness of federal programs. The OHUI staff consists of a housing specialist, housing inspector, a program compliance manager, and support staff that implement program procedures, work with beneficiaries, and monitor federal program compliance to achieve program goals and objectives.

The main strength of the institutional delivery system in Pompano Beach is the large number of public and private organizations that participate in meeting the needs of residents. The OHUI works with a variety of Community Housing Development Organizations (CHDOs) and other non-profit housing and supportive service providers to implement housing, public services, economic development services, homeless services and other community development activities such as capital improvements, infrastructure, and public facilities. These organizations are experienced and have the capacity to serve the low- and moderate-income individuals and families in the City, including specific populations such as the elderly, youth, homeless persons, and persons with disabilities. The OHUI maintains operation agreements/contracts with each non-profit service provider and continues to evaluate the operation of each of its community development programs to ensure all operations are within regulatory requirements, to maximize the number of beneficiaries, and to ensure access to these programs by eligible persons.

While the City does have a strong institutional delivery system, gaps and weaknesses do exist. Although the City strongly encourages coordination and communication between the community development players, many agencies still tend to be self-contained. Oftentimes this means a lack of communication and awareness of other agencies and the existent services within the City and County at large. Another gap in the delivery system is that most of the service providers and initiatives are at the County level, decreasing the focus and awareness on Pompano Beach specifically. This lack of focus hinders the city’s ability to further leverage resources and assets that could produce more services for the residents of Pompano Beach.

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

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

Homelessness is a multi-faceted and challenging issue at the individual-, family-, and community-level. The City of Pompano Beach, with its community partners, utilizes many avenues to provide outreach, education and supportive services to special needs populations, including homeless persons. Broward County is the lead agency for the CoC and the recipient of ESG funding. The City collaborates with the County in order to ensure that program funds and ESG funds are coordinated to address homelessness. The CoC members identify the needs of individuals and families for housing and services and the City supports mutual goals and leverages funds when possible.

There are several organizations in the City that provide homeless prevention, street outreach, and supportive services and all of these services are available to homeless persons as well as persons living with HIV/AIDS as shown in the table above. The institutional service delivery system includes rent and utility assistance to persons experiencing homelessness, as well as a broad range of supportive services available to address alcohol and substance abuse disorders, child care needs, education and workforce training needs, healthcare at a free or reduced cost, and mental health counseling. There are also food banks operating in the service delivery system that provide free meals to persons experiencing homelessness.

**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.**

A major strength in the service delivery system is the “Standards for Care” set by the CoC to improve the overall quality and uniformity of service delivery countywide. All County funded Not-for-Profit Organizations (NPOs) contracted to provide homeless services are required to become certified according to Standards and timeline established by the Human Services Department Program Development, Research and Development Division (PDRED). All non-County funded providers are encouraged to become certified. The standards of care set by the CoC provide best practices for a variety of topics related to delivering services to homeless and special needs populations.

Collaboration efforts is also a strength. The CoC is responsible for facilitating collaboration between emergency shelter operators, transitional housing providers, and other service providers within the Continuum of Care. The CoC collaborates with the City of Pompano and many other partners to address all aspects of homelessness including prevention, outreach, emergency shelter, transitional and permanent affordable housing, and supportive services.

Additionally, the use of a Homeless Management Information System (HMIS) reduces the duplication of services and allows the CoC to target funding to address the greatest needs of persons experiencing homelessness.

The main gap in the service delivery system for the special needs population and persons experiencing homelessness is a shortage of funding required to address the housing and supportive services needed for this population. The shortage of affordable housing also creates a gap in meeting the needs of homeless persons that can live on their own with or without supportive services.

**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 gaps in the service delivery system identified above are not due to a lack of capacity of the City or its partners in addressing the needs of the homeless population. Therefore, to help meet the needs of its residents who are experiencing homelessness, the City will continue to support and fund organizations that provide affordable housing, public services, economic development services, homeless services, and other community development activities. The City will also continue to foster agency coordination and communication to enhance its institutional structure and maximize its service delivery system.

**SP-45 Goals Summary – 91.215(a)(4)**

**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner Housing Rehabilitation	2020	2024	Affordable Housing	Citywide	Affordable Housing	CDBG: \$1,888,685	Homeowner Housing Rehabilitated: 55 Household/Housing Unit
2	Public Services	2020	2024	Non-Housing Community Development	Citywide	Public Services	CDBG: \$782,000	Public service activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted
3	Economic Development	2020	2024	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$1,800,000	Businesses assisted: 10 Businesses Assisted
4	CHDO Activities	2020	2024	Affordable Housing	Citywide	Affordable Housing	HOME: \$340,060	Homeowner Housing Added: 5 Household/Housing Unit
5	Purchase Assistance	2020	2024	Affordable Housing	Citywide	Purchase Assistance	HOME: \$1,700,300	Direct Financial Assistance to Homebuyers: 40 Households Assisted
6	Administration	2020	2024	Other – Planning & Administration	Citywide	Affordable Housing Public Services Economic Development Purchase Assistance	CDBG: \$1,042,670 HOME: \$226,705	Other

**Table 53 – Goals Summary**

## Goal Descriptions

1	<b>Goal Name</b>	Homeowner Housing Rehabilitation
	<b>Goal Description</b>	This project will provide home repair assistance, including emergency repairs, to low- and moderate-income homeowners who are experiencing conditions in and around the home that pose a threat to the health, safety, and welfare of the household occupants. The activity is eligible under 24 CFR 570.202(a), and will benefit low- and moderate-income persons as qualified under 24 CFR 570.208(a)(3) – Housing Activities
2	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	The City will collaborate with internal and external parties to provide eligible community services activities. These activities are eligible under 24 CFR 570.201(e), and will benefit low- and moderate-income persons as qualified under 24 CFR 570.208 (a)(1) – Area Benefit Activities or 24 CFR 570.208(a)(2) – Limited Clientele Activities.  CDBG-CV3 funds will be used towards emergency rent payments for individuals and families impacted by the COVID-19 pandemic.
3	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	The project will be used to for the repayment of the Section 108 Project - Old Pompano Project and for economic development activities to benefit small businesses/microenterprises.
4	<b>Goal Name</b>	CHDO Activities
	<b>Goal Description</b>	Funding will be allocated to certified CHDO(s) for the rehabilitation or development of housing for low income households. This activity is eligible under 24 CFR 92.300.
5	<b>Goal Name</b>	Purchase Assistance
	<b>Goal Description</b>	This activity will provide direct assistance to low-income households to cover some of the costs of homeownership (such as down payment, closing costs, or carrying costs), and/or address rehabilitation issues of housing units. This activity is eligible under 24 CFR 92.205.

6	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	This activity will provide general management, oversight, and coordination of the program. This activity is assumed to benefit low- and moderate-income persons and is eligible under 24 CFR 570.206(a) for the CDBG program and 24 CFR 92.207 for the HOME program.

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

The City of Pompano Beach will utilize its CDBG and HOME funds to provide affordable housing opportunities for 100 extremely low, low, and moderate-income families or households during the Consolidated Plan period through: housing rehabilitation (20 households); emergency repair (35 households); purchase assistance (40 households); and through activities carried out by certified CHDO(s) (5 households).

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

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

The Housing Authority of Pompano Beach (HAPB) is not covered by a Section 504 Voluntary Compliance Agreement requiring an increase in the number of accessible units.

### **Activities to Increase Resident Involvements**

The HAPB administers the Family Self-Sufficiency program to increase resident involvement and promote self-sufficiency and less dependence on public housing assistance. Family Self-Sufficiency (FSS) is a HUD program that encourages the Housing Authority to work with agencies, schools, businesses, and other local partners to develop a comprehensive program that gives participating FSS family members the skills and experience to enable them to increase their earned income and establish an escrow account. Section 8 rental assistance program recipients, who receive assistance through the PBHA, are eligible to participate in the FSS program. Families enter into a contract with the PBHA that specifies goals and services that each family must fulfill in order to obtain full benefits from the program. At the end of the five-year contract period, the goal is for each family to no longer need housing assistance. If a family completes the FSS program and still needs housing assistance, the family is still eligible to continue receiving Section 8 rental assistance under the voucher program.

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

No

### **Plan to remove the ‘troubled’ designation**

N/A



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

### **Barriers to Affordable Housing**

Government regulations including land use/zoning codes and building codes adopted by a jurisdiction have the potential to impact the cost of housing and limit the supply of affordable housing. The City of Pompano Beach recognizes that there can be institutional, regulatory, or policy barriers to the development and access to affordable housing. Some of these barriers are at the discretion of City policymakers, including the permitting, zoning, and housing & community development offices.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

To combat barriers to affordable housing, the City adopted an Affordable Housing Incentive Plan as part of their Local Housing Assistance Plan (LHAP). The LHAP is required to participate in the State Housing Initiatives Partnership (SHIP) program. The SHIP program mandates that the City adopts two incentives – expedited permitting for affordable housing projects and the regular review of regulatory actions that may impact the cost of housing. In addition to these two incentives, the City also adopted other incentives recommended by its Affordable Housing Advisory Committee (AHAC). The additional incentives include modification of impact fees, flexible densities, affordable accessory residential units, parking and set back requirements, flexible lot considerations, surplus land inventory, and support of development near transportation hubs.

Further, the City updated its PY 2020-2024 Analysis of Impediments to Fair Housing Choice (AI) which includes strategies to address barriers to affordable housing based upon the findings of the AI. A review of the City's zoning regulations and Comprehensive Plan showed that the City's residential zoning code permits diverse uses, including ADU's (Accessory Dwelling Units), and density bonuses for affordable housing that encourage new development of decent, safe, affordable housing throughout the area. However, the insufficient supply of affordable rental and homeowner housing in the City is still an impediment to fair housing choice and the AI identified the following actions for addressing this impediment:

- Partner with a Community Land Trust (CLT) and support its operations with quality City-owned surplus lands, unrestricted operating funds, and development subsidies.
- Once partnered, concentrate CLT investment in properties located in census tracts in the Eastern half of the City.
- Execute on proposed Policy 03.01.08 in the Comprehensive Plan update (ADUs), and develop grant program for supporting development of ADUs in high opportunity neighborhoods on the Eastern half of the City.

- Coordinate annual review of Florida Housing Finance Corporation (FHFC) Request for Applicants (RFAs) and identify deployable City and private resources to ensure applications are submitted to relevant RFA opportunities.
- Prioritize allocation of infrastructure improvement projects in racially or ethnically concentrated areas of poverty and majority-minority census tracts.
- Research establishing a mandatory inclusionary zoning ordinance in high opportunity neighborhoods undergoing significant redevelopment.
- Implement a rental assistance strategy for extremely low-income renters, including, households experiencing homelessness.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

Persons experiencing literal homelessness within the City of Pompano Beach are encouraged to contact the Homeless Helpline to access the Coordinated Entry System (CES). From there, persons in need of Street Outreach, access to shelter, referrals to housing, and assessments can be referred to the appropriate resources and outreach locations in the community. While the City does not provide funding to the TaskForce Fore Ending Homelessness, the Street Outreach team actively engages persons who are residing in an unsheltered location, bringing services to them, throughout Broward County and has designated sites seven days per week. The TaskForce Fore Ending Homelessness is also recognized as an embedded entry point into the crisis response system, as it is the strategy and main access point for persons who generally do not reach out to request services, such as calling the Homeless Helpline.

The current Broward County Homeless Initiative Partnership *A Way Home* Action Plan is focused on several strategies to improve efforts that prevent and end homelessness across Broward County. Included as part of the recommendation to shift from a crisis response system to a long-term homeless response system, the CoC is focused on implementing a strategy to complete housing assessments at entry to shelter and develop a housing plan within 72 hours. To improve CES delivery in fragmented areas, the CoC is working to implement a robust CES, which is outlined by specific action steps leading to the desired outcome of improving data and referral time frames.

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

The Broward County Homeless Initiative Partnership participates in the Annual Action Plan process and guides the county-wide strategy to end homelessness using the, Broward County *A Way Home Plan*. To support emergency and transitional housing needs of people experiencing homelessness, the City of Pompano Beach relies on the CoC who the direct recipient of Emergency Solutions Grant to execute the strategies aimed at addressing the needs of persons experiencing homelessness in the City of Pompano Beach.

The North Homeless Assistance Center (NHAC) is County-owned, but operated by the Broward Partnership for the Homeless, Inc. (BPHI) and provides 237 beds to persons experiencing homelessness in Pompano Beach. The City of Pompano Beach is allocating \$15,000 to BPHI for homeless services and supports. The North Homeless Assistance Center (NHAC), accessible through the established CES, can provide supportive services, assessments, and referrals to housing options for persons experiencing homelessness. Neighboring the NHAC, the St. Laurence Chapel provides food, clothing, hygiene kits, mail, and has 29 low demand overnight “beds.”

The City's homeless-specific activities focus on increasing emergency shelter exits to permanent housing interventions using the Housing First approach. The CoC is focused on implementing prevention and diversion strategies in order to prevent homelessness and to identify persons in experiencing a housing crisis and assisting them to exit homelessness quickly.

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

The City's allocation of \$15,000 to the Second Chance Society helps support homeless persons through activities such as funding for birth certificates and Florida ID cards, assistance with employment or vocational training, and assists persons experiencing homelessness to break down barriers that prevent housing stabilization. The CoC has prioritized strategies that increase awareness of homelessness in Broward County, reduce/improve the Coordinated Entry System to quickly identify, assess, and re-house persons entering the crisis response system or experiencing homelessness, and coordinate on landlord recruitment initiatives. Based on the *Broward County A Way Home Plan*, there is a total of 5,846 permanent housing opportunities needed to end homelessness and the City acknowledges that to end homelessness, more housing that is affordable must be developed. This deficit of available and affordable housing is recognized across Broward County and the CoC is working to build and sustain the political will and community support to end homelessness. By implementing a robust Rapid Re-housing strategy executed by the CoC, persons experiencing homelessness can quickly resolve their housing crisis through housing identification/navigation, financial assistance, and supportive services.

In alignment with prioritization procedures determined by the Broward County Homeless Initiative Partnership and required by HUD, the City of Pompano is committed to serving the most vulnerable individuals who lack resources to independently resolve their housing crisis. To support the CoC's efforts to identify and secure housing for persons experiencing homelessness, the City of Pompano Beach dedicates state SHIP funding that provides Security and/or Utility Deposit activities and the priority population are persons exiting the crisis response system. Once housed, there are a variety of CoC-funded permanent housing programs that are paired with supports intended to help the participating households stabilize in their rental unit. Ensuring easy access to community-wide, culturally competent, safe and effective housing and services for persons receiving services within the crisis response system help obtain and maintain housing is an essential strategy which links housing participants to community based services that will be

continue even after the household exits the housing program. The crisis response system connects people to their communities and the mainstream resources needed for them to stabilize and thrive in housing.

With the recently developed City of Pompano Beach Homeless Coordinator position, the City can identify needs and gaps to then improve service provision for persons receiving services in the crisis response system. The Homeless Coordinator is also tasked with improving public/private partnerships and coordination with social service agencies to more effectively serve persons experiencing homelessness to secure housing and obtain the services needed to stabilize their housing.

**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**

Often times, persons experiencing homelessness may have other service needs that are addressed by other systems. Identifying multi-system users benefit from a more coordinated approach to service provision and the City identifies expediting benefits enrollment and multi-system data evaluation to determine overlapping individuals among the crisis response system, hospitals, and jails. The City of Pompano Beach understands that to comply with federal regulations and current budget limitations, cross system collaboration is imperative to prevent and end homelessness among low-income community members with acute vulnerabilities who are recipients of services throughout various community systems.

The CoC, Broward County Homeless Initiative Partnership, incorporates cross-sector partners within the CoC Advisory Board to work toward a more collaborative approach to serving persons overlapping among multiple systems of care. Taking this strategic approach, the CoC Board is comprised of representatives from the school system, employment sector, hospital districts, behavioral health funders, advocates, business community members, government officials, and persons with lived experience. As an example of the forward-thinking actions that impact the City of Pompano Beach, in the recent HUD 811 Non-Elderly Disabled (NED) Voucher NOFA the application process included Broward County Housing Authority as the applicant, the Broward County Homeless Initiative Partnership (CoC), and Broward Behavioral Health Coalition who is the regional Managing Entity of state-funding for behavioral health funding for Broward residents who are indigent, under-insured, or who lack insurance. This collaboration was successful as Broward County Housing Authority received an award to serve persons experiencing or at-risk of homelessness, who were exiting institutional settings and lacked housing for persons with a disability who are not elderly. Adhering to the awarded application, the NED Vouchers have a

coordinated system in place to refer potentially eligible applicants to this voucher program through a network of service providers, which is coordinated county-wide through a managing body.

In addition, Henderson Behavioral Health, in coordination with Broward County Sheriffs Office, Broward Behavioral Health Coalition, and various other law enforcement and social services agencies, works to prevent unnecessary hospitalizations and arrests by addressing mental health crises among persons experiencing homelessness in Broward County. The Centralized Receiving Center which is located in Lauderdale Lakes on the main campus of Henderson Behavioral Health, can complete the SPDAT and assess for CoC eligibility, referring persons with behavioral health needs to the Broward Behavioral Health Coalition for entrance into the CoC's Coordinated Entry System for further assessment, prioritization, and referral to housing and homeless services.

Residents can access SHIP funding from the Security and/or Utility Deposit assistance offered through the of the City of Pompano Beach SHIP Office. The Broward County North Family Success Center is located in Pompano Beach and can provide case management, emergency assistance for rent/mortgage and utilities, and information/referral to local community partners. The Second Chance Society provides employment and vocational support to vulnerable community members. In response to the COVID-19 pandemic, the City of Pompano Beach released \$340,771 in Emergency Rental Assistance and \$100,000 in Mortgage Assistance using CDBG-CV1 funding and an additional allocation of CDBG-CV3 in the amount of \$842,961 will also be used for rental assistance.

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

### **Actions to address LBP hazards and increase access to housing without LBP hazards.**

For purposes of this Consolidated Plan, the number of housing units built before 1980 and occupied by households with children are the units that are considered to pose the greatest threat of lead poisoning. According to 2014-2018 CHAS data, Pompano Beach has a significant number of units built prior to 1980. Due to the use of lead-based paint prior to 1978, units built prior to 1980 will potentially have a lead-based paint hazard. Approximately 76% of owner-occupied units and 62% of renter-occupied units have a lead-based paint hazard. This amounts to approximately 28,347 households at risk of lead-based paint.

There are several actions the OHU can take to address LBP hazards and increase access to affordable housing should findings show a need, including, but not limited to:

- Estimate the number of the housing units that contain LBP hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income and moderate-income families.
- Encourage the avoidance of purchasing new affordable housing units that are pre-1978.
- Explore other funding source potential to leverage the LBP allocation within CPD funding to execute LBP hazards removal projects.

The City will also continue to implement measures to address lead-based paint hazards in CDBG and HOME-assisted housing. Through its homeowner and rental rehabilitation programs, the City is able to directly impact this problem by identifying and mitigating lead-based paint hazards and providing appropriate notices to owners, tenants, and purchasers of rehabilitated units.

OHUI requires all contractors to submit the following documents or complete the necessary steps prior to beginning any construction activities on homes being rehabilitated with federal funding:

- Lead Based Paint (LBD) inspection and risk assessment;
- Notice to occupants of results;
- Visual assessment;
- Paint Stabilization;
- Provisions of LBD Pamphlet;
- Abatement of LBP;
- Interim Controls; and
- Safe work practices in rehabilitation.

All of the listed actions to address LBP hazards are necessary to identify when a LBP hazard is present in a home and when implemented, can reduce the risk of ingestion of toxic levels of lead

by children and other occupants within the home. The City will continue to review alternatives to maximize use of HUD funds; including seeking other public funding sources, private investment and increasing the efficiency of program operations. The city will continue to work with area partners in the field of community development to identify ways in which greater sharing and coordination of information can take place among agencies and citizens.

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

Lead is a toxic metal that was used for many years in paint and was banned for residential use in 1978. Exposure to lead can result in health concerns for both children and adults. Children under six years of age are most at risk because their developing nervous systems are especially vulnerable to lead's effects and because they are more likely to ingest lead due to their more frequent hand-to-mouth behavior. The strategy above, which is followed by the City of Pompano Beach in the implementation of its programs, helps to reduce lead hazards in the City's affordable housing stock.

Through its CDBG Housing Rehabilitation Program, the City has contracted with a lead-based paint housing inspector. The inspector tests all CDBG funded Housing Rehab projects in homes constructed before 1978 in the City. No houses being funded from CDBG allocations have contained LBP after being inspected. However, the city is prepared to deal with this chance should it become necessary.

The federal funding available to the City that can be used to address lead hazards is not sufficient to create enough lead-based paint free housing for families that may be at risk of exposure to lead-based paint. A key factor to reducing lead hazards and eliminating lead poisoning in children is public education to increase awareness of lead hazards and how to prevent lead poisoning in the first place. The City increases public awareness of lead hazards by following the notification and disclosure requirements of 24 CFR Part 35. In all housing built pre-1978 that is to be acquired or rehabilitated with CDBG or HOME funding, the City provides the potential buyer or tenant with the HUD pamphlet "Protect Your Family from Lead in Your Home" and a disclosure with a lead warning statement.

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

The City's approach to lead hazard evaluation and reduction is included in all the City's policies and procedures governing each federally-assisted housing program that is subject to the Lead Safe Housing Rule or policies for specific projects such as the owner-occupied rehabilitation or down payment assistance. The City also incorporates the requirements of 24 CFR Part 35 in written agreements with subrecipients, developers, and contractors, where applicable.



The City of Pompano Beach has written policies for its rehabilitation program and also follows HUD regulations for lead-based paint best practices. Some policies include:

- The City's Housing Rehabilitation Specialist will inspect/test any rehabilitation projects where lead safe regulations are triggered by the homes age or scope of work.
- Contracts for rehabilitation where a home is pre-1978 will only be awarded to a contractor, or subcontractor with a Lead: Renovation, Repair and Painting certification.
- When federal funds are being used, an Environmental Review Worksheet to include a Lead Safe Housing Rule checklist is included. If any items are triggered a decision is made on whether to mitigate or look for other funding sources for the project.
- The Housing Rehabilitation program provides the general rehabilitation necessary to bring the structure into compliance with applicable building codes, rehabilitation standards, and lead-based paint regulations.
- Costs of inspecting, testing, and abatement of lead-based paint and asbestos containing materials pursuant to applicable regulations are eligible program costs.
- Homeowner will be provided with the requisite brochure and homeowner must sign a certification that they have reviewed and understand the lead paint information.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

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

According to the 2018 ACS, 20.2% of individuals in Pompano Beach live below the federal poverty level. In addition to persons living below the poverty level there is another group of persons that are struggling to meet their basic needs, that is, the working poor. The United Way of Florida prepared a report, the 'Study of Financial Hardship' known as the ALICE Report. ALICE is an acronym for Asset Limited Income Constrained Employed and includes households that earn more than the federal poverty level, but less than the cost of living for the area. The 2018 update to the ALICE report indicated that there are 39,136 (62%) households in Pompano Beach that are living below the ALICE threshold (below the cost of living and poverty level). Households struggle to afford basic needs such as housing, transportation, food, childcare, and healthcare. The ALICE report also states that the household survival budget in Broward County for a household comprised of two adults, 1 infant, and 1 preschooler is \$65,040. Based on the poverty guidelines in the report, a family of four living below the poverty level earns less than \$24,300 annually, or about 37% of the household survival budget. ALICE households also earn less than the household survival budget.

The City of Pompano Beach's anti-poverty goals and programs are aimed to foster economic growth and job creation for the City's residents, with a focus on very low-income households. These empowerment programs will include educational opportunities for low-income households and match employment openings with the local workforce. The City also strives to address the role of self-sufficiency by protecting and enhancing the condition of the City's housing stock and neighborhoods.

The City of Pompano Beach will take the following steps to promote self-sufficiency and reduce the number of households living below the poverty level:

- Create new jobs targeted at the currently unemployed, by providing small business training and development programs, and construction training.
- Award college scholarships to high performing low-income high school seniors through the Blanche Ely Scholarship Program.
- Assist small business development through commercial rehabilitation, micro-loans, technical assistance and business training.
- The City follows the requirements of the Section 3 program and requires that contractors and developers participating in projects that include housing rehabilitation, housing construction, or any other construction funded with CPD funds provide job training,

employment, and contracting opportunities for low- and very-low income residents including public housing residents, homeless persons, and persons in the areas where the HUD funds is being expended.

- Continue to support homebuyer training programs and homebuyer assistance programs for low- and moderate-income persons.
- Continue to support public-private partnerships for increasing homeownership among low- and moderate-income persons.
- HAPB will continue the Family Self Sufficiency (FSS) program that gives families the opportunity to receive housing under the HCV program as well as supportive services for them to obtain an education and/or job training and secure permanent employment.

The City works to provide information and referrals to the many service providers and organizations in Broward County and will continue to provide CDBG and HOME funding where appropriate to support programs that are designed to help families gain self-sufficiency.

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

The affordable housing, public services and economic development goals and objectives identified in this strategic plan of the Consolidated Plan target all low- and moderate-income areas and persons in order to create or sustain affordable housing, provide supportive services necessary to create decent living environments, and create economic opportunities throughout the City; all of which are measures of reducing poverty and creating empowerment for the residents of Pompano Beach.

The OHUI will also collaborate with other City departments and local organizations that operate programs that similarly have a goal of reducing the poverty level in the City. Actions that the City may implement include:

- Continuing to work with developers of affordable housing projects that are close to employment centers;
- Targeting federal resources to neighborhoods that have a high poverty rate;
- Providing tax incentives to businesses and residents that create job opportunities especially for low- and moderate income persons;
- Supporting programs that provide education, training, and services to low income households that encourage housing stability and improve the quality of life of residents;

- Continue initiatives to increase the supply of affordable housing available to poverty level families including providing persons who are homeless or at risk of becoming homeless with rental assistance and access to supportive services.

## **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.**

### CDBG Monitoring

The OHUI will conduct one or more site visits per year to ensure that sub-recipients are complying with the terms and conditions of the agreement between the sub-recipient and the City. These site visits will continue for the duration of the agreement. Some of the items that will be monitored include: Compliance within the timeframe of the agreement, rate of expenditures, continued eligibility of the activities under the agreement, adequate documentation of client eligibility and service delivery, and compliance with standard CDBG regulations. Local governments are required to maintain records documenting compliance with CDBG regulations including; fair housing, equal opportunity and civil rights requirements. Records must be maintained for six years after the grant period ends and are periodically monitored by HUD.

- Site visits will be performed periodically when construction is involved to monitor labor standards requirements. David Bacon interviews will be performed, payrolls will be reviewed on a weekly basis, and follow up will be provided when wage restitutions are required.
- If the activity involved acquisition, relocation or displacement, monitoring will be performed to ensure compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.
- To ensure further due diligence, sub-recipients will be required to have audits performed pursuant to OMB Circular A133 and submitted to the City on an annual basis. Sub-recipients will be required to submit monthly or quarterly reports, as well as annual reports for the duration of the contract period.
- A review of the timeliness of expenditures will occur monthly through the IDIS reporting system.
- Per CFR Part 58, all CDBG projects will undergo an environmental review prior to an agreement being executed. Citywide CDBG projects with unspecified sites will be reviewed when they are identified according to the site review strategy.

- Following a grant award to a local government, HUD is required to review recipient performance relating to civil rights requirements, including:
  - Current employment and personnel policy;
  - Civil rights profile;
  - Job advertisements;
  - Employment discrimination complaints;
  - Employment data that indicates that persons are not being denied benefits or treated differently because of their race, color, sex, national origin, or disability;
  - Documentation of steps taken to further fair housing during the year, including fair housing activities;
  - Housing discrimination complaints and documentation describing the process used to handle such complaints;
  - Board minutes indicating when the local fair housing ordinance was adopted; and
  - Have a fair housing and equal opportunity compliance officer.
  
- The Housing Element of a local comprehensive plan must contain the following items that are directly or indirectly related to fair housing choice:
  - Affordable Housing Needs Assessment;
  - Inventory of renter-occupied housing developments currently using federal, state or local subsidies;
  - A housing analysis that evaluates current and future housing needs;
  - Means for accomplishing the provision of housing with supporting infrastructure for all current and anticipated future residents, including very low- low, and moderate-income households.

### HOME Monitoring

Pursuant to HUD regulations, 24 CFR 92.351, the City has adopted affirmative marketing guidelines and enforces the guidelines by requiring HOME Program Agreement and the Firm Commitment Letter to include the development's affirmative marketing strategies. Prior to funding, the marketing strategy is carefully analyzed and a market study or feasibility report is required if adequate information is not found in the development's appraisal.

- The City's affirmative marketing guidelines require policies and procedures to be included in an Affirmative Fair Housing Monitoring Plan for the following elements:
  - Informing the public, owners and potential tenants;

- The advertising of vacant units;
  - Owner's outreach efforts;
  - Recordkeeping;
  - Assessment of the affirmative marketing efforts of owners.
- Compliance within the timeframe of the agreement, rate of expenditures, continued eligibility of the activities under the agreement, adequate documentation of client eligibility and service delivery, and compliance with standard CDBG regulations.
- Inspections will be performed as necessary to ensure completion of work before disbursement of HOME funds.
- Depending on the number of units in a project, inspections will be conducted to ensure compliance with Housing Quality Standards.
- If the activity involved acquisition, relocation or displacement, monitoring will be performed to ensure compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

## Expected Resources

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

#### Introduction

##### *Annual Formula Allocation*

The table below describes the HUD entitlement allocations that will be available to the City of Pompano Beach during program years 2020 – 2024 to address the priority needs, goals, and objectives identified in the Consolidated Plan.

During the five years covered by this Plan, the City expects to receive \$7,480,420 (\$5,213,355 in CDBG and \$2,267,065 in HOME) in entitlement funding under the CDBG and HOME programs. This estimate assumes that the City will receive level funding equivalent to its PY 2020 – 2021 annual allocation of \$1,496,084 (\$1,042,671 in CDBG and \$453,413 in HOME).

The City also has available \$300,000 in CDBG program income generated by the City's Revolving Loan Fund that will be used to support economic development activities through the City's CDBG Small Business Relief Grant Assistance program.

##### *Coronavirus (COVID-19) Funding*

*CDBG-CV:* During PY 2020-2021, the City will receive an allocation of supplemental CDBG funding for the purpose of preventing, preparing for, and responding to the coronavirus. This funding is awarded under the CDBG-CV program. HUD awarded two rounds of CDBG-CV funding to the City. The first CDBG-CV allocation of \$613,463 was included in a substantial amendment to the City's PY 2019 Action Plan. The second CDBG-CV allocation of \$842,961 is included in this PY 2020 – 2024 Consolidated Plan and PY 2020 Action Plan. The funds will be used to operate an emergency rental assistance/mortgage assistance program and for other eligible public service activities.

*CRF:* The City is a recipient of Coronavirus Relief Funds (CRF) from the state of Florida through the Florida Housing Finance Corporation (FHFC) to assist persons negatively impacted by COVID-19. The funding is being awarded in two phases – Phase 1 - \$435,000 and Phase 2 - \$261,000 – for a total allocation of \$696,000. These funds will be used for rent and utility assistance for persons unemployed or underemployed due to the COVID-19.

*Broward County CARES Grant:* The City will also receive a distribution of \$2,371,721.32 in CRF funding from Broward County. The funds will be used to implement the COVID-19 Small Business Relief Grant Program which will assist eligible small businesses enduring financial hardships due to COVID-19. A portion of these funds (\$994,574.09) will also be used to operate a rental assistance program to



provide emergency funding to residents who face pressing financial needs due to the COVID-19 pandemic.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,042,671	\$300,000	\$0	\$1,342,671	\$4,170,684	The annual allocation and any program income or prior year resources will be allocated to eligible CDBG eligible activities per 24 CFR 570.200-570.207
HOME	public – federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$453,413	\$0	\$0	\$453,511	\$1,813,652	The annual allocation and any program income or prior year resources will be allocated to eligible HOME activities per 24 CFR 92
Other	public – federal	Other	\$842,961	\$0	\$0	\$842,961	\$0	CDBG-CV funds to be used to prevent, prepare for, and respond to the coronavirus

**Table 54 - 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**

The City will use the federal CDBG and HOME funds to support projects and programs implemented by City staff as well as through partnerships with non-profit organizations, developers, and other partners. The federal funds provided by the City are typically not the only funding source needed for an activity to be financially feasible and other resources from private, state, or local sources are needed for an activity's success. The source of these additional funds will depend on the nature of the activity. For example, CDBG funds provided for public service activities will be matched by agencies receiving funding from other sources such as fundraising, foundations, or in-kind contributions. HOME activities such as the First-time Homebuyer Program will leverage private funding in the form of first mortgages to enable low-and moderate-income families to acquire a home. Additionally, as an entitlement jurisdiction, the City is a recipient of State Housing Initiative Partnerships (SHIP) funding from the state of Florida through FHFC to be used for housing activities that support households with incomes up to 140% AMI. Some federal programs, including the HOME program, require a match from non-federal sources. The City will satisfy the HOME match requirement using SHIP.

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

Florida Statutes Section 166.0451, Disposition of municipal property for affordable housing, requires that cities create an inventory list of real property with fee simple title appropriate for affordable housing. Section 253 Article XXV of the City's Charter, addresses property disposition, and declares that any surplus property shall be offered to the public following the City's disposition process. The City's Real Property Division maintains an inventory of all property owned by the City and the Pompano Beach Community Redevelopment Agency (CRA). Some of these properties are developed as affordable housing by the Office of Housing and Urban Improvement (OHUI). An interactive map showing all City-owned property can be accessed here: <http://pompanobeach.maps.arcgis.com/apps/webappviewer/index.html?id=04765636e96f44589419a9066aa1be57>.

Land may be sold or donated to entities (non-profits and community agencies) for public or community interest purposed upon receipt of an application by the City Commissioners for conveyance or lease of such property. If the Commission is satisfied with the proposed use of the property and the land is not needed for City purposes, it can be conveyed or leased to the applying entity for such price (nominal or otherwise) that the Commission may fix, regardless of the actual value of the property. Where there is more than one bidder for the property, the Commission is authorized to sell, lease, and convey any property belonging to the City to the highest and best bidder for the particular use deemed to be the highest and best use.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner Housing Rehabilitation	2020	2021	Affordable Housing	Citywide	Affordable Housing	CDBG: \$377,737	Homeowner Housing Rehabilitated: 11 Household/Housing Unit
2	Public Services	2020	2021	Non-Housing Community Development	Citywide	Public Services	CDBG: \$156,400 CDBG-CV3: 758,665	Public service activities other than Low/Moderate Income Housing Benefit: 1,000 Persons Assisted
3	Economic Development	2020	2021	Non-Housing Community Development	Citywide	Economic Development	CDBG: \$360,000	Businesses assisted: 2 Businesses Assisted
4	CHDO Activities	2020	2021	Affordable Housing	Citywide	Affordable Housing	HOME: \$68,012	Homeowner Housing Added: 1 Household/Housing Unit
5	Purchase Assistance	2020	2021	Affordable Housing	Citywide	Purchase Assistance	HOME: \$340,060	Direct Financial Assistance to Homebuyers: 8 Households Assisted
6	Administration	2020	2021	Other – Planning & Administration	Citywide	Affordable Housing Public Services Economic Development Purchase Assistance	CDBG: \$208,534 HOME: \$45,341 CDBG-CV3: \$84,296	Other

Table 55 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Homeowner Housing Rehabilitation
	<b>Goal Description</b>	This project will provide home repair assistance, including emergency repairs, to low- and moderate-income homeowners who are experiencing conditions in and around the home that pose a threat to the health, safety, and welfare of the household occupants. The activity is eligible under 24 CFR 570.202(a), and will benefit low- and moderate-income persons as qualified under 24 CFR 570.208(a)(3) – Housing Activities
2	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	The City will collaborate with internal and external parties to provide eligible community services activities. These activities are eligible under 24 CFR 570.201(e), and will benefit low- and moderate-income persons as qualified under 24 CFR 570.208(a)(1) – Area Benefit Activities or 24 CFR 570.208(a)(2) – Limited Clientele Activities.  CDBG-CV3 funds will be used towards emergency rent payments for individuals and families impacted by the COVID-19 pandemic.
3	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	The project will be used to for the repayment of the Section 108 Project - Old Pompano Project and for economic development activities to benefit small businesses/microenterprises.
4	<b>Goal Name</b>	CHDO Activities
	<b>Goal Description</b>	Funding will be allocated to certified CHDO(s) for the rehabilitation or development of housing for low income households. This activity is eligible under 24 CFR 92.300.
5	<b>Goal Name</b>	Purchase Assistance
	<b>Goal Description</b>	This activity will provide direct assistance to low-income households to cover some of the costs of homeownership (such as down payment, closing costs, or carrying costs), and/or address rehabilitation issues of housing units. This activity is eligible under 24 CFR 92.205.

<b>6</b>	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	This activity will provide general management, oversight, and coordination of the program. This activity is assumed to benefit low- and moderate-income persons and is eligible under 24 CFR 570.206(a) for the CDBG program and 24 CFR 92.207 for the HOME program.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City will undertake various projects during FY 2020-2021 focused on providing decent affordable housing, creating a suitable living environment for residents, and supporting economic opportunities for small businesses.

The City anticipates receiving a total of \$1,496,341 for its FY 2020-2021 allocation of CDBG and HOME funds, a one-time supplemental allocation of CDBG-CV3 funding of \$842,961, and is also allocating program income from the City’s Revolving Loan fund to provide assistance through the CDBG Small Business Relief Grant.

The City will utilize funding from the HUD grant programs to carry out activities intended to address priority needs in the community and ensure the greatest impact to beneficiaries.

#### Projects

#	Project Name
1	Housing Rehabilitation Projects
2	2020 FTHB Program
3	2020 CHDO
4	Public Services Activities
5	Economic Development – Section 108 Repayment
6	Small Business Revolving Loan Fund
7	HOME Administration
8	CDBG Administration
9	CV3- Public Services
10	CV3- Administration

Table 56 – Project Information

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

Priorities for allocation of funding have been established through a combination of public feedback, needs analysis, internal and stakeholder feedback and opportunities for leveraging. The largest obstacles for addressing the needs of the underserved is lack of private investments in underserved areas and rising cost of real estate. Program income received and introduced during the FY 2020-2021 will be proportionately allocated to the projects/strategies contained in the 2020 Action Plan consistent with the City’s Citizen Participation Plan.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Housing Rehabilitation Projects
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homeowner Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$377,737
	<b>Description</b>	This project will provide home repair assistance, including emergency repairs, to low- and moderate-income homeowners who are experiencing conditions in and around the home that pose a threat to the health, safety, and welfare of the household occupants. The activity is eligible under 24 CFR 570.202(a), and will benefit low- and moderate-income persons as qualified under 24 CFR 570.208(a)(3) Housing Activities.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	11 low-and moderate-income households throughout the City
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Housing rehabilitation and emergency repairs of 11 housing units.
2	<b>Project Name</b>	2020 FTHB Program
	<b>Target Area</b>	Citywide NW Redevelopment Area
	<b>Goals Supported</b>	Purchase Assistance
	<b>Needs Addressed</b>	Purchase Assistance
	<b>Funding</b>	HOME: \$340,060
	<b>Description</b>	This activity will provide direct assistance to low-income households to cover some of the costs of homeownership (such as down payment, closing costs, or carrying costs), and/or address rehabilitation issues of housing units. This activity is eligible under 24 CFR 92.205.
	<b>Target Date</b>	9/30/2021



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	8 low-income households throughout the City
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Downpayment and closing cost assistance for 8 LMI households
<b>3</b>	<b>Project Name</b>	2020 CHDO Set-Aside
	<b>Target Area</b>	NW Redevelopment Area
	<b>Goals Supported</b>	CHDO Activities
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$68,012
	<b>Description</b>	The City will set aside funds for a Community Housing Development Organization (CHDO) to carry out activities that support the development or rehabilitation of affordable housing units for low-income persons.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1 low-income household
	<b>Location Description</b>	Northwest Area
	<b>Planned Activities</b>	Acquisition/Rehabilitation of a housing unit for resale to an income-qualified household
<b>4</b>	<b>Project Name</b>	Public Service Activities
	<b>Target Area</b>	Citywide NW Redevelopment Area
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$156,400

	<b>Description</b>	The City will collaborate with internal and external parties to provide eligible community services activities. These activities are eligible under 24 CFR 570.201(E), and will benefit low- and moderate-income persons as qualified under 24 CFR 570.208(a)(2) Limited Clientele Activities or Area Benefit Activities
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 1,000 clients will be served during the program year
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Support of several non-profit organizations providing public service activities to assist low-income persons, persons experiencing homelessness, youth, seniors, and persons with disabilities
<b>5</b>	<b>Project Name</b>	Economic Development – Section 108 Repayment
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$300,000
	<b>Description</b>	Repayment of the Section 108 loan for the Old Pompano Beach project.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Repayment of the Section 108 loan for the Old Pompano Beach project.
<b>6</b>	<b>Project Name</b>	Small Business Revolving Loan Fund
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Economic Development
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$60,000

	<b>Description</b>	The City will provide assistance to small, for-profit businesses/microenterprises to stabilize local businesses and retain jobs. This activity is eligible under 24 CFR 570.203.
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 small businesses
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Funding for the CDBG Small Business Relief Grant program
<b>7</b>	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	Citywide NW Redevelopment Area
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Affordable Housing Purchase Assistance
	<b>Funding</b>	HOME: \$45,341
	<b>Description</b>	This activity will provide general management, oversight, and coordination of the HOME program including planning and monitoring costs. This activity is eligible under 24 CFR 92.207
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	100 W. Atlantic Blvd., Pompano Beach, FL 33060
	<b>Planned Activities</b>	The City will use 10% of its annual HOME allocation for costs associated with the general management, oversight, and coordination of the HOME activities administered by OHUI
<b>8</b>	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	Citywide NW Redevelopment Area
	<b>Goals Supported</b>	Administration

	<b>Needs Addressed</b>	Affordable Housing Public Services Economic Development Purchase Assistance
	<b>Funding</b>	CDBG: \$208,534
	<b>Description</b>	This activity will provide general management, oversight, and coordination of the program. This activity is assumed to benefit low- and moderate-income persons and are eligible under 24 CFR 570.206(a).
	<b>Target Date</b>	9/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	100 W. Atlantic Blvd, Pompano Beach FL 33060
	<b>Planned Activities</b>	The City will use 20% of its annual CDBG allocation for costs associated with the general management, oversight, and coordination of the CDBG activities administered by OHUI
9	<b>Project Name</b>	CV3- Public Services
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG-CV: \$758,665
	<b>Description</b>	The City will assist households experiencing unemployment or underemployment who have an increased risk of eviction due to the loss of income because of COVID-19.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The City anticipates assisting approximately <b>___ clients</b> with emergency rental assistance through the CDBG-CV3 CARES ACT allocation. This activity will help prevent eviction resulting in homelessness and will enable LMI households to remain in their rental unit. This activity is eligible under 24 CFR 570.207 (b)(4)
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	CDBG-CV3 funds will be used to provide emergency rental payments for up to 6 months and payments will be made directly to landlords

<b>10</b>	<b>Project Name</b>	CV3-Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG-CV3: \$84,296
	<b>Description</b>	This activity will provide general management, oversight, and coordination of the CDBG-CV program. This activity is assumed to benefit low- and moderate-income persons and are eligible under 24 CFR 570.206(a).
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Planning and Administration of CDBG-CV3 funds.

## **AP-50 Geographic Distribution – 91.220(f)**

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

All CDBG and HOME projects described in this Annual Action Plan will be allocated citywide based on level of need and income levels of beneficiaries selected to receive eligible services. Any funds being allocated to projects and activities in the NW Redevelopment Area will be determined on an as-needed basis dependent upon the type of project and level of need.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Citywide	100%

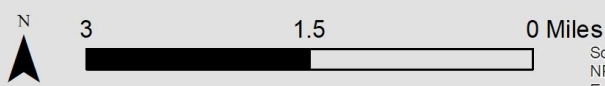
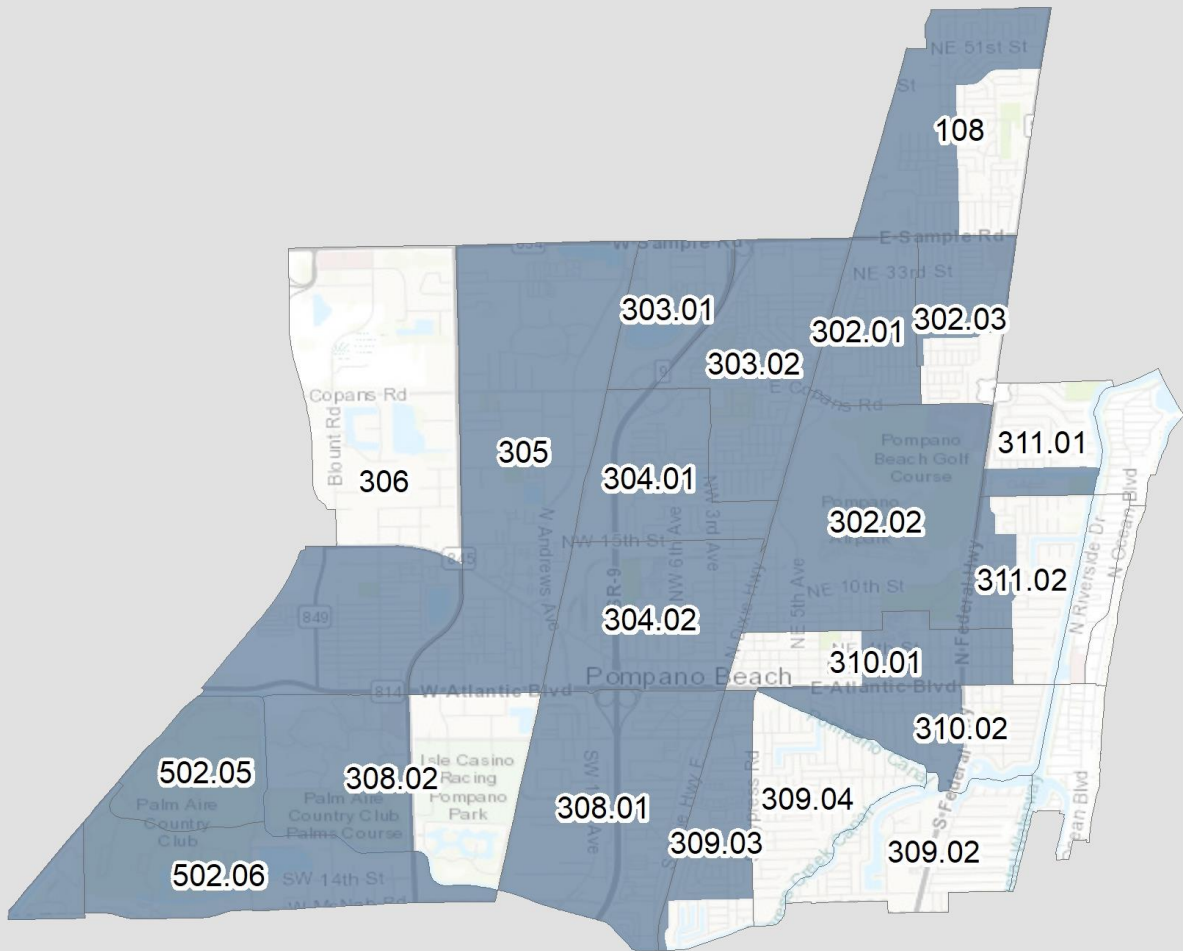
**Table 57 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Priorities for allocation of funding have been established through a combination of public feedback, needs analysis, internal and stakeholder feedback and opportunities for leveraging. Funding for housing and community development programs will generally be utilized citywide and/or in the eligible Census Tracts and Block Groups to allow for maximum flexibility and to take advantage of potential leveraging opportunities. The map on the following page identified LMI census block groups in the City of Pompano Beach.

# Pompano Beach CDBG Low/Moderate Income Block Groups 2011-2015 American Community Survey (HUD FY19)

Census Tracts  
 Low-Mod Block Groups > 51%



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The following tables describe the anticipated outcomes to be accomplished by utilizing CDBG and HOME program funding toward eligible housing activities for projects that will increase affordable housing opportunities through the rehabilitation and acquisition of existing units.

The City will dedicate \$785,809 in CDBG and HOME funding towards addressing affordable housing needs during PY 2020-2021.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	20
Special-Needs	0
Total	20

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	11
Acquisition of Existing Units	9
Total	20

**Table 59 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

During PY 2020-2021, The City will use CDBG and HOME funding to assist 20 households as follows: 11 housing units will be rehabilitated of which seven will be through an emergency repair program. A total of nine households will use HOME funds for the acquisition of existing units – 8 households will benefit from downpayment and closing cost assistance and one housing unit will be provided by a CHDO. Homeless needs and special needs populations are being addressed through a combination of CoC activity and leveraging with state SHIP funds.



## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

In this section of the Annual Action Plan, we describe the actions that will be undertaken by the Housing Authority of Pompano Beach (HAPB) to continue and expand efforts in providing affordable housing and other supportive housing services to public housing residents and Section 8 Housing Choice Voucher recipients in Pompano Beach during PY 2020-2021.

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

The HAPB intends to continue the day-to-day management and operation of five public housing units and 1,096 Section 8 Housing Choice Vouchers in an effort to assist low-income persons and families secure and maintain a safe and healthy living environment.

In 2017 the HAPB completed construction of the Ben Turner Ridge Apartments which is a total of 10 units – five public housing units and five units of affordable housing. According to the 2021 PHA Annual Plan, HAPB will undertake the voluntary conversion of the five public housing units to project based vouchers which is consistent with HAPB's goals to increase assisted housing choices and HUD's intent to reduce the public housing stock.

HAPB is also in the process of developing the vacant land which was formerly Blanche Ely Estates public housing units. The goal is to build affordable housing targeted to seniors. The Housing Authority plans to apply for tax credits, State Apartment Incentive Loan (SAIL) program, and other opportunities to fund this development.

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

The HAPB administers the Family Self-Sufficiency program to increase resident involvement and promote self-sufficiency and less dependence on public housing assistance. Family Self-Sufficiency (FSS) is a HUD program that encourages the Housing Authority to work with agencies, schools, businesses, and other local partners to develop a comprehensive program that gives participating FSS family members the skills and experience to enable them to increase their earned income and establish an escrow account. Section 8 rental assistance program recipients, who receive assistance through the HAPB, are eligible to participate in the FSS program. Families enter into a contract with the HAPB that specifies goals and services that each family must fulfill in order to obtain full benefits from the program. At the end of the five-year contract period, the goal is for each family to no longer need housing assistance. If a family completes the FSS program and still needs housing assistance, the family is still eligible to continue receiving Section 8 rental

assistance under the voucher program.

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

N/A

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

### **Introduction**

The City of Pompano Beach is committed to preventing and ending homelessness evidenced by dedicating additional funding from the CARES Act CDBG-CV funding that support Public Service Activities including Meals on Wheels, Rental Assistance, and Mortgage Assistance programs that target persons at-risk of or experiencing homelessness and other special needs populations. Soliciting expert feedback within the planning and goal setting process, the City of Pompano incorporated the Broward County Homeless Initiative Partnership, the Continuum of Care Lead Agency.

To increase access to affordable housing and public services for persons with special needs and incorporates the CoC, Broward County Homeless Initiative Partnership, in planning activities. Additionally, the City of Pompano Beach has participated as a board member on the CoC Advisory Board and is currently in process in replacing a long-term board member with another City of Pompano Beach official.

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

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

The Homeless Helpline, 2-1-1, and the Taskforce For Ending Homelessness Street Outreach are the main providers of outreach services, information, and referral for persons in need of assistance in Pompano Beach. The North Homeless Assistance Center (NHAC) is located in Pompano Beach and is operated by Broward Partnership for the Homeless, Inc. St. Laurence Shelter is an open-air shelter in Pompano Beach which is located next to the NHAC. This is low demand shelter where persons experiencing homelessness can access low demand shelter. The City's allocation to Broward Partnership for the Homeless supports activities that prevent and end homelessness for Pompano Beach residents.

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

Broward County Homeless Initiative Partnership is focused on quickly identifying persons experiencing homelessness and resolving the housing crisis with permanent housing solutions and supportive services that complement the housing subsidy. Using various funding resources which includes allocations from the City of Pompano Beach, the CoC has implemented a robust Rapid Re-housing strategy throughout Broward County and is continuing to improve the Coordinated Entry System that assesses and prioritizes persons experiencing homelessness for

housing and services. To quickly exit the crisis response system, the implementation of the Housing First approach removes housing readiness requirements and focuses on solving the homeless episode by quickly rehousing people then offering services, and is implemented among the CoC stakeholders and providers.

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

The City of Pompano Beach understands the importance of an available and affordable housing stock in addition to housing subsidies for private market units. The City is committed to evaluating the existing funding resources to determine which are most appropriate for reallocation to increase the number of housing units for persons experiencing homelessness. Aligned with the CoC's prioritization processes, the City encourages targeting persons with the most acute needs for housing assistance, rather serving households who have other resources to self-resolve their homeless episode.

The City of Pompano Beach also invests in low-income community members through job training and business development activities. Supportive services and affordable housing are recognized solutions to creating economic opportunities for persons served, as well as a healthy living environment. The City is committed to empowering residents through affordable housing, public services, and economic development.

The City's investment of \$156,400 of CDBG funding used for Public Services is anticipated to support 1,000 persons with public service activities through various service providers such as Covenant House Florida and Broward Partnership for the Homeless. The CDBG-CV funds will be used to increase the funding to the City's current public service activities. Specifically, the City of Pompano Beach allocated \$340,771 towards emergency rental assistance, \$100,000 towards mortgage assistance for Habitat for Humanity homeowners, and an additional \$50,000 towards the City's Senior Meals on Wheels Program in CDBG-CV1 funding. The City will also utilize \$842,961 of its CDBG-CV3 funding for emergency rental assistance.

Committed to implementation of the Housing First approach, the City invests in evidence-based solutions that are aimed at increasing shelter exits to permanent housing. To achieve this, the City of Pompano Beach works in collaboration with the CoC to leverage HOME and state SHIP funding. Most recently, the City has incorporated HOME funding to address the needs of persons

experiencing homelessness and persons with special needs.

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

The City of Pompano Beach relies on the CoC, Broward County Homeless Initiative Partnership, to lead the efforts to prevent and end homelessness. Taking a collaborative approach, the City works with a variety of service systems to identify frequent users of public services who overlap into the crisis response system.

The City has dedicated CDBG-CV and Coronavirus Relief Funding (CRF) to help prevent evictions and foreclosures resulting in homelessness and will enable LMI households to remain in their home.

The HAPB administers the Family Self-Sufficiency program. This program offers a Housing Choice Voucher subsidy while the household participates in activities intended to increase economic independence and household participation.

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

### **Introduction:**

Government regulations including land use/zoning codes and building codes adopted by a jurisdiction have the potential to impact the cost of housing and limit the supply of affordable housing. The City of Pompano Beach recognizes that there can be institutional, regulatory, or policy barriers to the development and access to affordable housing. Some of these barriers are at the discretion of City policymakers, including the permitting, zoning, and housing & community development offices.

**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.**

To combat barriers to affordable housing, the City adopted an Affordable Housing Incentive Plan as part of their Local Housing Assistance Plan (LHAP). The LHAP is required to participate in the State Housing Initiatives Partnership (SHIP) program. The SHIP program mandates that the City adopts two incentives – expedited permitting for affordable housing projects and the regular review of regulatory actions that may impact the cost of housing. In addition to these two incentives, the City also adopted other incentives recommended by its Affordable Housing Advisory Committee (AHAC). The additional incentives include modification of impact fees, flexible densities, affordable accessory residential units, parking and set back requirements, flexible lot considerations, surplus land inventory, and support of development near transportation hubs.

Further, the City updated its PY 2020-2024 Analysis of Impediments to Fair Housing Choice (AI) which includes strategies to address barriers to affordable housing based upon the findings of the AI. A review of the City's zoning regulations and Comprehensive Plan showed that the City's residential zoning code permits diverse uses, including ADU's (Accessory Dwelling Units), and density bonuses for affordable housing that encourage new development of decent, safe, affordable housing throughout the area. However, the insufficient supply of affordable rental and homeowner housing in the City is still an impediment to fair housing choice and the AI identified the following actions for addressing this impediment:

- Partner with a Community Land Trust (CLT) and support its operations with quality City-owned surplus lands, unrestricted operating funds, and development subsidies.
- Once partnered, concentrate CLT investment in properties located in census tracts in the Eastern half of the City.

- Execute on proposed Policy 03.01.08 in the Comprehensive Plan update (ADUs), and develop grant program for supporting development of ADUs in high opportunity neighborhoods on the Eastern half of the City.
- Coordinate annual review of Florida Housing Finance Corporation (FHFC) Request for Applicants (RFAs) and identify deployable City and private resources to ensure applications are submitted to relevant RFA opportunities.
- Prioritize allocation of infrastructure improvement projects in racially or ethnically concentrated areas of poverty and majority-minority census tracts.
- Research establishing a mandatory inclusionary zoning ordinance in high opportunity neighborhoods undergoing significant redevelopment.
- Implement a rental assistance strategy for extremely low-income renters, including, households experiencing homelessness.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City of Pompano Beach recognizes that the needs of its residents extend beyond housing and infrastructure. These needs include reducing lead-based paint hazards, reducing poverty, developing institutional structures, and enhancing coordination between public and private social service agencies. The following is a list of actions that the City intends to implement over the next fiscal year to achieve success in addressing the housing and community development needs of low to moderate income residents.

### **Actions planned to address obstacles to meeting underserved needs.**

There are various elements that produce obstacles to meeting need within the community. The primary obstacle to meeting underserved needs is sufficient resources to meet the needs identified in the outreach conducted for this Action Plan. Addressing all housing, homeless, and community developments needs is a difficult task due to lack of funding. The City utilizes all possible resources and endeavors to secure additional private and public sources of financing over the course of the program year to meet underserved needs.

The current housing market and economic environment also serve as barriers to meeting needs as rental rates and home values have significantly increased while employee incomes have stayed stagnant increasing the number of families and individuals needing access to housing assistance and public services.

Consistent with the Five-Year Consolidated Plan's Strategic Plan, the City of Pompano Beach pursued the goals of providing decent housing through investing in its housing rehabilitation and homeownership programs and enhancing the quality of life for low- and moderate-income persons through public services for homeless or at-risk of being homeless, youth and children, and seniors/elderly and frail elderly populations.

### **Actions planned to foster and maintain affordable housing.**

To foster and maintain affordable housing, the City adopted an Affordable Housing Incentive Plan as part of their Local Housing Assistance Plan (LHAP). The LHAP is required to participate in the State Housing Initiatives Partnership (SHIP) program. The SHIP program requires that the City adopt two incentives – expedited permitting for affordable housing projects and the regular review of regulatory actions that may impact the cost of housing. In addition to these two incentives, the City also adopted other incentives recommended by its Affordable Housing Advisory Committee (AHAC). The additional incentives include modification of impact fees, flexible densities, affordable accessory residential units, parking and set back requirements,



flexible lot considerations, surplus land inventory, and support of development near transportation hubs.

In addition, the LHAP includes the following housing strategies that the City will carry out in support of affordable housing: owner-occupies rehabilitation, demolition/reconstruction, purchase assistance, emergency repair, security/utility deposit, and disaster repair and mitigation.

In May 2017, the City enlisted a consultant to conduct an affordable housing study to evaluate the City's market rate and affordable housing markets. The City continues efforts to implement recommendations when possible. Specifically, the study was to provide the following:

- Evaluation of Inventory - The inventory analysis is aimed at determining the rent restricted, subsidized and market-rate housing inventory and conditions at the citywide, Community Redevelopment Agency (CRA) and neighborhood level.
- Assessment - The Assessment analyzed both the subsidized, rent restricted and market rate housing inventory and opportunities for investment at the Citywide and neighborhood level.
- Strategy & Policy Recommendations - Based on the results of the Inventory and Assessment, the Strategy provides a road map for addressing the city's needs at the citywide and neighborhood levels and how to best encourage and sustain market rate and affordable housing investment so that it is accretive to the City's fabric and neighborhood development expectations.

Policy recommendations resulting from the study included:

- Review the 2015-2019 City Consolidated Plan to determine whether it facilitates the City's de-concentration objectives as is or requires modification.
- Support Broward County's Human Rights Commission in its effort to have the County amend its antidiscrimination policy to include "Source of Income" as protected from discrimination.
- Approve local match/support required by the State within LIHTC applications only if the proposed LIHTC units are in census tracts where less than 20% of rental units are rent restricted and poverty rate is below 20%.
- Support Tri-County area efforts to require mandatory inclusionary units up to 15% of total units in housing developed in census tracts with median household incomes in excess of 120% of area median income.

- Support strategies such as a reduced interest write down to the developer with a deed restrictions requiring the maintenance of the units as affordable for a period of not less than 15 years.
- Continue to encourage the development of market rate housing and mixed-income housing within lower income neighborhoods.
- Target CDBG and CRA funds over several years in small selected areas to realize a critical mass of neighborhood investment and spur the market.
- Work through its municipal coalitions and congressional and state delegations to advocate for the expansion of state and federal affordable housing programs in order to meet the City and County's significant affordable housing needs.

The Broward County Housing Element of the Comprehensive Plan addresses the County's desire to provide an adequate supply of housing opportunities countywide, to offer current and future residents with innovative choices in housing type, affordability, and sustainable design standards for all income levels. The Housing Element includes six focus areas to support affordable housing including the following objectives:

- Provide, preserve, and maintain affordable housing.
- Address homelessness through affordable housing.
- Establish a dedicated funding source for affordable housing programs.
- Expand public/private partnerships for affordable housing.
- Promote energy efficient housing standards.
- Develop strategies to help residents achieve and maintain access to homeownership.

Further, the City updated its PY 2020-2024 Analysis of Impediments to Fair Housing Choice (AI) and will implement mitigation strategies to address barriers to affordable housing based upon the findings of the AI.

**Actions planned to reduce lead-based paint hazards.**

The State of Florida's Department of Health works closely with local governments to ensure the goals of the eliminating childhood lead poisoning program are met. The primary goal is to eliminate lead poisoning in children under 72 months of age. Local initiatives include the coordination of case management, development of primary prevention strategies, building

partnerships, and increasing the number of blood lead screenings in children.

There are several actions the City of Pompano Beach Office of Housing and Urban Improvement (OHUI) can take to address LBP hazards and increase access to affordable housing should findings show a need, including, but not limited to:

- Estimate the number of the housing units that contain LBP hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income and moderate-income families.
- Encourage the avoidance of purchasing new affordable housing units that are pre-1978.
- Explore other funding source potential to leverage the LBP allocation within CPD funding to execute LBP hazards removal projects.

The City of Pompano Beach's housing programs have integrated the components of 24 CFR Part 35 into all of its policies and procedures governing federally assisted housing programs directly administered under the City of Pompano Beach and those contracted with subrecipient organizations.

The City ensures compliance with lead hazard reduction requirements when CDBG and HOME funding is used to acquire and/or renovate existing buildings for housing. Language is included in all subrecipient contracts identifying all lead regulations and procedures for notification and remediation. The Office of Housing and Urban Improvement (OHUI) requires all contractors to submit the following documents or complete the necessary steps prior to beginning any construction activities on homes being rehabilitated with federal funding:

- Lead Based Paint (LBP) inspection and risk assessment;
- Notice to occupants of results;
- Visual assessment;
- Paint Stabilization;
- Provisions of LBP Pamphlet;
- Abatement of LBP;
- Interim Controls; and
- Safe work practices in rehabilitation.

Removing all lead-based paint from every house within the City of Pompano Beach is not an economically feasible or realistic goal. However, the City addresses this issue through disseminating printed information concerning lead-based paint hazards to all residents in the City's housing rehabilitation program. The City's housing rehabilitation contractors are certified and/or have received training in the identification of lead hazards, proper methods of paint

stabilization, interim control, abatement procedures and rehabilitation activities.

### **Actions planned to reduce the number of poverty-level families**

The City of Pompano Beach's anti-poverty goals and programs are aimed to foster economic growth and job creation for the City's residents, with a focus on very low-income households. These empowerment programs will include educational opportunities for low-income households and match employment openings with the local workforce. The City also strives to address the role of self-sufficiency by protecting and enhancing the condition of the City's housing stock and neighborhoods.

The City of Pompano Beach will take the following steps to promote self-sufficiency and reduce the number of households living below the poverty level:

- Create new jobs targeted at the currently unemployed, by providing small business training and development programs, and construction training.
- Award college scholarships to high performing low-income high school seniors through the Blanche Ely Scholarship Program.
- Assist small business development through commercial rehabilitation, micro-loans, technical assistance and business training.
- The City follows the requirements of the Section 3 program and requires that contractors and developers participating in projects that include housing rehabilitation, housing construction, or any other construction funded with CPD funds provide job training, employment, and contracting opportunities for low- and very-low income residents including public housing residents, homeless persons, and persons in the areas where the HUD funds is being expended.
- Continue to support homebuyer training programs and homebuyer assistance programs for low- and moderate-income persons.
- Continue to support public-private partnerships for increasing homeownership among low- and moderate-income persons.
- HAPB will continue the Family Self Sufficiency (FSS) program that gives families the opportunity to receive housing under the HCV program as well as supportive services for them to obtain an education and/or job training and secure permanent employment.

The City of Pompano Beach is proud to support economic development projects through its CDBG allocation. The City funds the Revolving Loan Program which provides loan funds to eligible

businesses with the ultimate objective of creating jobs for low/moderate income people. These projects will help reduce the total number of poverty-level families in the City through increased access to job.

The City of Pompano Beach will also continue to implement various programs and projects identified as beneficial to its residents and to assisting families in need through public services. The City funds a number of agencies that provide public services to address the needs of persons in poverty. These agencies typically provide services to homeless and non-homeless special needs populations, as well as low- and moderate-income families.

**Actions planned to develop institutional structure.**

The OHUI serves as the lead entity in carrying out the Consolidated Plan along with various public, private, and non-profit agencies. The City has developed sufficient capabilities for implementing and administering programs in house and continues to foster agency coordination. Collaboration between local, county, and state agencies is important in successfully carrying out the goals and objectives identified in the Consolidated Plan and addressing community needs. The City also works closely with the City Manager, Assistant City Manager, and City Commissioners to assure coordination in implementing programs.

Structured service delivery systems are critical to the long-term success of community development efforts in the City. These systems assist in proper targeting of resources, efficient use of those resources, and meaningful change in the number of poverty-level families in the City. The City of Pompano Beach will continue to engage in coordination efforts between governmental agencies operating within the City, and continued support for institutional efforts to address long-term challenges in the region.

The City of Pompano Beach has a strong institutional delivery system. A wide range of services are available in the community, including homelessness prevention services, street outreach services, supportive services, and other services such as nutrition programs, healthcare programs, elderly programs, and youth programs. These programs are provided by nonprofit organizations and Continuum of Care (CoC) member agencies.

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

The City has made great efforts to increase agency coordination by continuing to communicate the City's strategic goals. It is essential that the OHUI foster and maintain partnerships with other agencies and organizations for the successful delivery of its housing and community development programs.

As sub-recipients often administering and implementing programs funded through the City, non-profit organizations play a key role in delivering services to the public and providing programs essential to the community such as homeless services, youth programs, elderly programs, and special needs services. The City of Pompano Beach will continue to work with non-profit agencies in carrying out Consolidated Plan strategies.

Further, public and private entities can effectively support the delivery of programs and services by offering additional resources that can be leveraged to supplement existing services or fill in gaps. Pompano Beach will continue to seek additional funding sources for neighborhood livability and housing investment in the City. The City will partner with lenders, affordable housing developers, and business and economic development organizations when possible. The City will also continue to participate in the Continuum of Care.

In addition, the City works very closely with the HAPB and the Broward County Housing Authority in providing services for low-income public housing to enhance planning for services. The City coordinates with the housing authorities on evaluation of proposed projects and for the implementation of the Public Housing Strategy in the Consolidated Plan. The City and the housing authorities collaborate when identifying five-year goals and priorities and in making sure that services are delivered successfully.

## Program Specific Requirements

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

**Introduction:**

The City of Pompano Beach expects to have \$1,042,671 in CDBG funding and \$453,413 available during program year 2020-2021. An additional \$300,000 in CDBG program income is also available from the City’s CDBG Revolving Loan Fund. The funds will be used for eligible activities including housing activities, public services, and economic development activities.

#### 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	\$300,000
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
<b>Total Program Income</b>	<b>\$300,000</b>

#### 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%

#### 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 as follows:**

N/A

**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 City will use HOME funds to assist low income families through second mortgage financing for closing cost, down-payment assistance, land purchases and development, as well as, provide first mortgage financing of greater than 50% of the sale price as the prime lender to a low-income family. The City's Recapture provisions are design to recapture the HOME funds as follows:

1. **FIRST MORTGAGE FINANCING:** Designed to recapture HOME funds at 100% through either amortization of loan over time, sale of the property, refinancing, or transfer of property, regardless of the amount of time the property is held. The controlling instrument is a mortgage deed held in first position. HOME funds will be utilized as first mortgage financing of a house for a low-income resident ONLY in a last resort housing situation.

2. **SECOND MORTGAGE FINANCING-** During the first 15 years after purchase, if the property is sold, rented, refinanced, the buyer will be required to pay 100% of the assistance provided. During the last five years the assistance will be reduced 20% per year and a satisfaction of mortgage given after the 20th year as follows.

The Affordability Period is based upon the total amount of assistance as set forth in the HOME Program Regulations (24 CFR 92.254). Only direct subsidy to the homebuyer is subject to recapture. The City's HOME Recapture provisions limit the amount to be recaptured to the net proceeds of the sale. If a buyer sells, refinances, transfers, or does not occupy the property as their primary residence, the City will recapture its HOME investment funds.

**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:**

See above.

**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:**

N/A



## Appendix - Alternate/Local Data Sources

<b>1</b>	<p><b>Data Source Name</b></p> <p>2014 Broward County PIT Counts</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>Broward Homeless Initiatives Partnership</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>The data used is from the 2014 Point-in-Time (PIT) Survey was completed by the Broward Homeless Initiatives Partnership who operates as the Continuum of Care for Broward County and all municipalities within Broward County. The 2014 PIT captures data from sheltered and unsheltered homeless persons from all segments of the population.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>The purpose of developing this data set was to ensure that the City of Pompano Beach used the most accurate data available to reflect the most recent homeless persons residing in Broward County and the City of Pompano Beach.</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The administrative data used reflects the total number of homeless persons in Broward County by sheltered vs. unsheltered, men vs. women, families with children vs. families without children, veterans vs. non-veterans, and families vs. single persons.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2014-2015</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>complete</p>

**Attachments**